

# FOR LEASE - 14,890 SF FREESTANDING FLEX BUILDING

Located within the prestigious Seagate Corporate Center

3540 SEAGATE WAY - OCEANSIDE, CA 92056







# BROKER CONTACTS

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# PREMISES OVERVIEW

**STREET ADDRESS:** 3540 Seagate Way

**CITY:** Oceanside, CA

**BUSINESS PARK:** Seagate Corporate Center

**TOTAL SQUARE FEET:** 14,890 Square Feet

**IMPROVED AREA:** 7,147 Square Feet (48%)

**WAREHOUSE AREA:** 7,743 Square Feet (52%)

**YEAR BUILT:** Constructed in 2007

**LOADING:** One (1) Dock &  
Two (2) Grade Level Doors

**POWER:** 1,200 amps 277/480 V Power

**NATURAL GAS:** Natural gas service to building

**CLEAR HEIGHT:** 22' 7" minimum

**PARKING RATIO:** 3.0/1000 SF

**ZONING:** Light Industrial

**ACCESS:** Drive Around Truck Access

**LEASE RATE:** \$1.26/SF NNN  
(NNN's estimated at \$0.25/SF)

**AVAILABILITY:** Immediate

*Call Brokers to Schedule Showing*



# PROJECT HIGHLIGHTS

## **IDENTITY & IMAGE**

- Part of the Prestigious Seagate Corporate Center
- Corporate Headquarters Image
- Highly functional two-story office layout with extensive natural light

## **UNBEATABLE LOCATION**

- Located next to large companies like Coca Cola, Suja Juice, MagnaFlow, Gilead Sciences & Genentech
- Proximity to restaurants , hotels and parks and recreation
- Quick access to Oceanside Blvd, Interstate 5, Highway 78 and Highway 76

## **STRONG SUBMARKET**

- Located in the heart of the Ocean Ranch Corporate Center
- Oceanside has benefitted from significant tenant migration
- Strong local employment base

## **UNIQUE AMENITIES**

- Abundant Parking: - 3.0/1,000 SF
- Heavy Power - 1,200 Amps, 277/480
- Excellent Clear Height – 22' 7" minimum
- Dock & Grade Level Loading
- Natural gas service to building

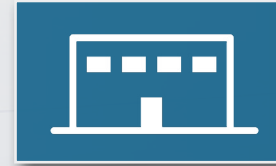






# AT A GLANCE

## PROPERTY HIGHLIGHTS



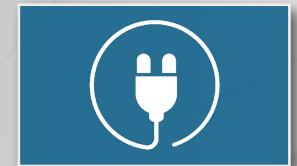
**14,890 Square Feet**  
*Freestanding Facility*



**Highly Improved**  
*7,147 SF (48%) Office*



**Ample Clear Height**  
*22' 7" Minimum*



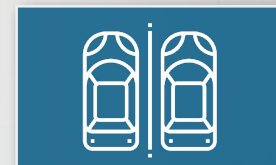
**Heavy Power**  
*1,200 Amps 277/480V*



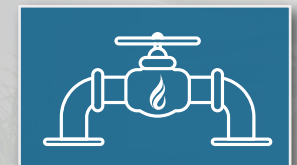
**Dock High Loading**  
*One (1) Dock Door*



