

# FOR LEASE

3508 Seagate Way, Suites 170-190, Oceanside, CA 92056



## INDUSTRIAL/FLEX UNIT(S) AVAILABLE FOR LEASE



**ADAM FOSTER**

BROKER | OWNER

Phone: (858) 229-4041

[adam@fostercommercialre.com](mailto:adam@fostercommercialre.com)

CA DRE License #01831459

Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt it, but we do not guarantee it.

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ASKING RENT - \$1.55/sf + \$.20/sf CAM



## PROPERTY SUMMARY:

- Flexible sizes available to accommodate different size requirements
- Zoning = PD-1 (IL)
- 24' warehouse clear height
- Ample parking (3 spaces per 1,000/SF)
- 10' x 12' grade-level loading doors
- High-capacity electrical service
- Project built in 2007
- Easy Access access to I-5, CA-76, and CA-78
- Walkable proximity to Amtrak/Sprinter stations
- Walkable proximity to Frontwave Arena and SoCal Sports Complex
- Local and responsive ownership
- High image business park
- Small existing LAB that can stay or be converted into general office

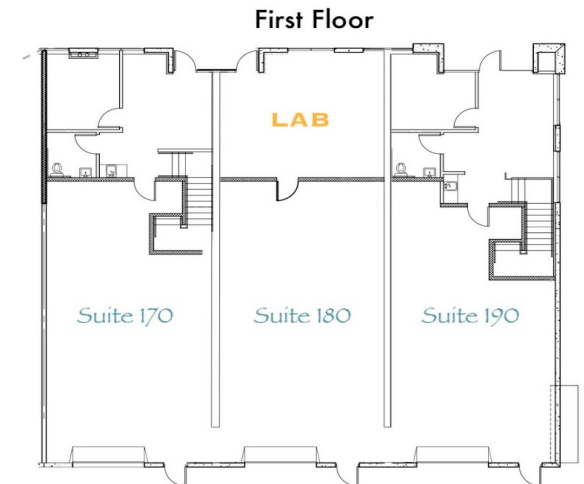
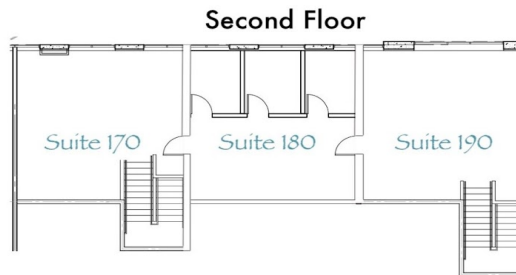
## FOR LEASE | 2,225 SF - 6,746 SF INDUSTRIAL/FLEX CONDO UNITS

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### Space Plans | Units Available

Suite	Sq. Ft.	Office	Warehouse
<b>170</b>	2,225	1,320	905
<b>180</b>	2,225	1,320*	905
<b>190</b>	2,296	1,386	910

\*EXISTING LAB SPACE



Commercial Real Estate Services

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