

# 3230 PRODUCTION AVE



OWNED &  
OPERATED

FOR LEASE



# SITE FEATURES

3210-3230 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



## CAPITAL IMPROVEMENTS RENOVATIONS RECENTLY COMPLETED

- | NEW BUILDING BRANDING
- | NEW EXTERIOR LIGHTING
- | NEW EXTERIOR PAINT
- | NEW LANDSCAPE



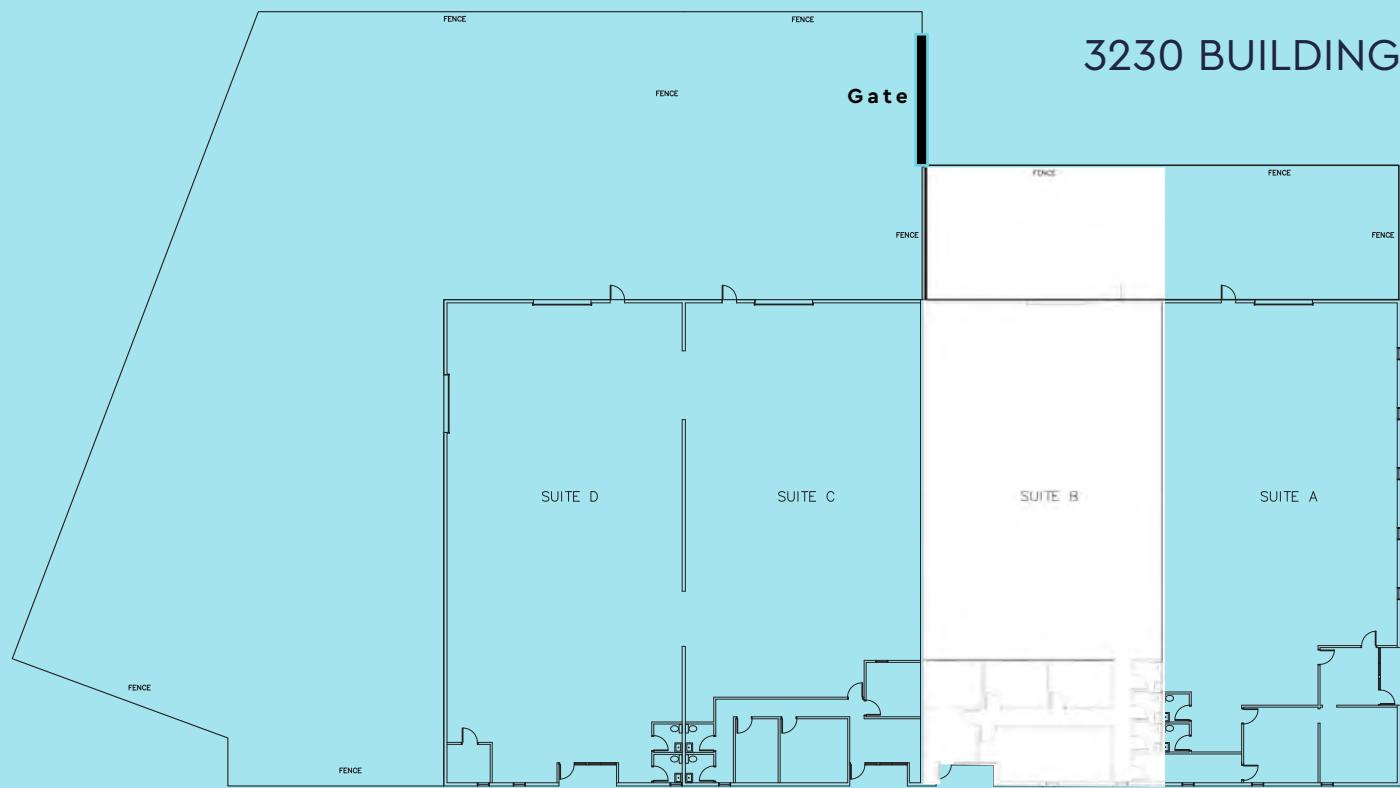
# AVAILABLE SUITE

3210-3230 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



Suite	Suite SF	Secured Yard SF	Asking Rate	Available Date
3230-B	4,980 SF	1,400 SF	\$1.45/SF NNN*	Call Brokers For Details