**Grade Level Loading**  
*Two (2) Grade Level Doors*

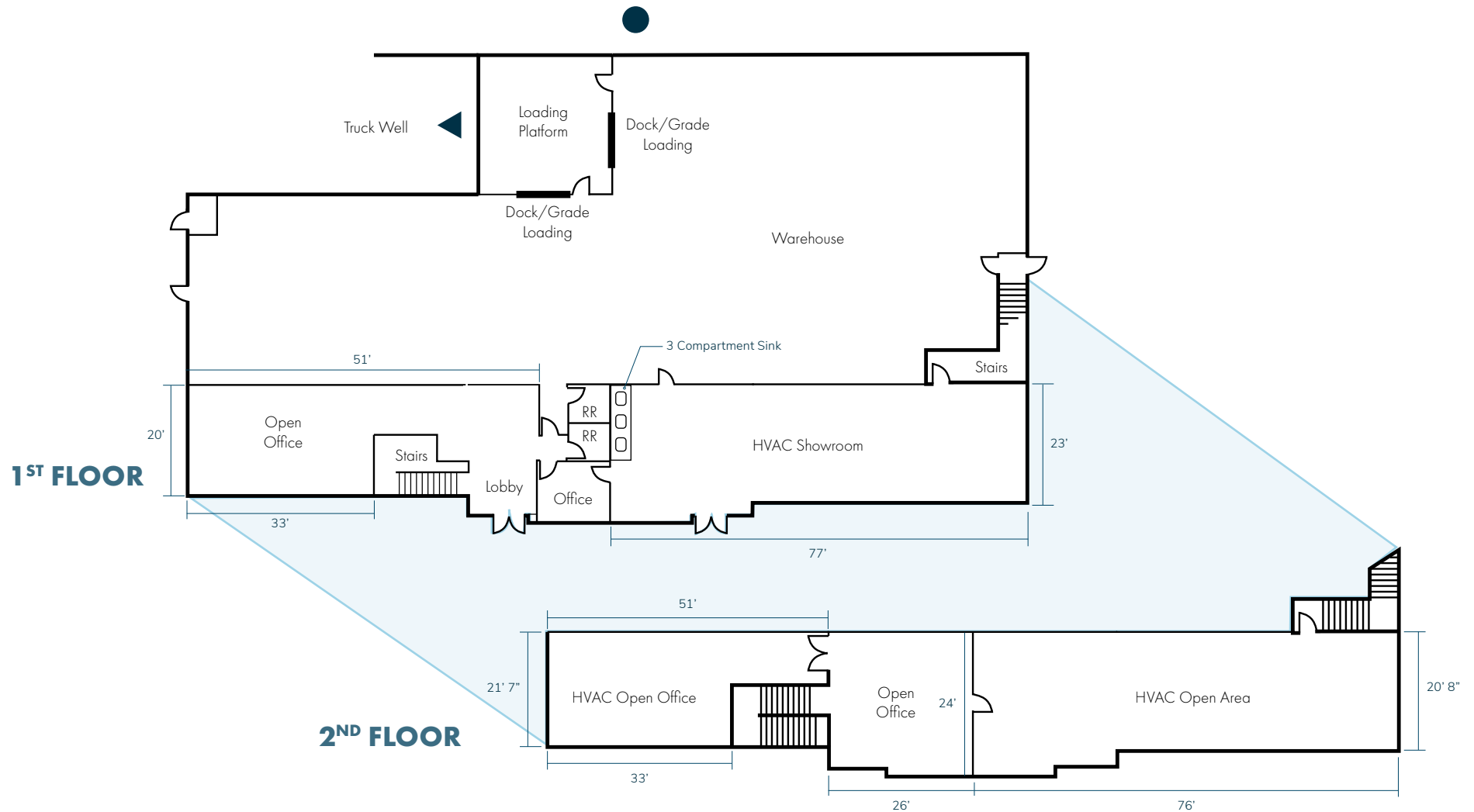


**Excellent Parking**  
*45 Stalls (3.0/1,000 SF)*



**Natural Gas Service  
To Building**

# FLOOR PLAN



● = Grade Level Loading    ▲ = Dock High Loading



# PROPERTY PHOTOS





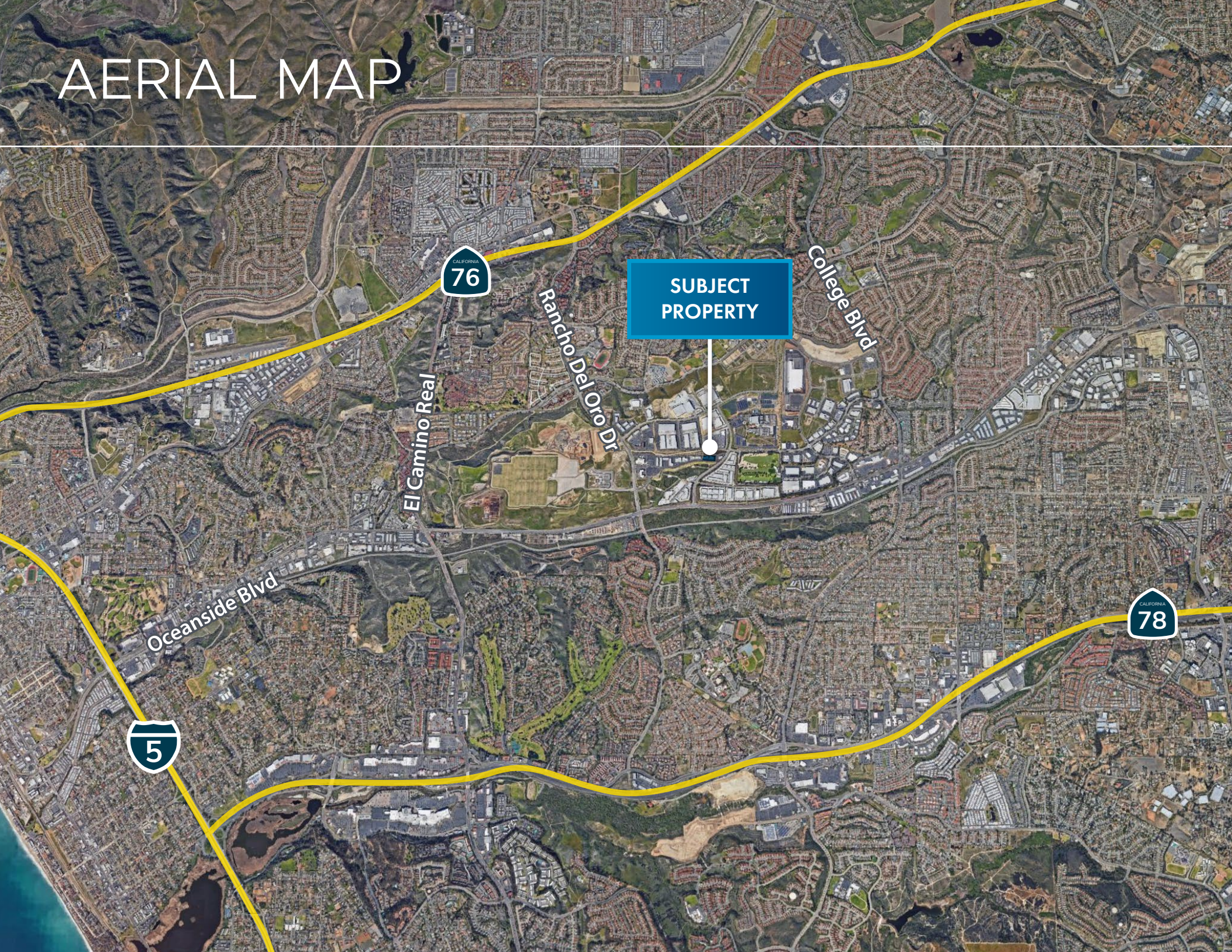
# AERIAL MAP



SUBJECT PROPERTY  
3540 Seagate Way



# AERIAL MAP



SUBJECT  
PROPERTY

CALIFORNIA  
76

Oceanside Blvd

5

El Camino Real

Rancho Del Oro Dr

College Blvd

CALIFORNIA  
78



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**LITTLE DRAGOVIC TEAM**  
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