

FOR LEASE

4128 AVENIDA DE LA PLATA

*14,145 square foot freestanding
building (divisible) available for lease*

OCEANSIDE, CA 90256



EXCLUSIVELY LEASED BY

KIDDER.COM

 LAWRENCE ALLEN
& ASSOCIATES
COMMERCIAL LEASING SERVICES

 Kidder
Mathews



Property Overview

ADDRESS	4128 Avenida De La Plata Oceanside, CA 90256
BUILDING SIZE	14,145 SF
LOT SIZE	39,204 SF
YEAR BUILT	1987
CURRENT OFFICE	40% + 20% lab
CLEAR HEIGHT	16' to 18'
POWER	1,000 amps 120/208V
DOORS	Five 12x14 roll-up doors
PARKING	40 spaces – 2.82/1,000 SF
SECURITY	Fenced yard
DIVISIBLE	8,214 SF or 5,931 SF
LEASE RATE	\$1.10/SF/NNN (Full Building Rate)

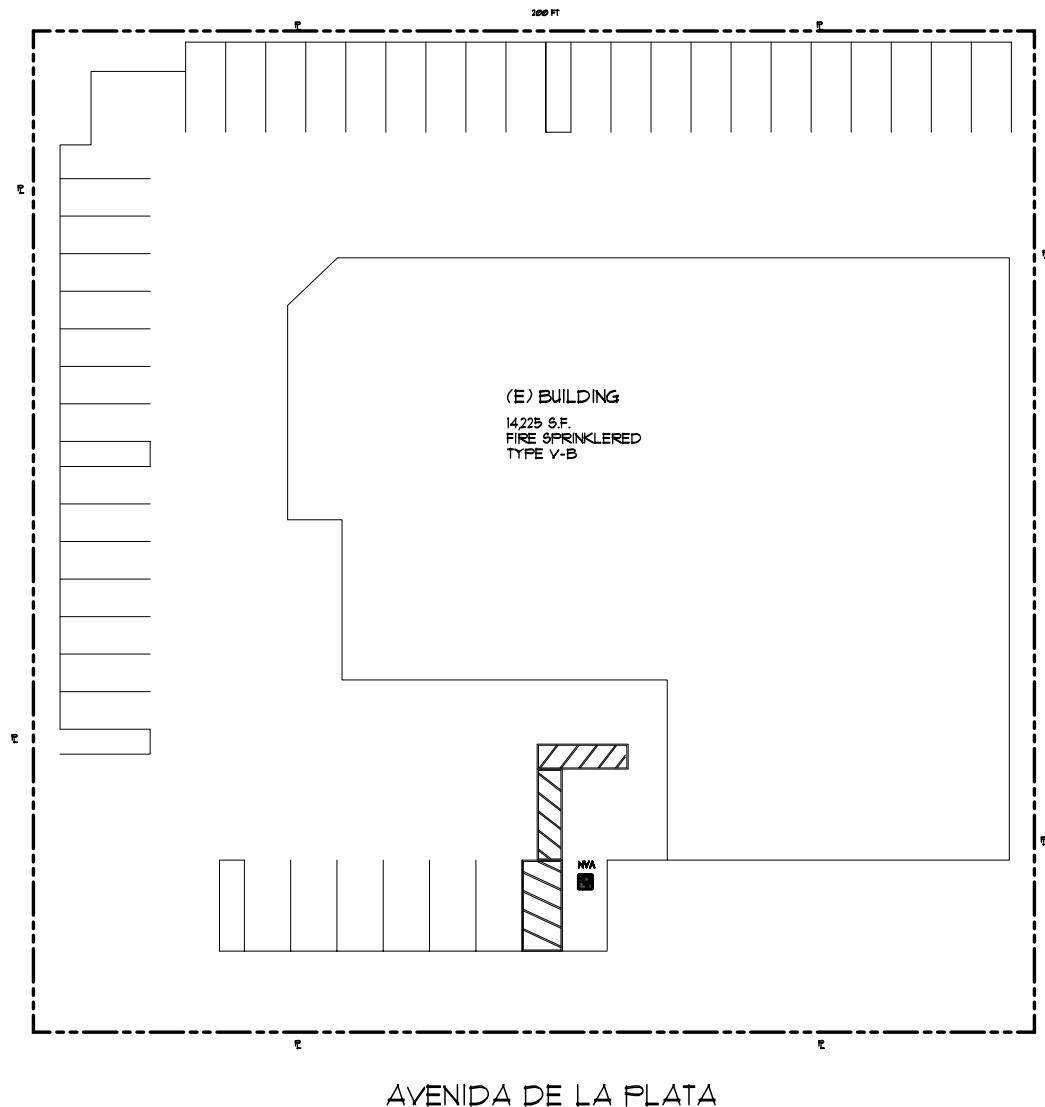
14,145

BUILDING SIZE (SF)