\*Est. NNN: \$0.40/SF



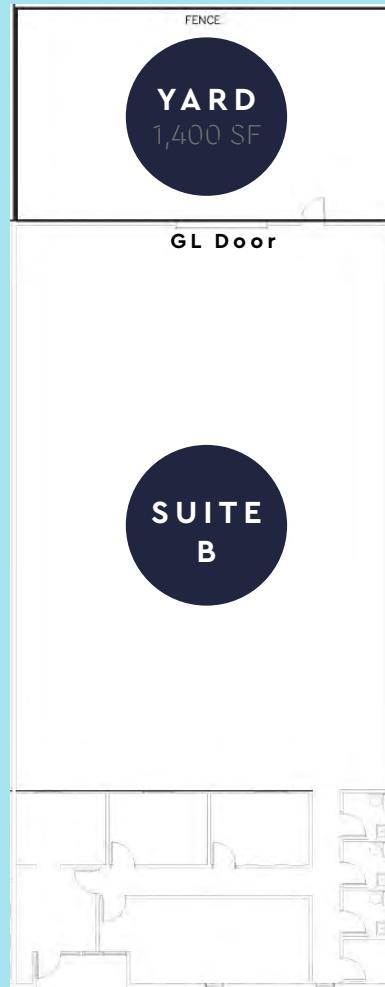
# FLOOR PLAN

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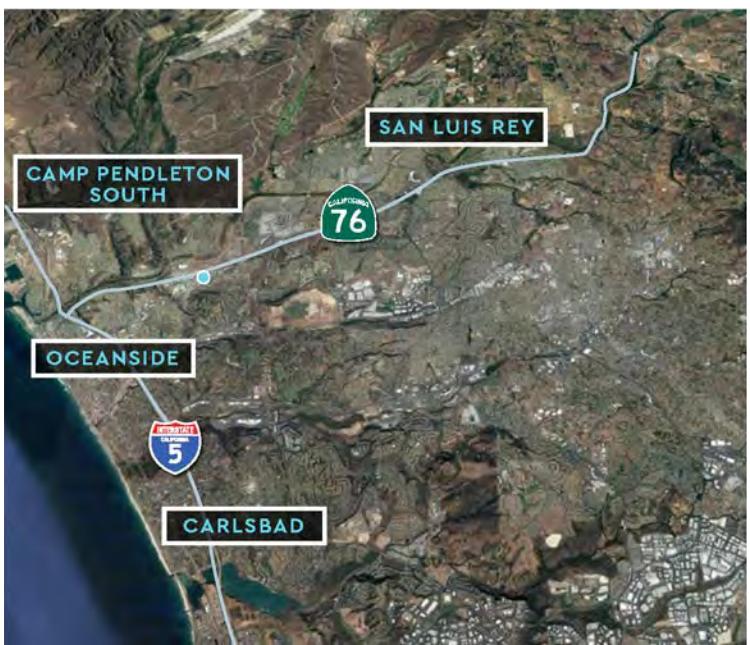
SUITE | YARD  
4,980 SF | 1,400 SF

**SUITE  
B**



# LOCATION

3210-3230 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



44,974 SF  
MULTI-TENANT  
INDUSTRIAL PROJECT  
+ SECURED FENCED  
YARD AREAS

# DRIVE TIMES MILES FROM PROPERTY

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# SAN DIEGO

## REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

**\$91K**  
MEDIAN INCOME

**\$282B**  
PRODUCED  
OF GRP

**+1.6M**  
JOBS  
GENERATED

## POPULAR ATTRACTIONS

**2023**

31.8M VISITORS	\$14.3B VISITOR SPENDING
22B ANNUAL ECONOMIC IMPACT	557K ATTENDEES AT THE CONVENTION CENTER



# NORTH COUNTY

## REGIONAL OVERVIEW



### BUILDING & DESIGN

Hunter Industries

Nitto Group - Hydranautics | Watkins Manufacturing Group



### CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water

NRG Energy | Air Products and Chemicals, Inc.



### INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.

L3 Communications | Max-Linear



### BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.

Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine

Gilead Sciences | GenMark Diagnostics | Zimmer Dental



### ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing

Titleist - Acushnet | Suja Juice | Columbia Sportswear | Reef



### E. COMMERCE

Wayfair | Amazon



## LIFESTYLE

80K

ACRES OF PRESERVED  
OPEN SPACE

27.5

MINUTES FOR AN  
AVERAGE COMMUTE

33+

MILES OF PUBLIC  
COASTLINE

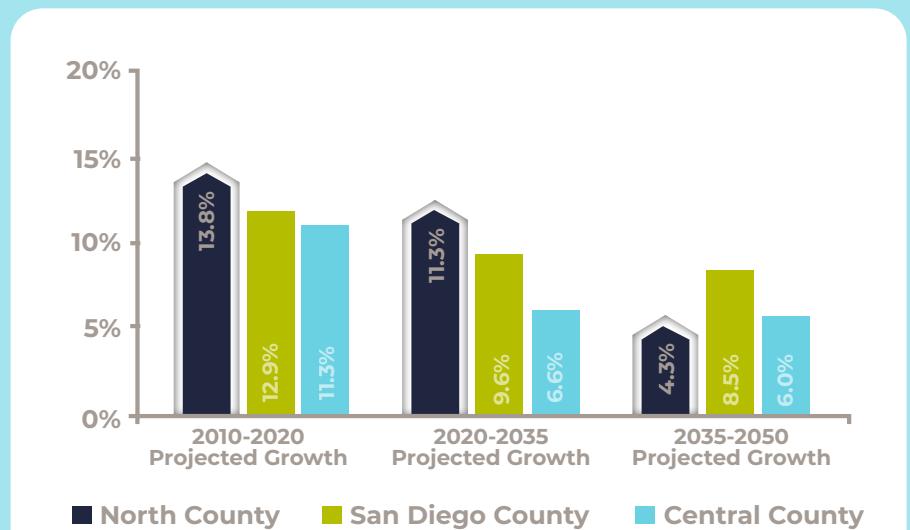
55

SCHOOLS  
(19 CA DISTINGUISHED SCHOOLS  
36 BLUE RIBBON SCHOOLS)

50+

BREWERIES

## JOB GROWTH FASTEST IN NORTH COUNTY





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