

3512 SEAGATE WAY SUITES 180-190

OCEANSIDE, CA 92056



FOR SALE 4,904 SF INDUSTRIAL CONDO

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PROPERTY HIGHLIGHTS

- Located within Seagate Corporate Center with close proximity to I-5.
- Conveniently located near restaurants, hotels, and mass transit stops for the Sprinter and bus stop.
- Built in 2007.
- Building has 24' clear height
- Quality Improvements include corner suite with wrap around glass line, kitchenette, large open office floorplan and two roll up doors.



BUILT
IN 2007



CLOSE TO
I-5 & FWY 78



PARKING
15 SPACES



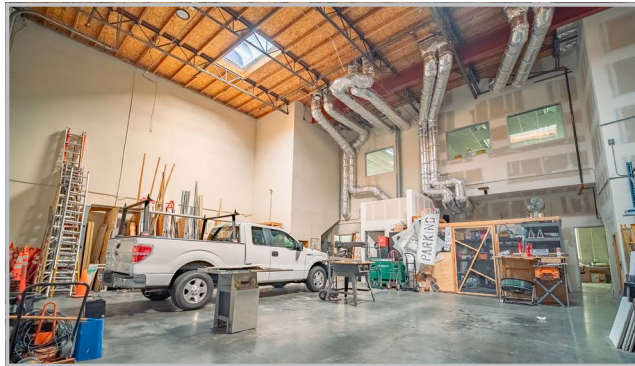
2 GRADE LEVEL
DOOR (10X12)



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PHOTO GALLERY



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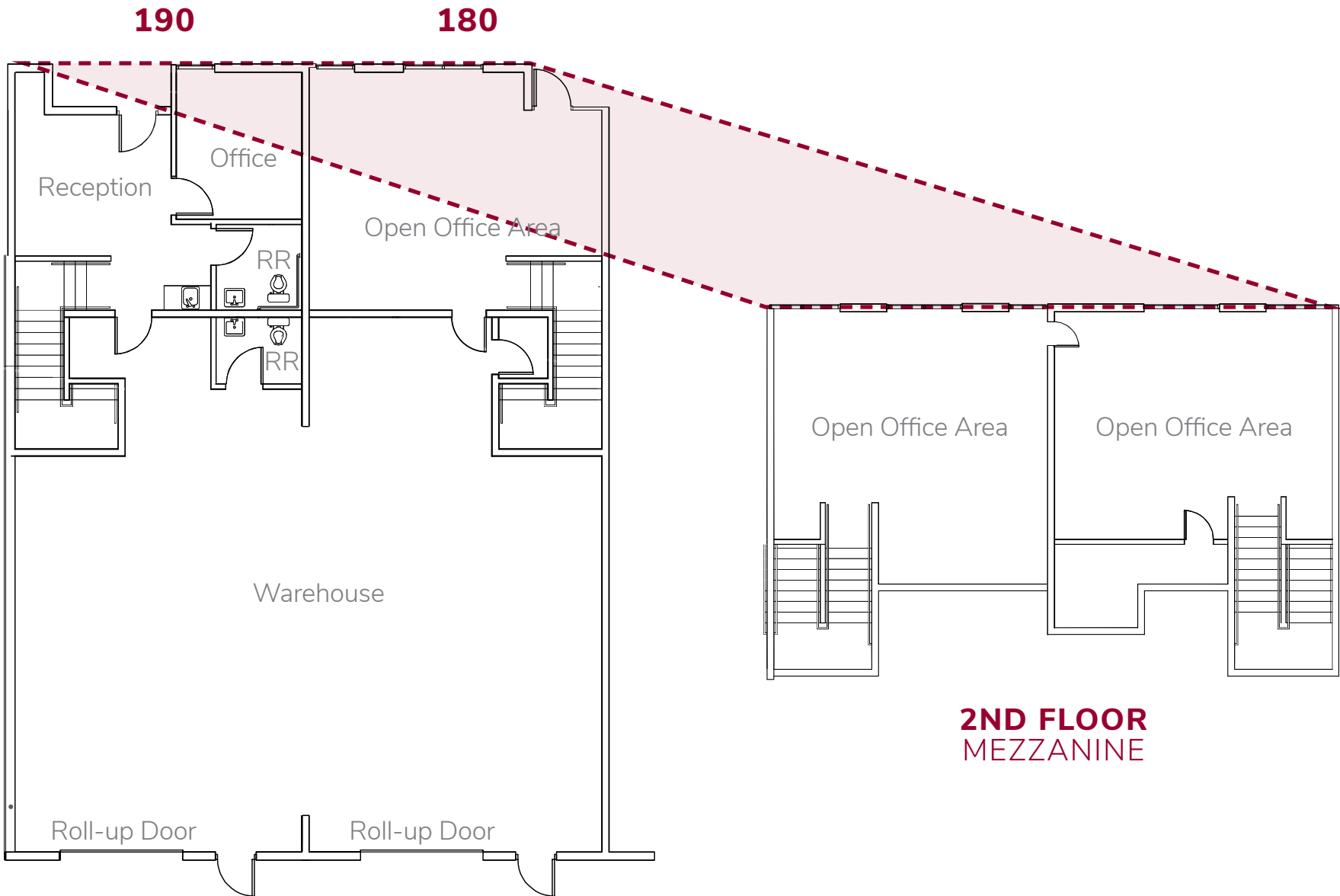
BUILDING OVERVIEW

| | |
|----------------|---|
| Address | 3512 Seagate Way, Suites 180-190, Oceanside, CA |
| Condo Size | 4,904 SF with 1,427 SF Office Mezzanine |
| Built | 2007 |
| Buildout | 55% Office / 45% Warehouse (716 SF Ground Floor Can Be Converted to Warehouse) |
| Parking | 3.3 Spaces per 1,000 SF |
| Loading | Two (2) Grade Level Door (10x12') |
| Clear Height | 24' |
| Zoning | IL-Zoning Link |
| Purchase Price | \$1,716,400.00 (\$350 PSF) |



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FLOOR PLAN



LOCATION OVERVIEW



NEARBY AMENITIES | CORPORATE NEIGHBORS



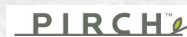
NEARBY AMENITIES

- | | |
|------------------------------|----------------------------------|
| 1 Courtyard by Marriott | 6 Oceanside Sports Complex |
| 2 Residence Inn by Marriott | 7 El Corazon Aquatic Center Site |
| 3 Kaiser Permanente | 8 Navy Federal Credit Union |
| 4 VA Oceanside Clinic | 9 Frontwave Arena |
| 5 Sprinter Station at Rancho | |

CORPORATE NEIGHBORS



Titleist



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**LEE &
ASSOCIATES**

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Any of the foregoing information will need to be separately verified by Buyer.