

3516 SEAGATE WAY, STE 130, OCEANSIDE, CA 92056

FOR SALE

*±2,735 SF Lab/R&D Space
w/ HVAC Warehouse*



KIDDER.COM

km Kidder
Mathews



Property Summary

TOTAL SUITE SF	±2,735 SF
CLEAR HEIGHT	24'
LOADING	1 Grade Level Doors (10'x12')
POWER	200 Amps, 120/208V, 3 Phase
PARKING RATIO	3.2/1,000

Building Highlights

Space is configured for lab or R&D with 100% HVAC throughout

VCT Flooring in lab areas

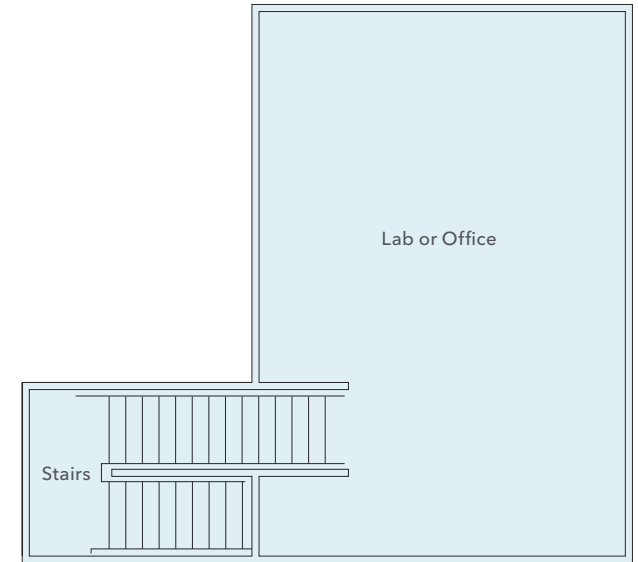
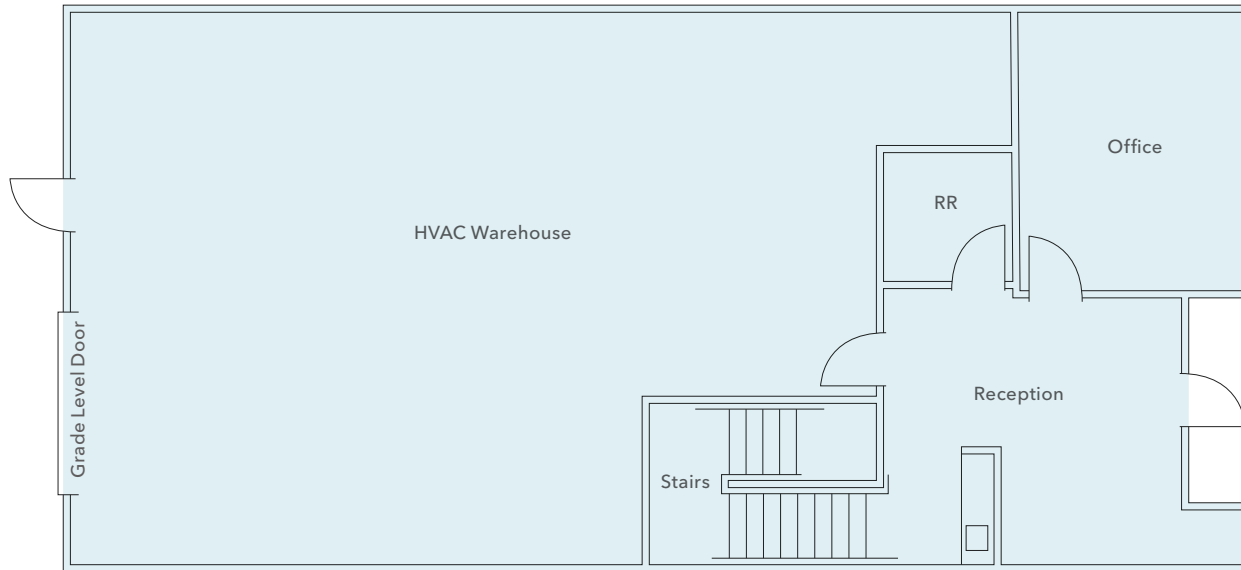
Fume hood

Eye wash stations

Electrical distribution throughout

\$930,000 **\$340**
ASKING PRICE ASKING PRICE/SF

FLOOR PLAN



FIRST FLOOR

MEZZANINE

+2,735 SF

TOTAL SUITE SIZE

\$930,000

ASKING PRICE

24'

