

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

Secured Yard



PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARDS |
FENCED AND SECURED



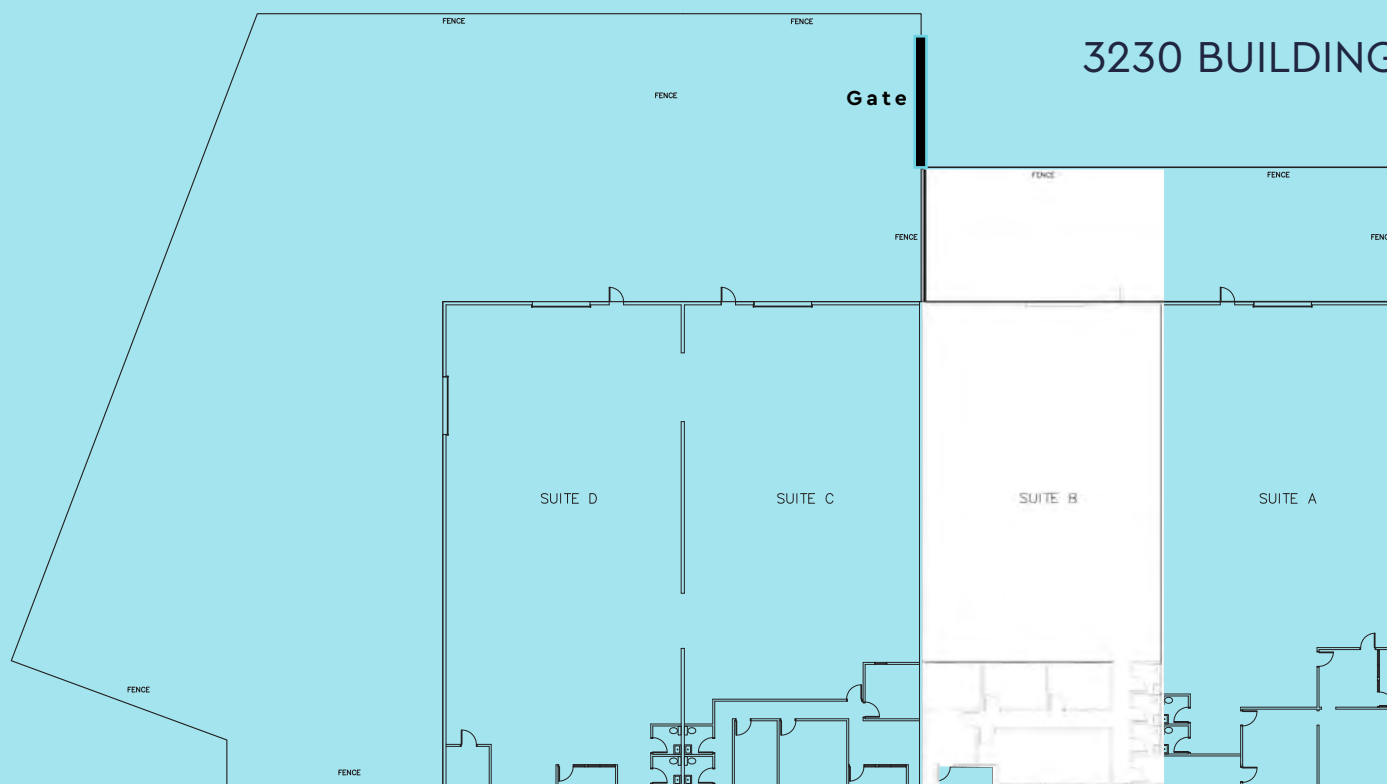
AVAILABLE SUITE

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OCEANSIDE, CALIFORNIA 92058



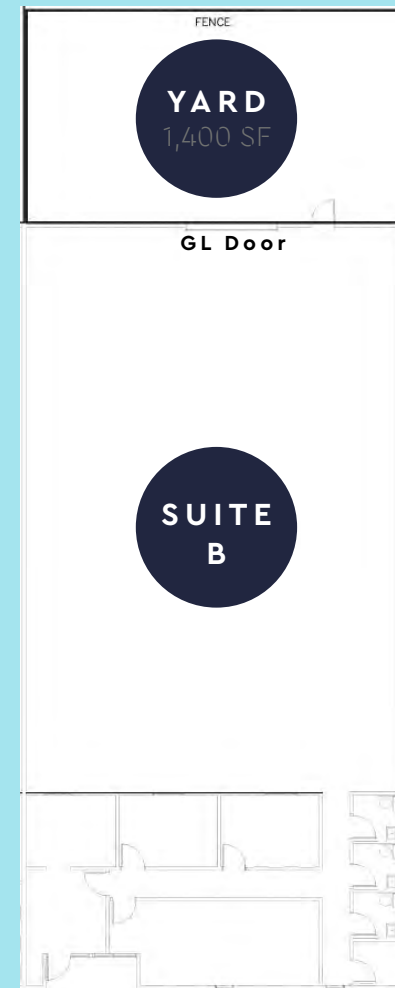
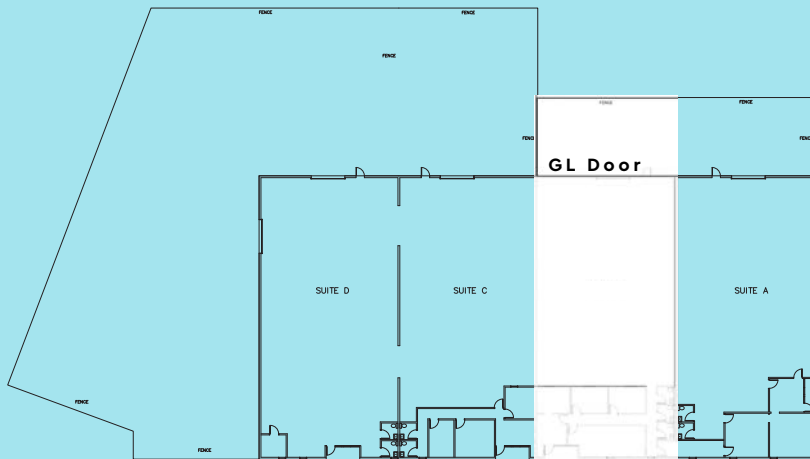
Suite	Suite SF	Secured Yard SF	Asking Rate	Available Date
3230-B	4,980 SF	1,400 SF	\$1.45/SF NNN*	Call Brokers For Details

