

FOR LEASE:

6,500 SF INDUSTRIAL SUITE WITH 8,500 SF YARD AREA AND 22' CEILING HEIGHT

304 VIA DEL NORTE
OCEANSIDE, CA 92058



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES



For more information, please contact:

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PROPERTY HIGHLIGHTS

- 6,500 SF Industrial suite with unusual 22' warehouse ceiling height
- 8,500 SF fully fenced and gated private yard area adjacent to the suite
- Two separate access points to yard for drive through yard access
- (2) Oversized roll-up doors (front and back of suite for drive through building access)
- 400 amps 120/208v power
- Approximately 10% office
- Excellent location: minutes from Highway 76, Interstate 5, Downtown Oceanside and the coast. Quick access to Orange County
- Part of the rapidly changing Oceanside market with quick access to the new Frontwave Arena and future OceanKamp development
- Local, responsive ownership
- Availability date: Please call to discuss
- **Lease rate: Base building rate: \$1.55/sf NNN (low triple nets of \$0.27/sf/month). Yard rate in addition to building rate: \$2,500/month**



30 MINUTES TO SAN DIEGO

30 MINUTES TO ORANGE COUNTY

5 MINUTES
TO I-5



PACIFIC OCEAN

10 MINUTES
PACIFIC OCEAN



PROPERTY



OCEANSIDE MUNICIPAL
AIRPORT (OCN)

2 MINUTES TO
HIGHWAY 76

