

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



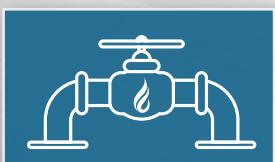
Dock High Loading
One (1) Dock Door



Grade Level Loading
Two (2) Grade Level Doors

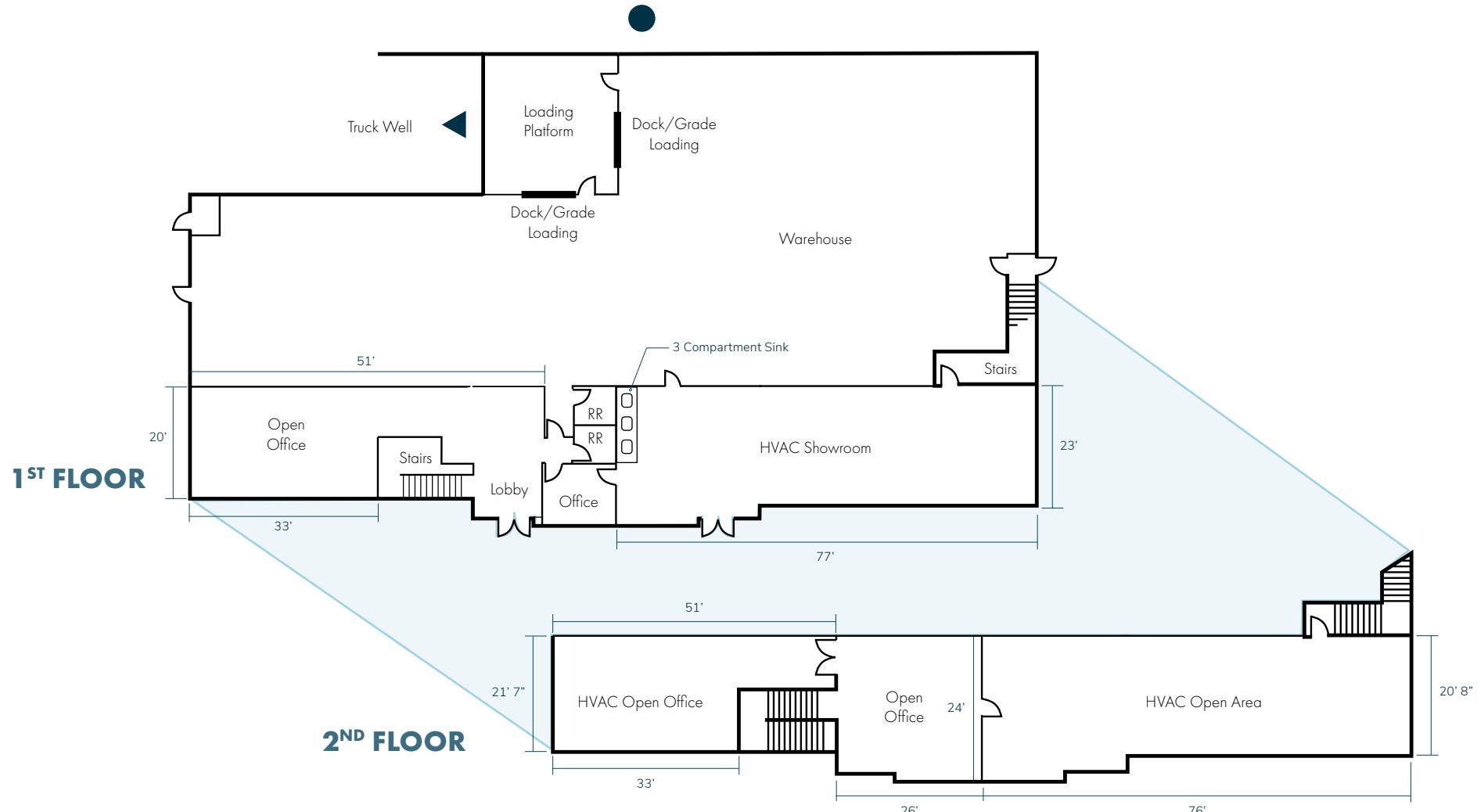


Excellent Parking
45 Stalls (3.0/1,000 SF)



