



FOR SALE

28,900± SF Food Processing Industrial Facility

Well-Located in San Diego County
& Proximate to Orange County Markets

📍 2614-16 Temple Heights Dr., Oceanside, CA

HIGHLIGHTS

- Ample loading dock space with two grade loading bays
- Two dock-high doors & five drive-in doors
- 19 foot ceiling heights
- Heavy power to the building (1,200 amp)
- Located near major grocery chains
- About 2.5 miles from State Route 78 & approximately 4.5 miles from State 76 - Both providing connectivity to Interstate 5 & 15

DETAILS

U.S. Bankruptcy Court of Southern District of California (San Diego)
Case No. 23-03478-CL11
In re: Sadie Rose Baking Co.

Located in Vista Pacific Business Park, this 28,900± SF industrial building is currently configured for bakery operations, being well-equipped to accommodate a wide range of food processing, packaging, warehousing and distribution uses.

Key features to this site include seven total loading docks, a 3,200± SF mezzanine office, 43 parking stalls and 1,200-amp heavy power service. With the opportunity to purchase the existing equipment, this offering provides turnkey solutions for owner-users to scale productions in food manufacturing.



Building Size 28,900± SF



Year Built 1988
(Remodeled 2009)



Land Size 1.28± AC



Parking 43 Spaces



Tax ID# 063-00-00-008



Taxes (2023) \$41,457.70



Zoning Industrial



855.755.2300
HilcoRealEstateSales.com

Distance to Major Cities

San Diego, CA	42 Miles
Anaheim, CA	68 Miles
Los Angeles, CA	92 Miles
Las Vegas, NV	305 Miles
Phoenix, AZ	372 Miles
Tucson, AZ	439 Miles
Tijuana, MX	57 Miles



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LOCAL INFORMATION

Within North County San Diego, Oceanside has become a hub for food producers, manufacturers and logistics operators. The location offers convenient access to State Routes 78 and 76, connecting directly to Interstates 5 and 15 — two major north-south corridors serving the Pacific Coast and Intermountain West, to support efficient distribution throughout Southern California and beyond.

The surrounding area features a wide range of retail, dining and other key services, providing convenience for both businesses and employees. With ongoing demand for functional industrial space, this property is well-positioned for owner-users or investors seeking long-term value in a tight, supply-constrained market.



Subject to approval by U.S. Bankruptcy Court Southern District of California (San Diego) Case No. 23-03479-CL11 | In re: Sadie Rose Baking Co. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global, LLC.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID SUBMISSIONS

All bids should be made on the Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Christian Koulichkov at ckoulichkov@hilcoglobal.com and Jonathan Cuticelli at jcuticelli@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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