CLEAR HEIGHT

1 (10'x12')

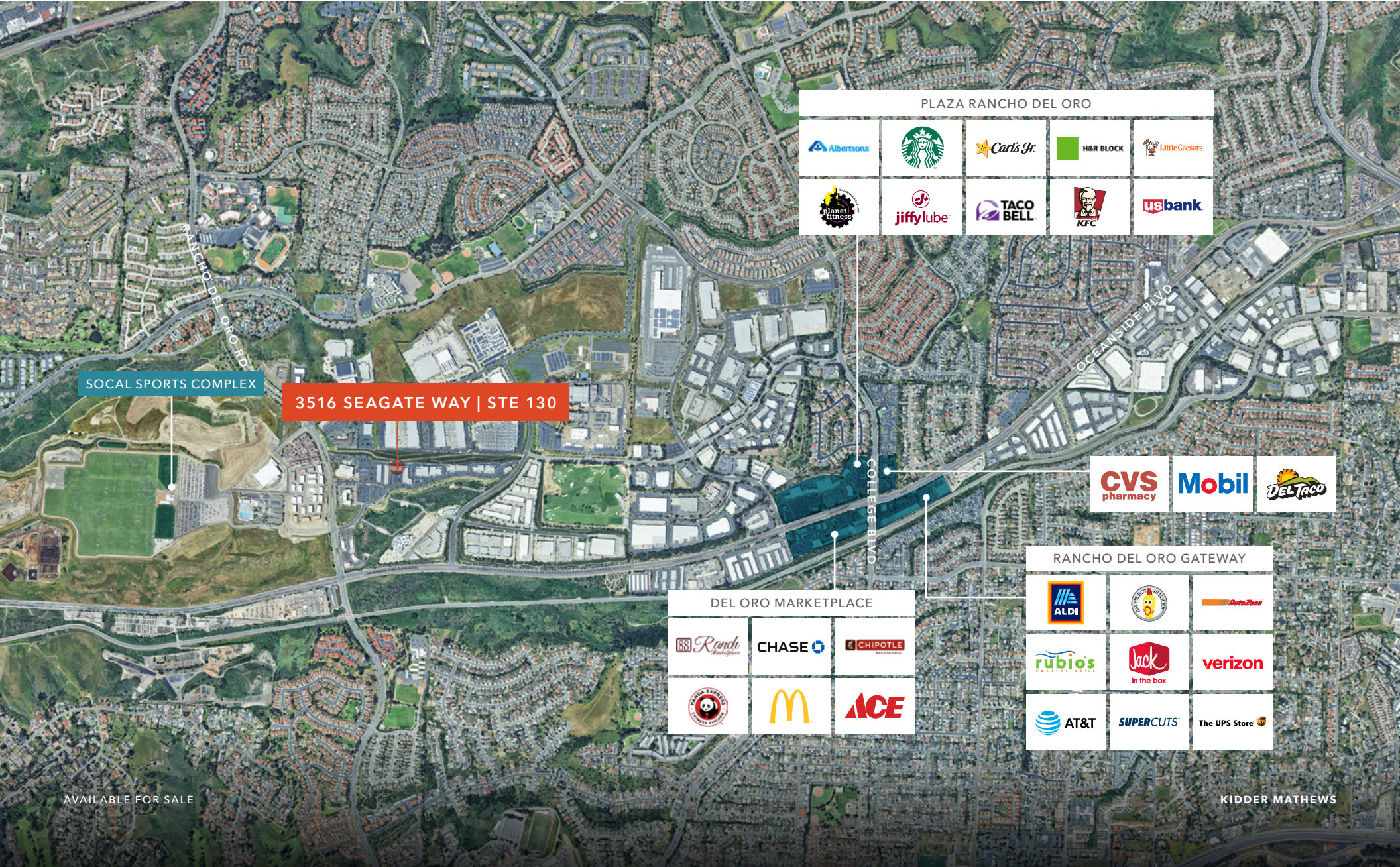
GRADE LEVEL DOORS

CALL

BROKER TO SHOW



AMENITIES MAP



SOCAL SPORTS COMPLEX

3516 SEAGATE WAY | STE 130

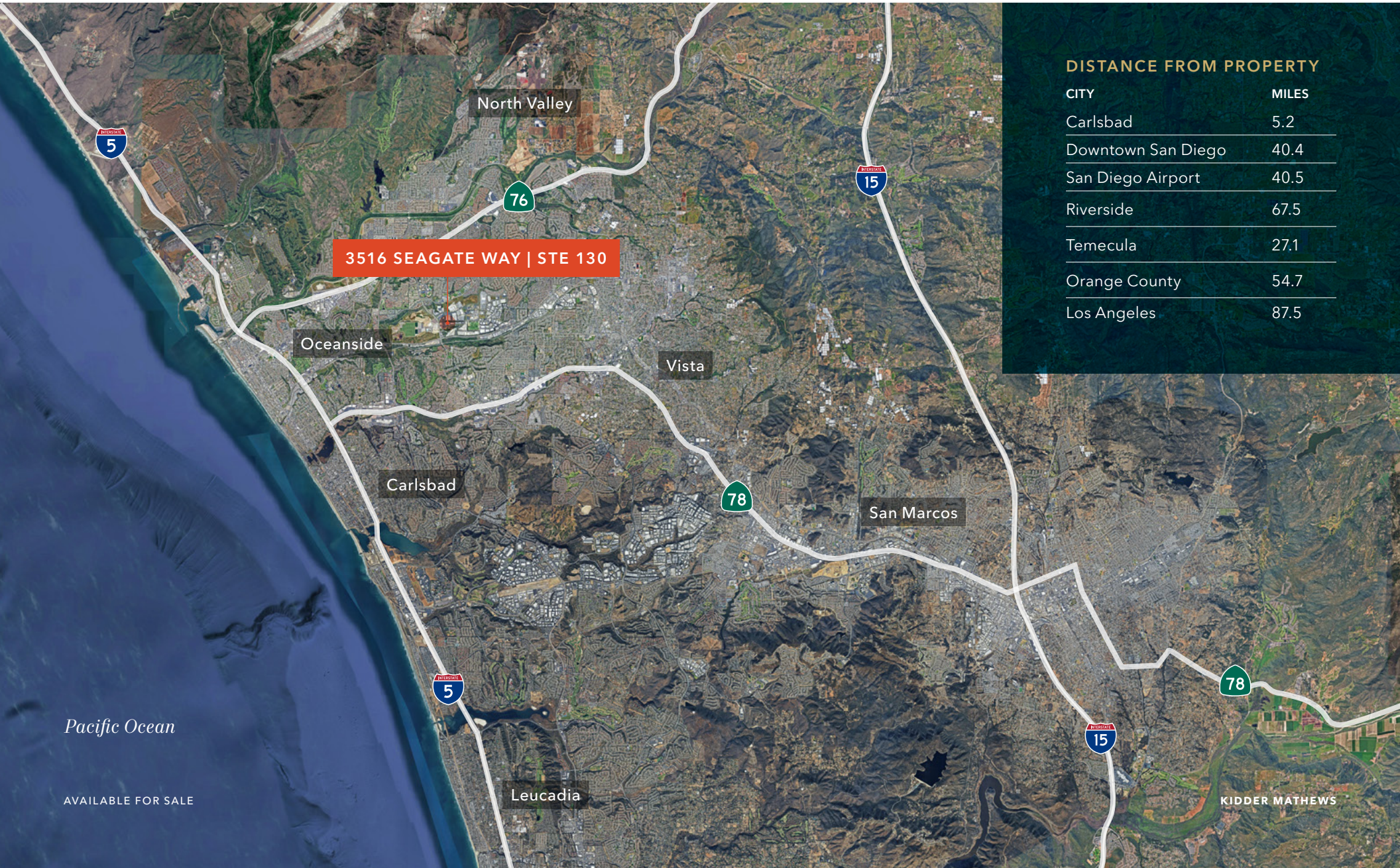
PLAZA RANCHO DEL ORO

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DEL ORO MARKETPLACE

RANCHO DEL ORO GATEWAY

LOCATION MAP



3516 SEGATE WAY | STE 130

DISTANCE FROM PROPERTY

CITY	MILES
Carlsbad	5.2
Downtown San Diego	40.4
San Diego Airport	40.5
Riverside	67.5
Temecula	27.1
Orange County	54.7
Los Angeles	87.5

Pacific Ocean

AVAILABLE FOR SALE

KIDDER MATHEWS



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*For more information on
this property, please contact*

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