

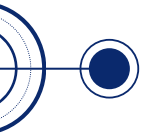
**BUILDING FOR SALE**  
**BUSINESS FOR SALE**

**FOR SALE**

1625 ORD WAY, OCEANSIDE, CA 92056







# BUSINESS OPPORTUNITY / WINE & IMPORT DISTRIBUTION

## THE BUSINESS

Located in Oceanside Gateway Business Park, 1625 Ord Way is a premier industrial property intended for efficient operations. Spanning ±10,458 square feet, this facility offers key accessibility to operations with convenient access to Highways 76, 78, and I-5, it's an ideal location for regional logistics and business growth.

Accompanying the property is a wine importer and DTC distributor based in Oceanside, California. Operating under Schlossadler International Wines, DBA Vinera Wines offers a curated selection of fine wines from around the world with the potential to expand into wholesale distribution. The company is known for its extensive portfolio, featuring products from Italy, France, Spain, South Africa and more. Vinera Wines currently caters to individual consumers.

## KEY HIGHLIGHTS

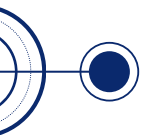
**Comprehensive Product Portfolio:** Offers a wide selection of high-quality wines designed to suit the preferences of individual consumers.

**Established Import & Distribution Network:** Provides exclusive imports and DTC distribution across the United States. The company owns all licences, permits and bonds to produce, import, retail, and wholesale wine.

**Strategic Location:** Positioned in Oceanside, a Southern California growing market for wine, enabling future expansion and market penetration.

*A full financial package and details about the business will provide upon a signed CA/NDA\**

*Licensing allows for import, retail, and wholesale distribution in addition to a winery license: 2AP, 2 Duplicate, 9, 17, 20*



# BUSINESS OPPORTUNITY: WINE IMPORT & DISTRIBUTION

**Location:** Oceanside Gateway Business Park

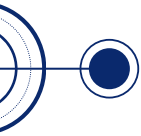
**Address:** 1625 Ord Way, Oceanside, CA

This premier industrial property, located in the heart of **Oceanside Gateway Business Park**, offers **±10,458 square feet** of prime space, ideally suited for efficient business operations. The property boasts excellent access to major highways (76, 78, and I-5), making it a strategic location for regional logistics and business expansion.

## BUSINESS OVERVIEW

Accompanying the facility is an established wine importing and direct-to-consumer (DTC) distribution business, **Schlossadler International Wines**, operating under the brand **Vinera Wines**. Based in Oceanside, California, Vinera Wines offers a curated selection of premium wines sourced from renowned wine-producing regions around the globe, including Italy, France, Spain, South Africa, and more. The company is positioned for significant growth and has potential for expansion into wholesale distribution.





# BUSINESS OPPORTUNITY: WINE IMPORT & DISTRIBUTION

## KEY HIGHLIGHTS

### **Comprehensive Product Portfolio:**

- Vinera Wines provides a wide range of high-quality wines catering to diverse consumer tastes and preferences.

### **Established Import & Distribution Network:**

- The company has a robust and exclusive import and DTC distribution model, serving customers nationwide. Vinera Wines holds all necessary licenses, permits, and bonds to produce, import, retail, and wholesale wine.

### **Strategic Location:**

- Located in Oceanside, California, a rapidly growing market for fine wines, the property offers tremendous potential for future business expansion and market penetration.

### **Licensing & Compliance:**

- Vinera Wines holds all required licenses for import, retail, and wholesale distribution, as well as a winery license (2AP, 2 Duplicate, 9, 17, 20), ensuring compliance with all regulatory requirements.

## FINANCIAL INFORMATION

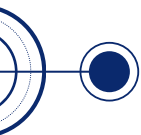
A complete financial package, including detailed information on business performance, will be provided upon execution of a signed Confidentiality Agreement (CA) and Non-Disclosure Agreement (NDA).

Vinera









# BUILDING SUMMARY

This industrial facility spans **±10,458 square feet**, with **±4,000 square feet** currently leased, with the lease expiring on **August 7, 2025**. Built in **2006**, the property offers a versatile layout, featuring a combination of industrial warehouse space, office areas, and mezzanine levels.

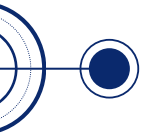
## BUILDING DETAILS

<b>ASKING PRICE</b>	<i>Contact Advisor</i>	<b>LOCATION</b>	Oceanside, CA
<b>PROPERTY TYPE</b>	Industrial	<b>ZONING</b>	IL (Light Industrial)
<b>BUILDING SIZE</b>	±10,458 SF	<b>CEILING HT</b>	22' FT
<b>YEAR BUILT</b>	2006	<b>PARKING</b>	21 Spots
<b>TENANCY</b>	Multi	<b>CONDITION</b>	Excellent
<b>APN</b>	162-120-90	<b>GRADE LEVEL DOORS</b>	1 (14' h x 12' w)
<b>SPRINKLERED</b>	Yes	<b>POWER</b>	400a/277-480v 3p



1625 ORD WAY, OCEANSIDE, CA 92056





# BUILDING SUMMARY

## KEY FEATURES

- **Industrial Warehouse Racks:** Well-suited for efficient storage and operations.
- **Forklift Accessibility:** Ensures smooth material handling and operations.
- **Sprinkler System:** Provides enhanced safety and compliance.
- **Solar Power:** Energy-efficient system in place to reduce operational costs.
- **Temperature-Controlled Space:** Ideal for sensitive inventory or specialized operations.
- **Office & Mezzanine Space:** Flexible workspaces designed for business operations.
- **Alarm System:** Provides enhanced security for the entire facility.
- **On-Site Bathroom:** Convenience for employees and visitors.
- **Parking Facilities:** Ample parking for employees and visitors.