Natural Gas Service
To Building

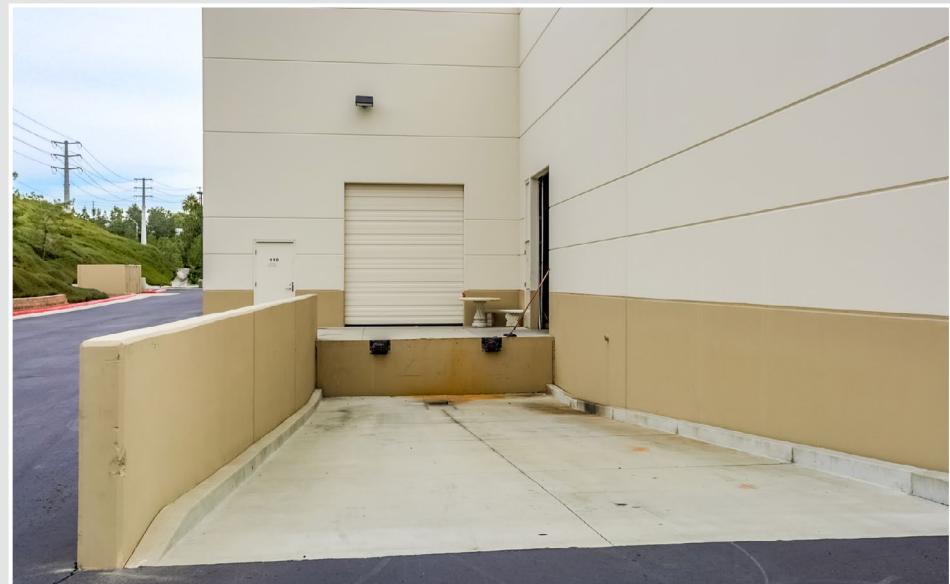
FLOOR PLAN



● = Grade Level Loading

▲ = Dock High Loading

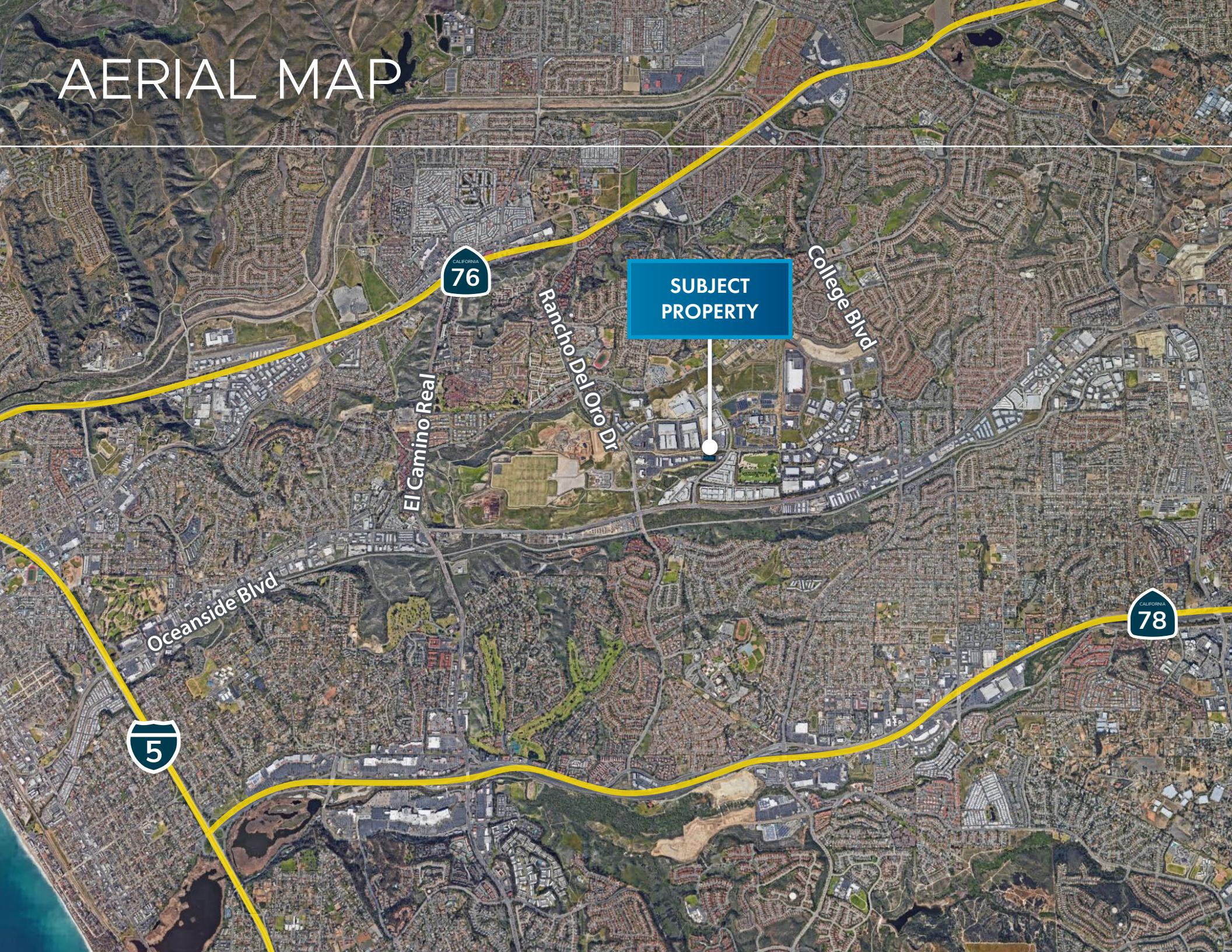
PROPERTY PHOTOS



AERIAL MAP



AERIAL MAP



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