

2620

TEMPLE HEIGHTS DRIVE  
Oceanside, CA 92056

**FOR SALE OR LEASE**  
34,168 SF INDUSTRIAL BUILDING

# PROPERTY FEATURES

2620

BUILDING SIZE	34,168 SF
OFFICE SIZE	Approximately 30%
LAND SIZE	2.08 Acres (90,605 SF)
LOADING	4 Grade Level Doors (10' x 12')
PARKING	55 Spaces - 1.60/1,000 SF
MINIMUM CLEAR HEIGHT	17'
SPRINKLERED	Yes
YEAR BUILT	1984
ZONING	<u>IL – Limited Industrial</u>
<b>LOW NNN</b>	<b>\$0.18</b>
<b>LEASE RATE</b>	<b>\$0.95/SF NNN</b>
<b>SALE PRICE</b>	<b>CONTACT BROKER</b>





# PROPERTY HIGHLIGHTS

2620



Single Story Office - No Mezzanine



Divisibility Option



Grade Level Loading Access



Near Retail & Amenities

## SIGNIFICANT RECENT IMPROVEMENTS



Roof Replacement & Repairs



Fire Sprinkler System Upgrade



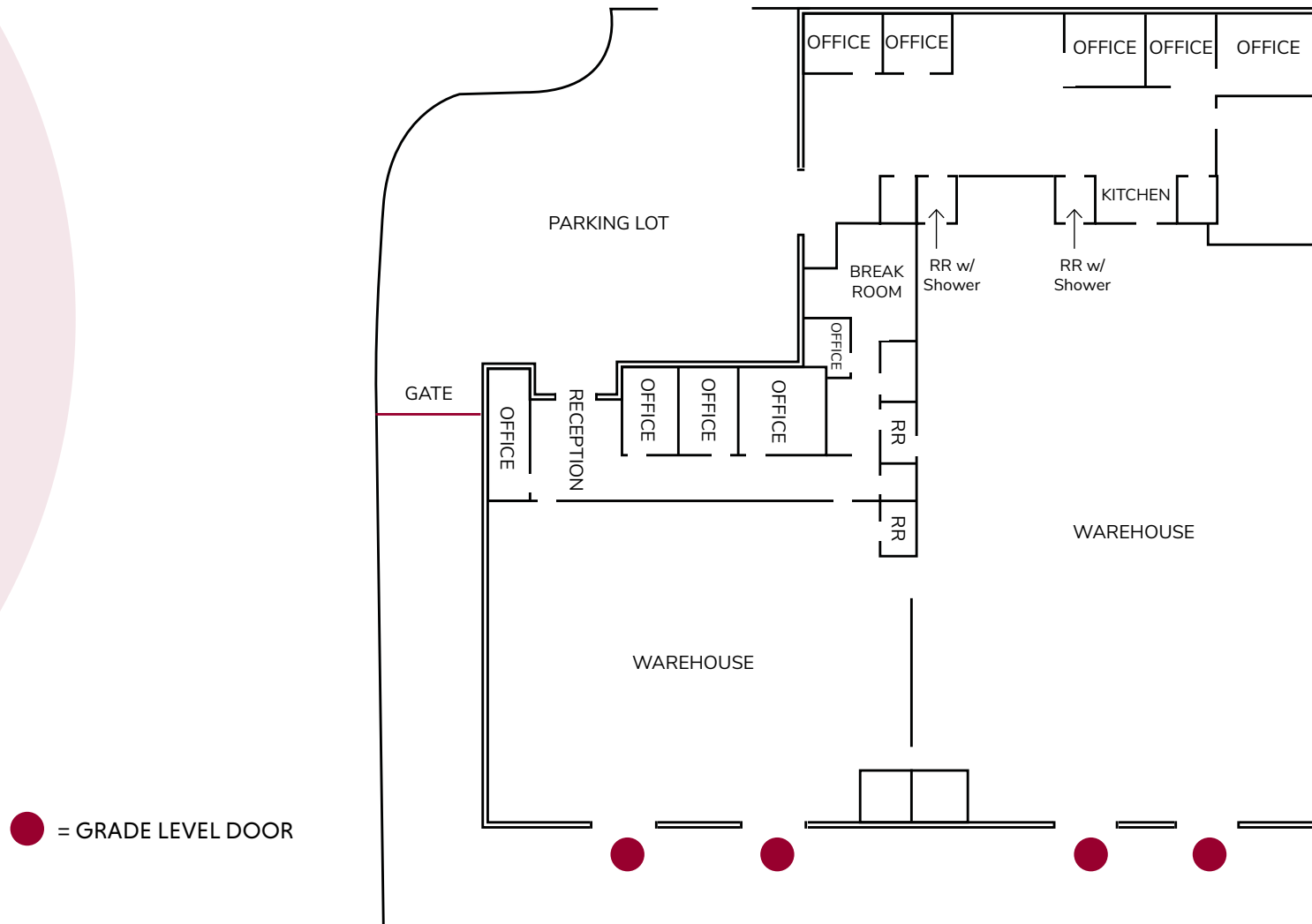
