

OCEANSIDE BLVD INDUSTRIAL PARK

2001-2020 Oceanside Blvd + 634-660 Crouch St,
Oceanside, CA 92054



RECENTLY RENOVATED

New Facade, Roof, HVAC System,
Security, Landscaping, and
Exterior Lighting



AMAZING LOCATION

0.5 Miles from Interstate-
5 Along Oceanside Blvd
and Close to Major Retail



IL ZONING

Limited Industrial
Zoning Allowing Auto
and Other Uses



TENANT IMPROVEMENT

Tenant Improvement
Allowance for Long Term
Leases

LEASING FLYER

900 - 2,400 SF UNITS

+/- 16K SF YARD

CANYON DR

CROUCH ST

OCEANSIDE BLVD 31,000+ ADT



OCEANSIDE BLVD 31,000+ ADT

2010

660

INDUSTRIAL
OUTDOOR
STORAGE

656

650

646

640

634

CROUCH ST

AVAILABLE SPACE



2010 OCEANSIDE BLVD

UNIT	2010	Industrial Outdoor Storage
SIZE (EST.)	+/- 2,400 SF Building	+/- 16K SF Yard
RENTAL RATE	\$6,000 Full Service	\$8,000 Full Service
DRIVE-INS/ROLL-UP DOORS	1	-
ADDITIONAL NOTES	- Existing Buildout Office + Restroom	- Reconfigurable

AVAILABLE SPACE



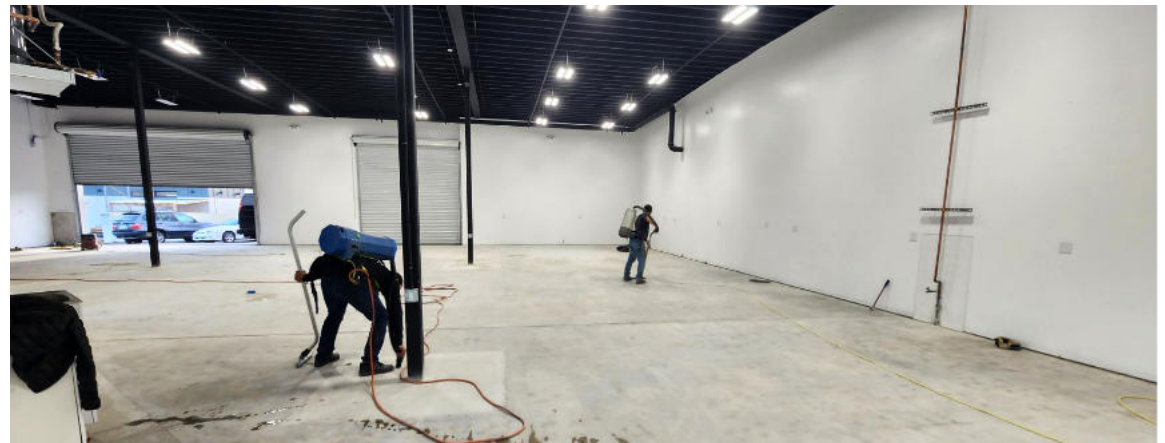
CROUCH ST



BUILDING	634	640	646	650	656	660
SIZE (EST.)	+/- 900 SF	+/- 900 SF	+/- 1,000 SF	+/- 1,000 SF	+/- 700 SF	+/- 1,000 SF
RENTAL RATE	\$2,500 FS	\$2,500 FS	\$3,000 FS	\$3,000 FS	\$2,300 FS	\$3,000 FS
ROLL-UP DOORS	1	1	1	1	1	2
AVAILABILITY	30 Days	30 Days	LEASED	LEASED	LEASED	LEASED

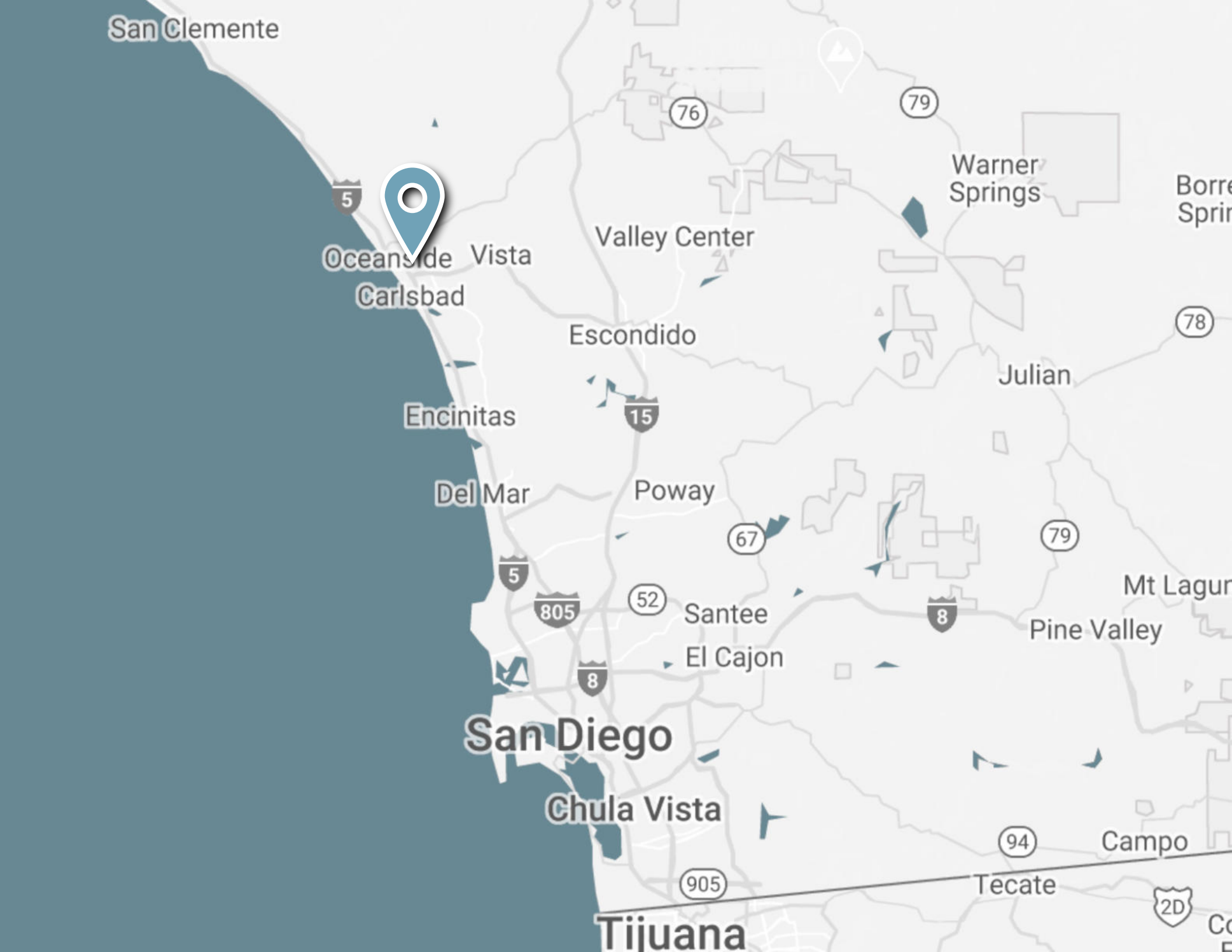
FS = Full Service/Gross

PARK PHOTOS



OCEANSIDE BLVD INDUSTRIAL PARK







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