*Est. NNN: \$0.40/SF



FLOOR PLAN

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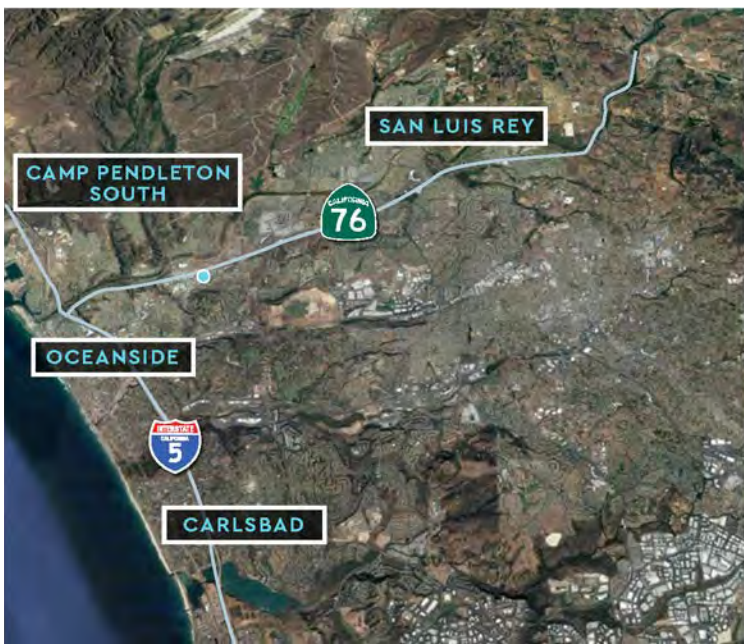


SUITE | YARD
4,980 SF | 1,400 SF

**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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OCEANSIDE, CALIFORNIA 92058



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

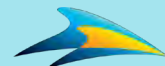
+1.6M

JOBS
GENERATED

POPULAR ATTRACTIONS



PORT of
SAN DIEGO



SeaWorld



HOTEL DEL CORONADO



LEGOLAND



Gaslamp
Quarter

Torrey
Pines

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

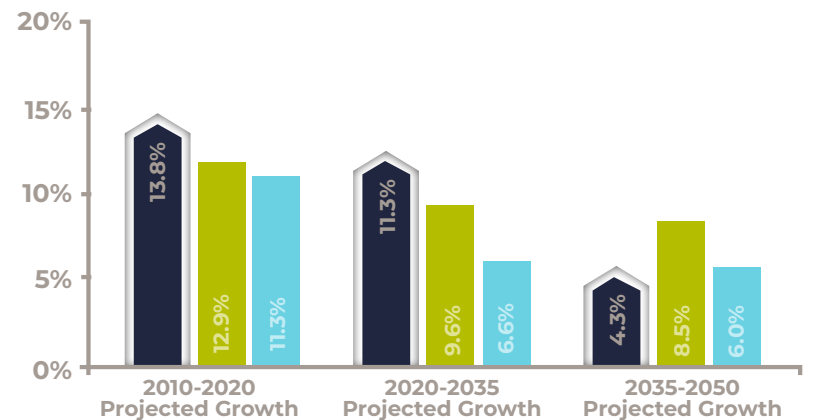
55

SCHOOLS
(19 CA DISTINGUISHED SCHOOLS
36 BLUE RIBBON SCHOOLS)

50+

BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY



■ North County

■ San Diego County

■ Central County



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TYLER STEMLEY

Director
San Diego Region
Dir +1 760 908 4270
tyler.stemley@cushwake.com
LIC #02003867

JOE CROTTY

Senior Director
San Diego Region
Dir +1 760 473 1811
joe.crotty@cushwake.com
LIC #01369821

CONOR BOYLE

Senior Director
San Diego Region
Dir +1 760 458 5739
conor.boyle@cushwake.com
LIC #01813305



Cushman & Wakefield
12830 El Camino Real
Suite 100
San Diego, CA 92130
cushmanwakefield.com