Sewer Line Rehab



Lighting & Electrical Panel Upgrade

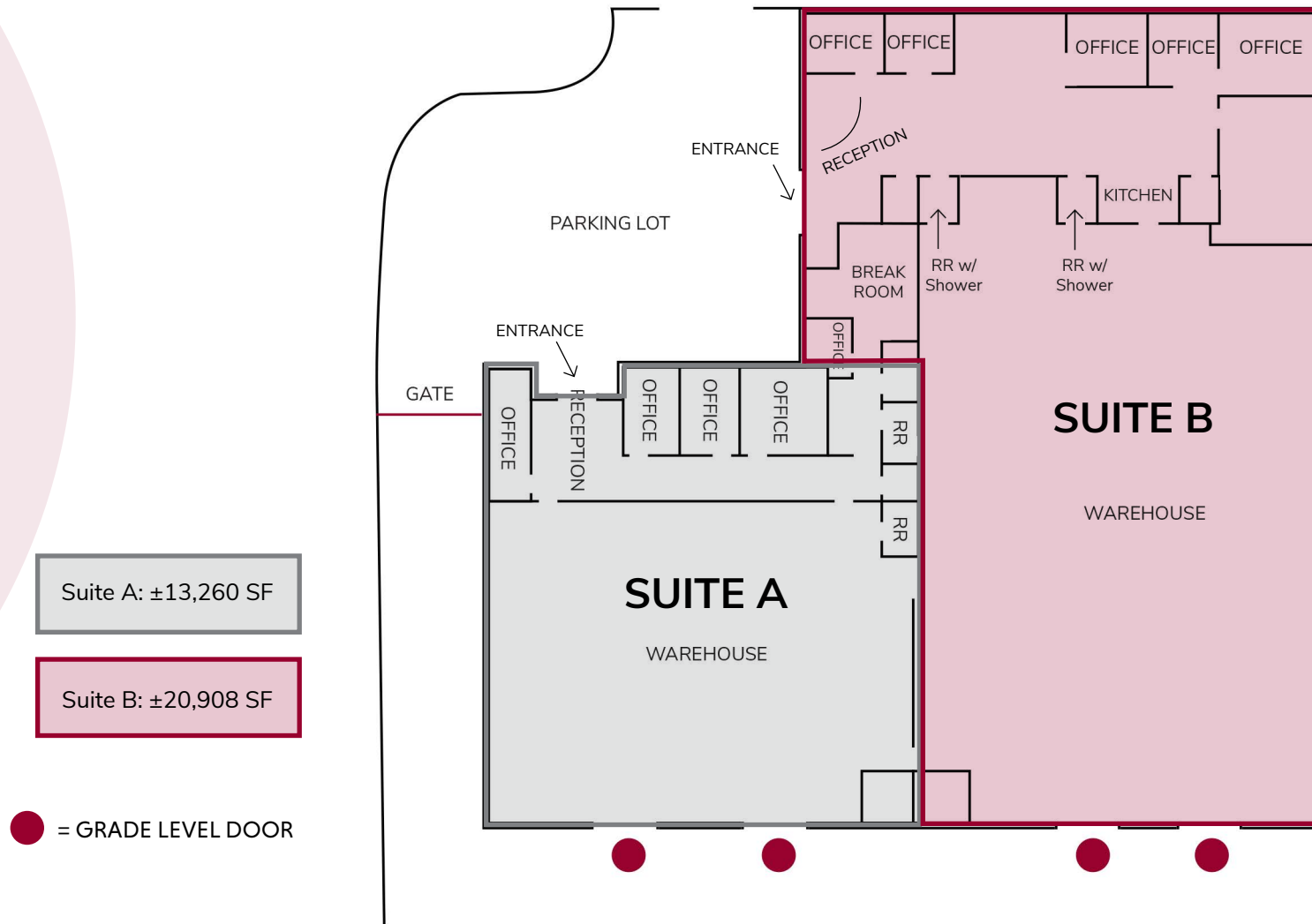
# CURRENT FLOOR PLAN

2620



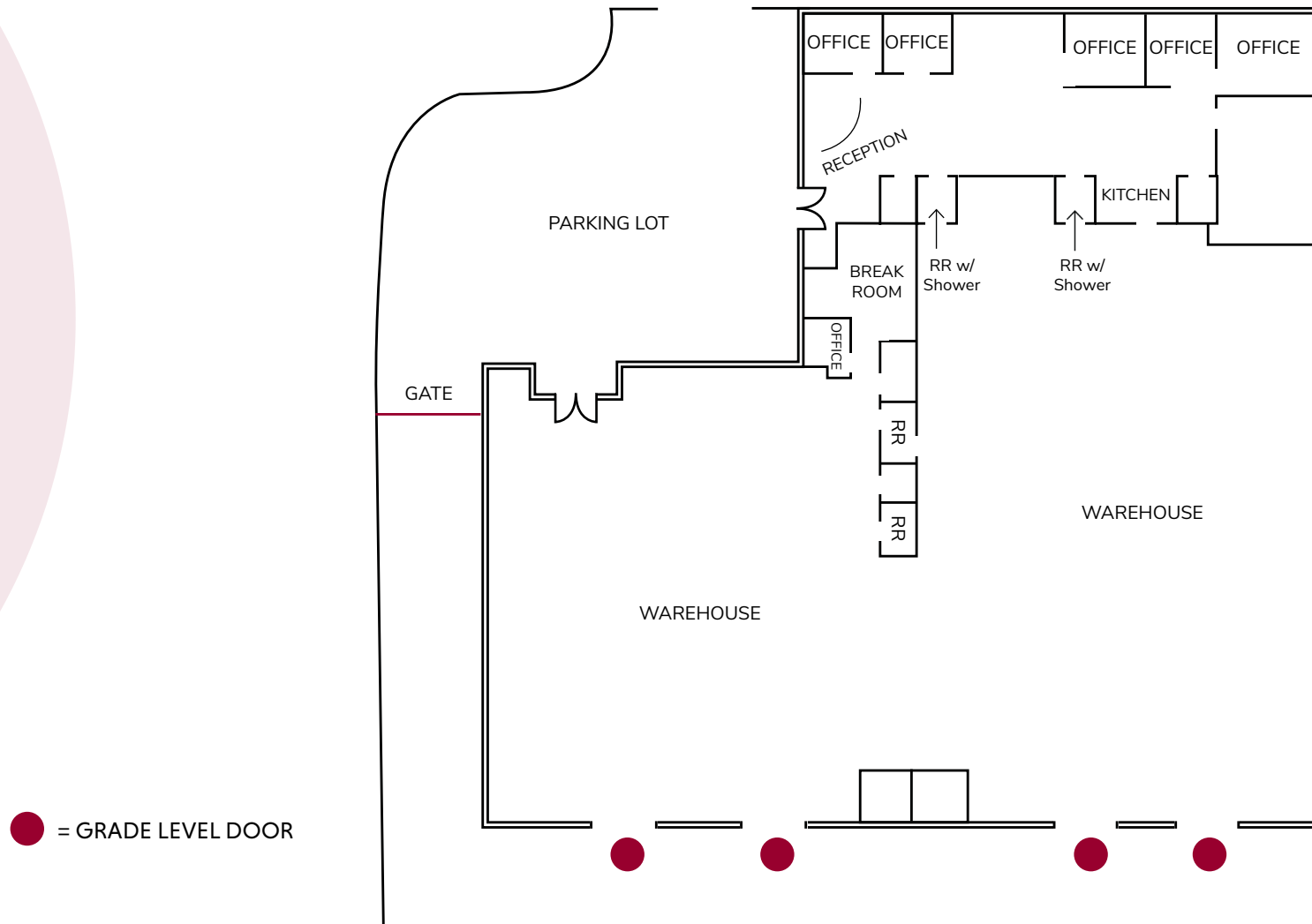
# DIVISIBILITY FLOOR PLAN

2620



# CONCEPTUAL FLOOR PLAN

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# PROPERTY PHOTOS

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# SITE PLAN

# 2620





# RETAIL & AMENITIES

# 2620

## 4 RANCHO DEL ORO RD



## OCEAN RANCH CORPORATE CENTRE

## PACIFIC COAST BUSINESS PARK

## 2620 TEMPLE HEIGHTS DR

## 1 PLAZA RANCHO DEL ORO



## 3 RANCHO DEL ORO GATEWAY



## 2 DEL ORO MARKETPLACE



## CORPORATE NEIGHBORS





# LOCATION MAP

2620





# Oceanside

Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

**30** CITY PARKS

**3.5** MILES OF  
PUBLIC BEACHES

**1,954** FOOT-LONG  
PIER

**1,000** SLIP PUBLIC  
MARINA

MEDIAN  
HOUSEHOLD  
INCOME

**\$93,724**

POPULATION

**167,266**

BUSINESSES

**8,012**

## OCEANSIDE'S LOCAL INDUSTRIES

LIFE SCIENCE  
MEDTECH  
PHARMA  
TOURISM

ADVANCED  
MANUFACTURING  
MILITARY  
SPORTS & ACTIVE  
LIFESTYLES





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Rusty Williams, SIOR  
(760) 448-2453  
rwilliams@lee-associates.com  
DRE Lic#01390702

Chris Roth, SIOR  
(760) 448-2448  
croth@lee-associates.com  
DRE Lic#01789067

Jake Rubendall, SIOR  
(760) 448-1369  
jrubendall@lee-associates.com  
DRE Lic#02037365

Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | [www.lee-associates.com/sandiegonoorth](http://www.lee-associates.com/sandiegonoorth)

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