

# ±6,353 SF UNIQUE OCEAN RANCH CORPORATE CENTER CONDOMINIUM FOR SALE

4011 AVENIDA DE LA PLATA, UNIT 302, OCEANSIDE, CA 92056



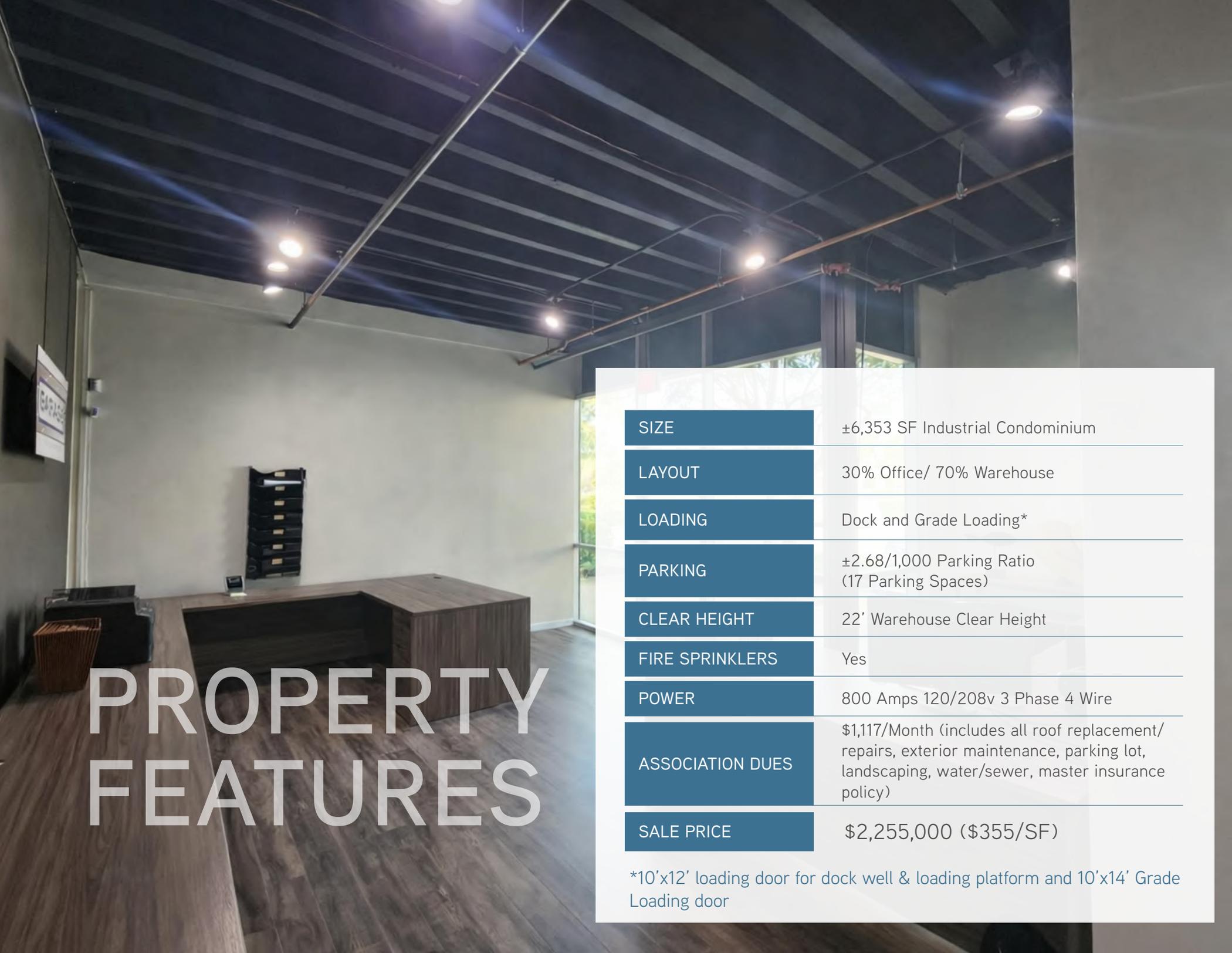
**BRANDON KEITH**

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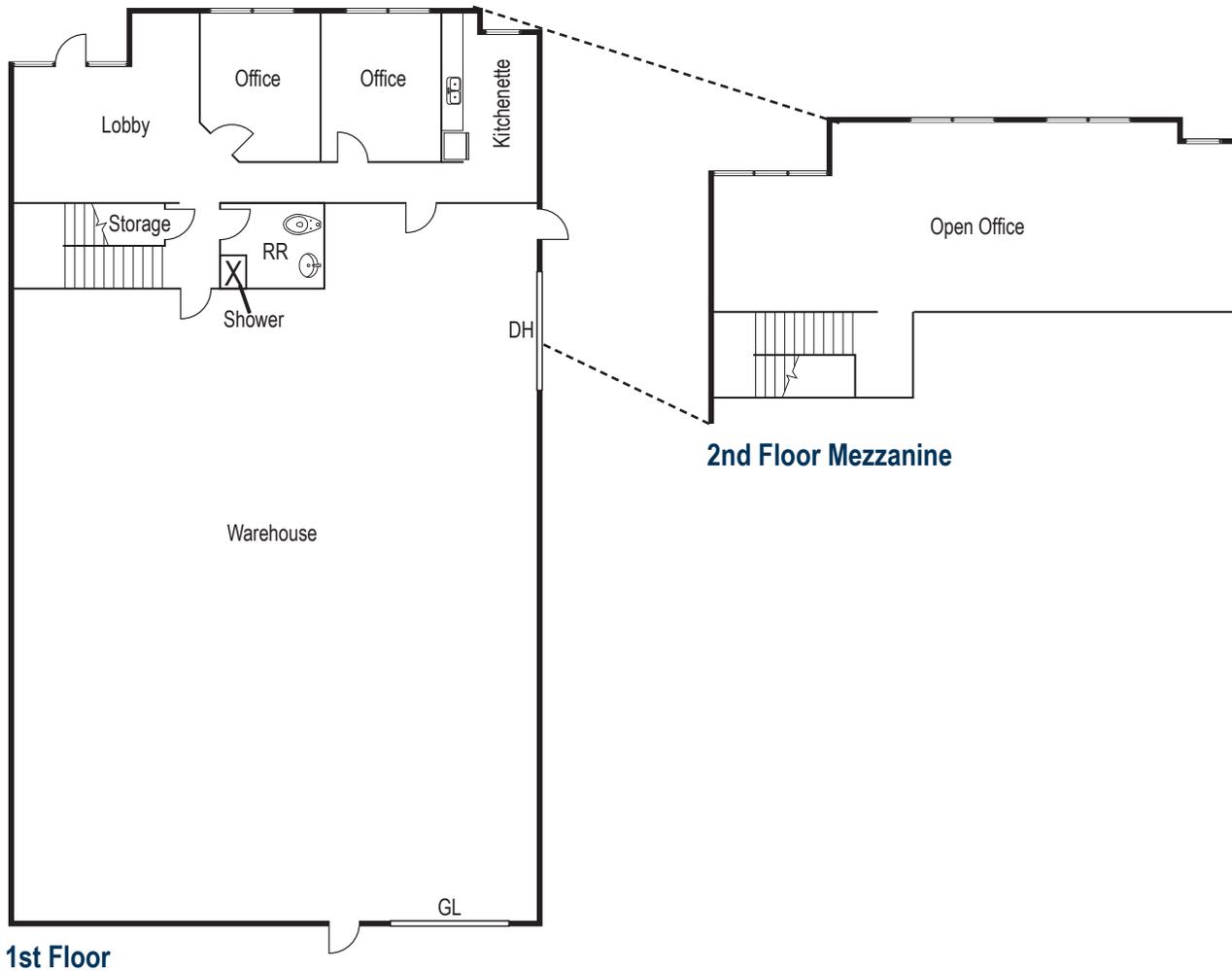
# PROPERTY FEATURES

SIZE	±6,353 SF Industrial Condominium
LAYOUT	30% Office/ 70% Warehouse
LOADING	Dock and Grade Loading*
PARKING	±2.68/1,000 Parking Ratio (17 Parking Spaces)
CLEAR HEIGHT	22' Warehouse Clear Height
FIRE SPRINKLERS	Yes
POWER	800 Amps 120/208v 3 Phase 4 Wire
ASSOCIATION DUES	\$1,117/Month (includes all roof replacement/ repairs, exterior maintenance, parking lot, landscaping, water/sewer, master insurance policy)
SALE PRICE	\$2,255,000 (\$355/SF)

