

# 3512 SEAGATE WAY SUITES 180-190

OCEANSIDE, CA 92056



**FOR SALE 4,904 SF INDUSTRIAL CONDO**

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## 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

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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	<a href="#"><u>IL-Zoning Link</u></a>
Purchase Price	\$1,716,400.00 (\$350 PSF)

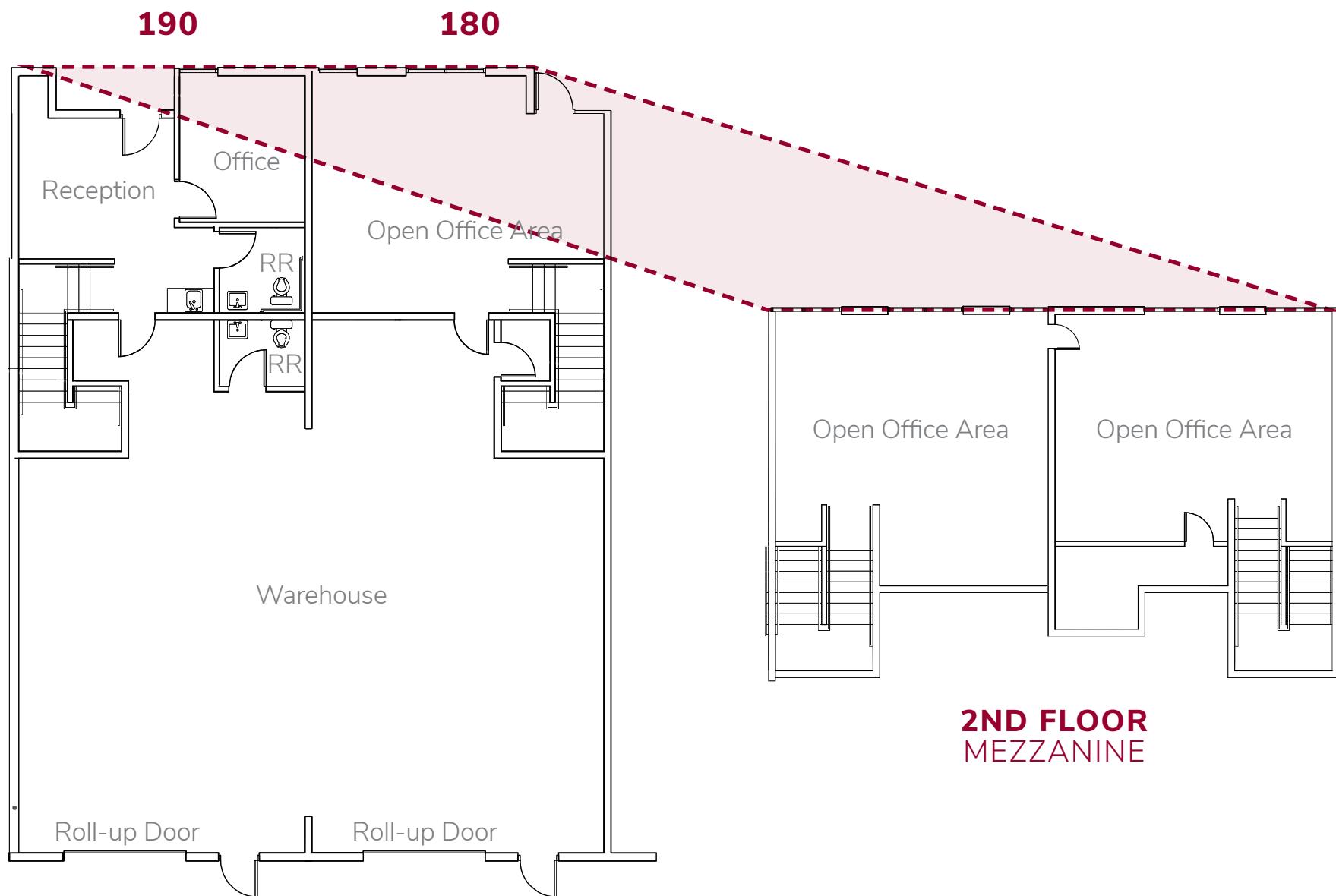
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## FLOOR PLAN



# LOCATION OVERVIEW



# NEARBY AMENITIES | CORPORATE NEIGHBORS



## NEARBY AMENITIES

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

## CORPORATE NEIGHBORS



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