\$1.10/SF/NNN

LEASE RATE (ESTIMATE SF/NNN \$0.30)

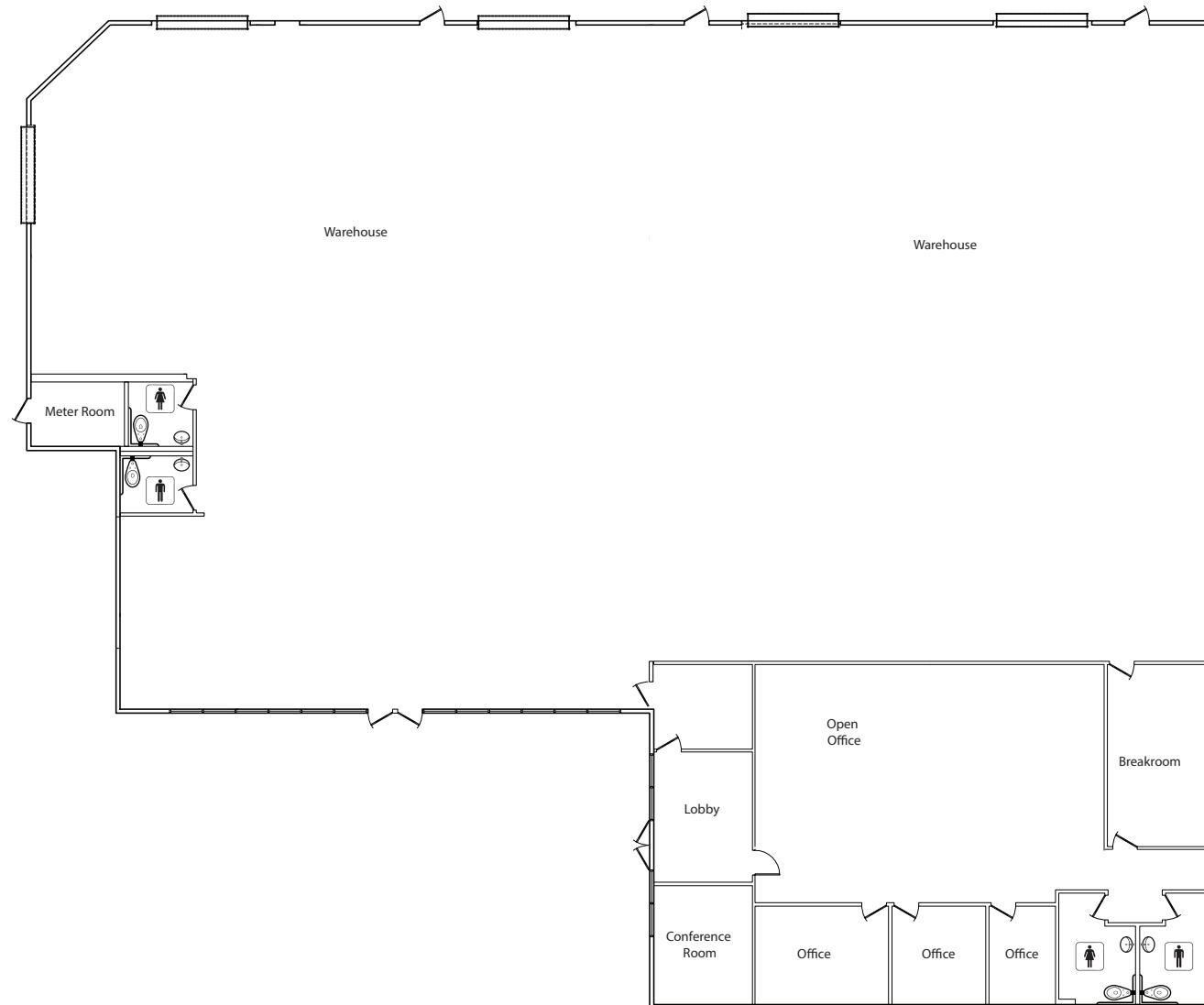
SITE PLAN



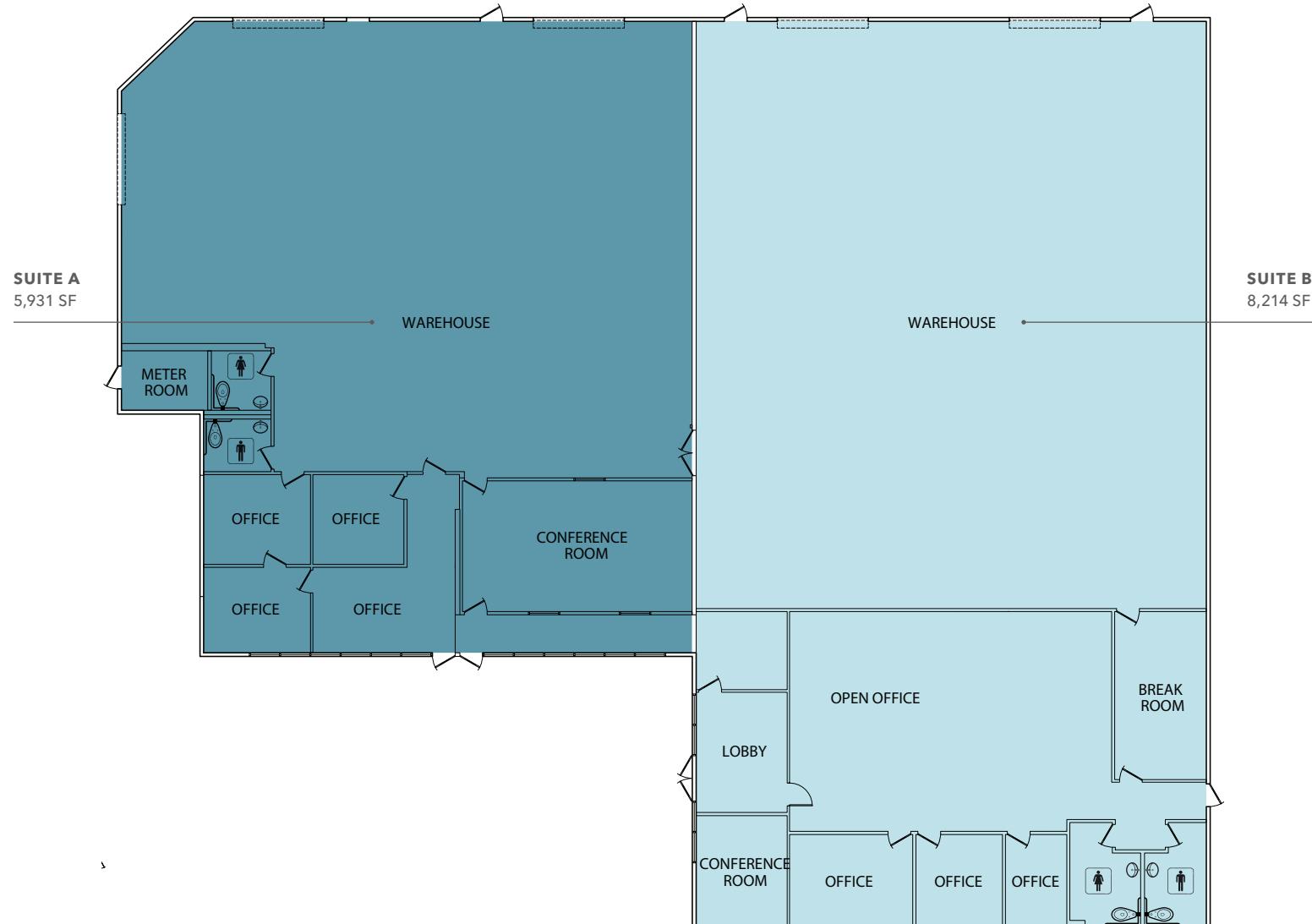
CURRENT FLOOR PLAN



SPEC FLOOR PLAN - FULL BUILDING



SPEC FLOOR PLAN - HALF BUILDING



CORPORATE NEIGHBORS



4128 AVENIDA DE LA PLATA



AVAILABLE FOR LEASE

KIDDER MATHEWS



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