\*10'x12' loading door for dock well & loading platform and 10'x14' Grade Loading door



# FLOOR PLAN



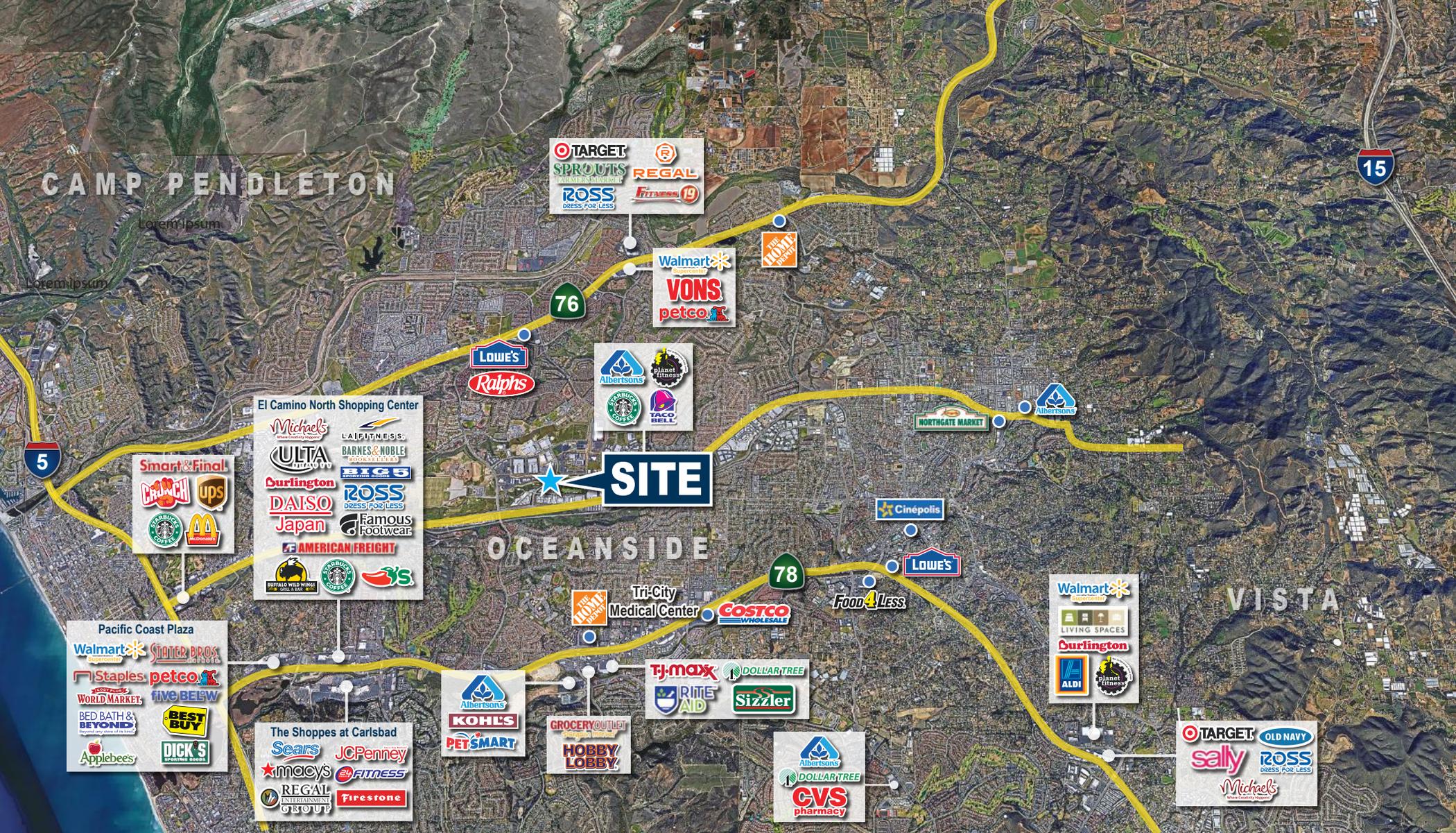
UNIT: 302

SIZE: ±6,353 RSF

Suite Includes:

- » 2 Private Offices
- » Open Office
- » 2nd Floor Office Mezzanine
- » 1 Large Restroom with Shower
- » Warehouse
- » 1 Dock High Door
- » 1 Grade Level Door
- » Kitchenette





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