



2712 GATEWAY ROAD ±10,566 SF

Property Highlights

Sale Price: \$3,700,000 (\$350/SF) Lease Price: Negotiable

- Rare Ownership Opportunity within prestigious
 Bressi Ranch
- Creative office finishes with exposed ceiling,
 lighting, HVAC ducting, polished concrete floors.
 Steel mezzanine structure with contemporary
 'industrial' aesthetic
- Flexible office configuration that can be easily customized to suit individual buyer's needs.
- Resort-quality restroom, shower, locker, sauna facilities
- Walking distance to abundant retail amenities, including The Square at Bressi Square, Bressi Ranch Village Center and next door to Pizza Port



Property Features



±60% office area; ±40% insulated warehouse featuring Big Ass Fan™



±24' clear height in warehouse



One (1) Grade-level roll up door



Parking ratio **3.47/1,000 SF.**Includes **5 exclusive parking spaces**



Building **Top Signage** visible from **Palomar Airport Road**



Top signage position at Project Monument Sign at the intersection of **Gateway Rd & El Fuerte Street**



Newer construction - 2008

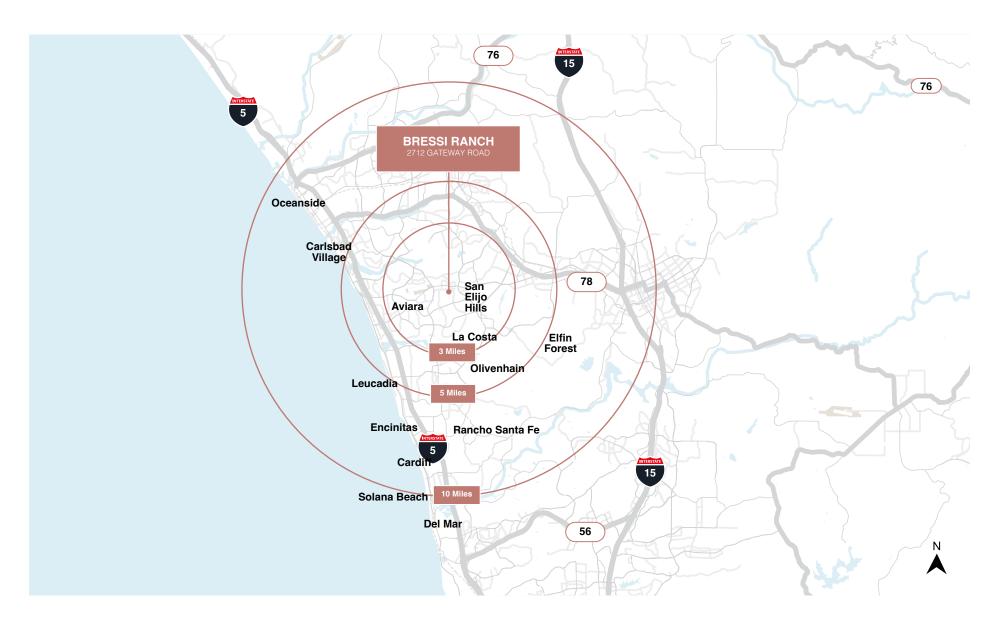


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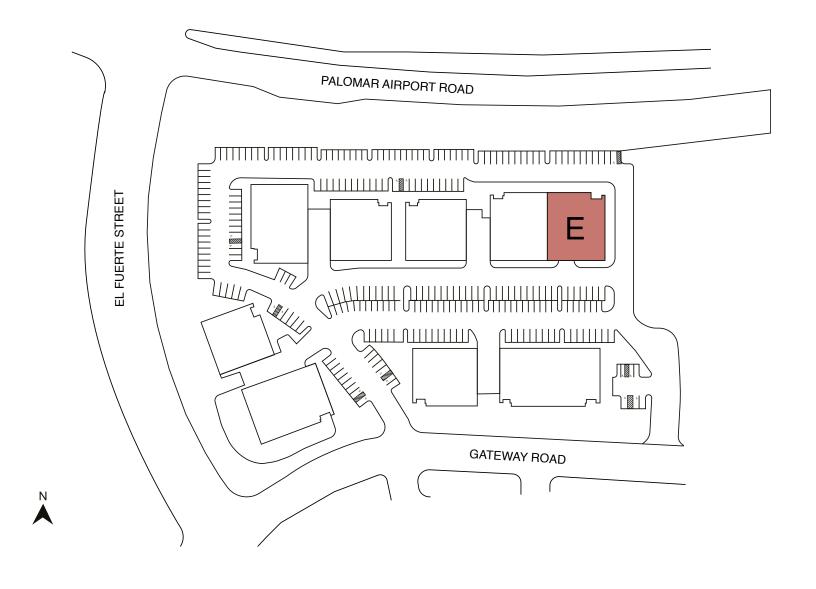
Corporate Neighbors



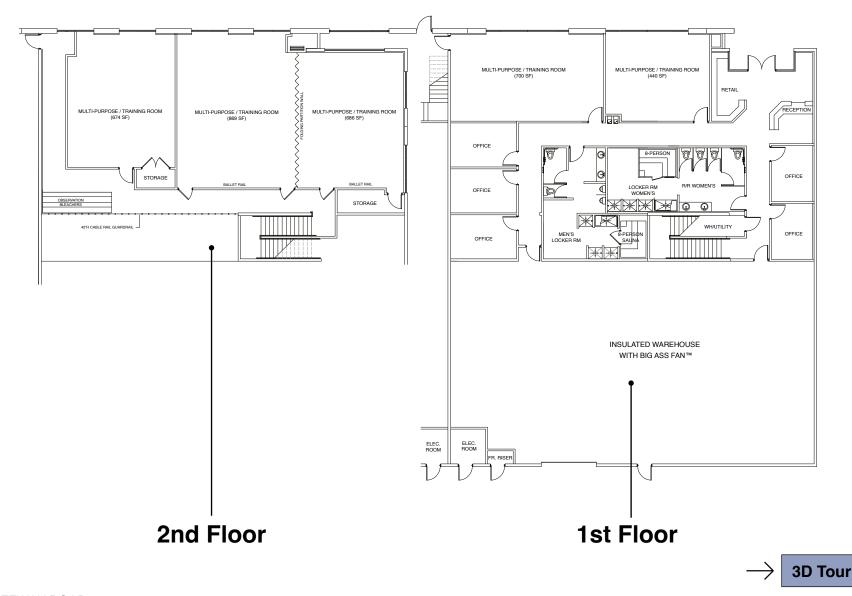
Ideal Location



Site Plan



Floor Plan





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