## ZONING & ACCESSIBILITY

The property is zoned Light Industrial (IL), offering a broad range of business opportunities. It is strategically located with easy access to Highways 76, 78, and I-5, providing excellent connectivity for regional and national logistics.

## OPPORTUNITY HIGHLIGHT

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This represents a unique opportunity to acquire both prime real estate and an established business with a solid customer base. The combination of a well-located facility and a respected brand provides significant potential for growth and profitability.

*For inquiries or to schedule a viewing, please contact our Advisors.*





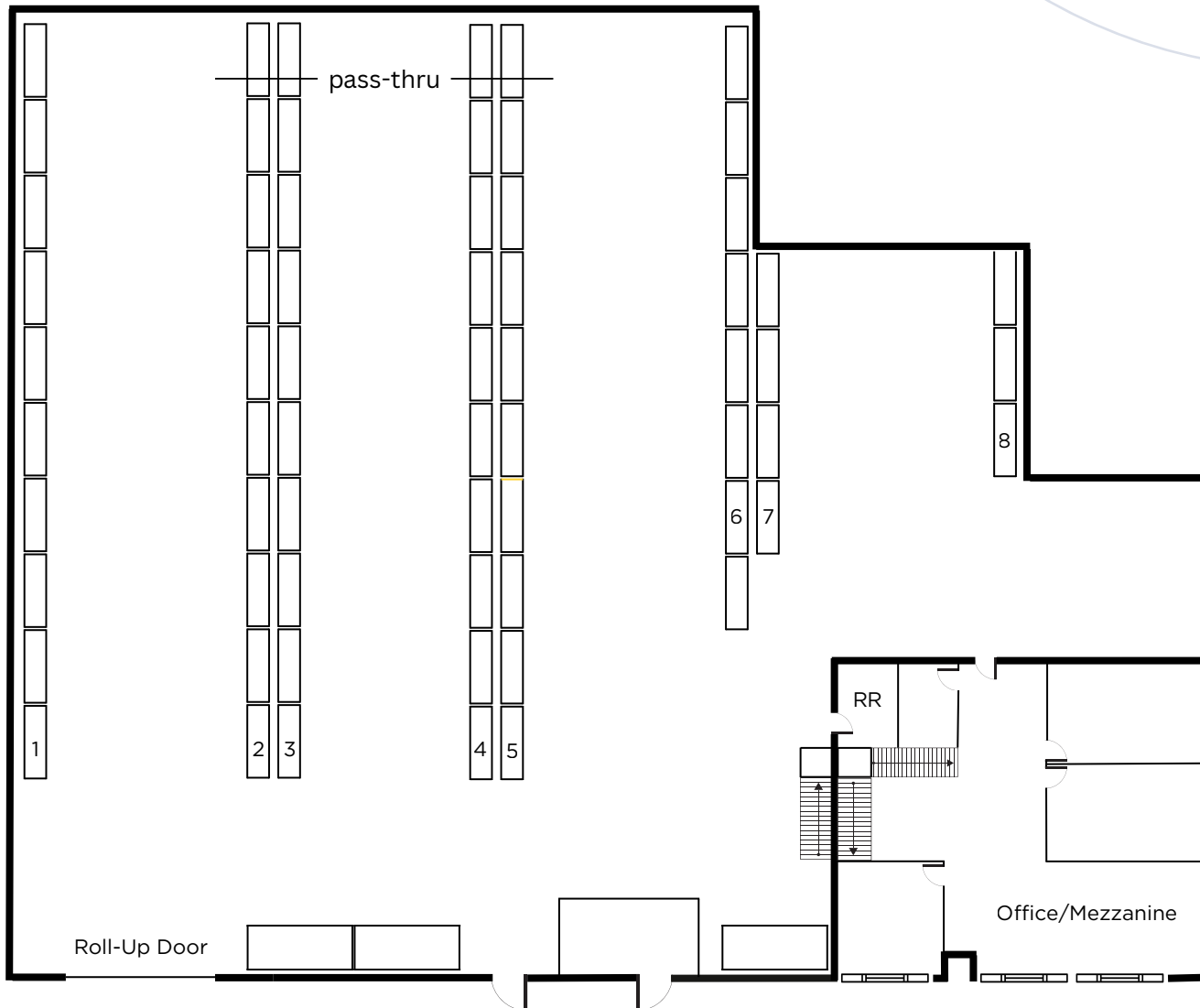
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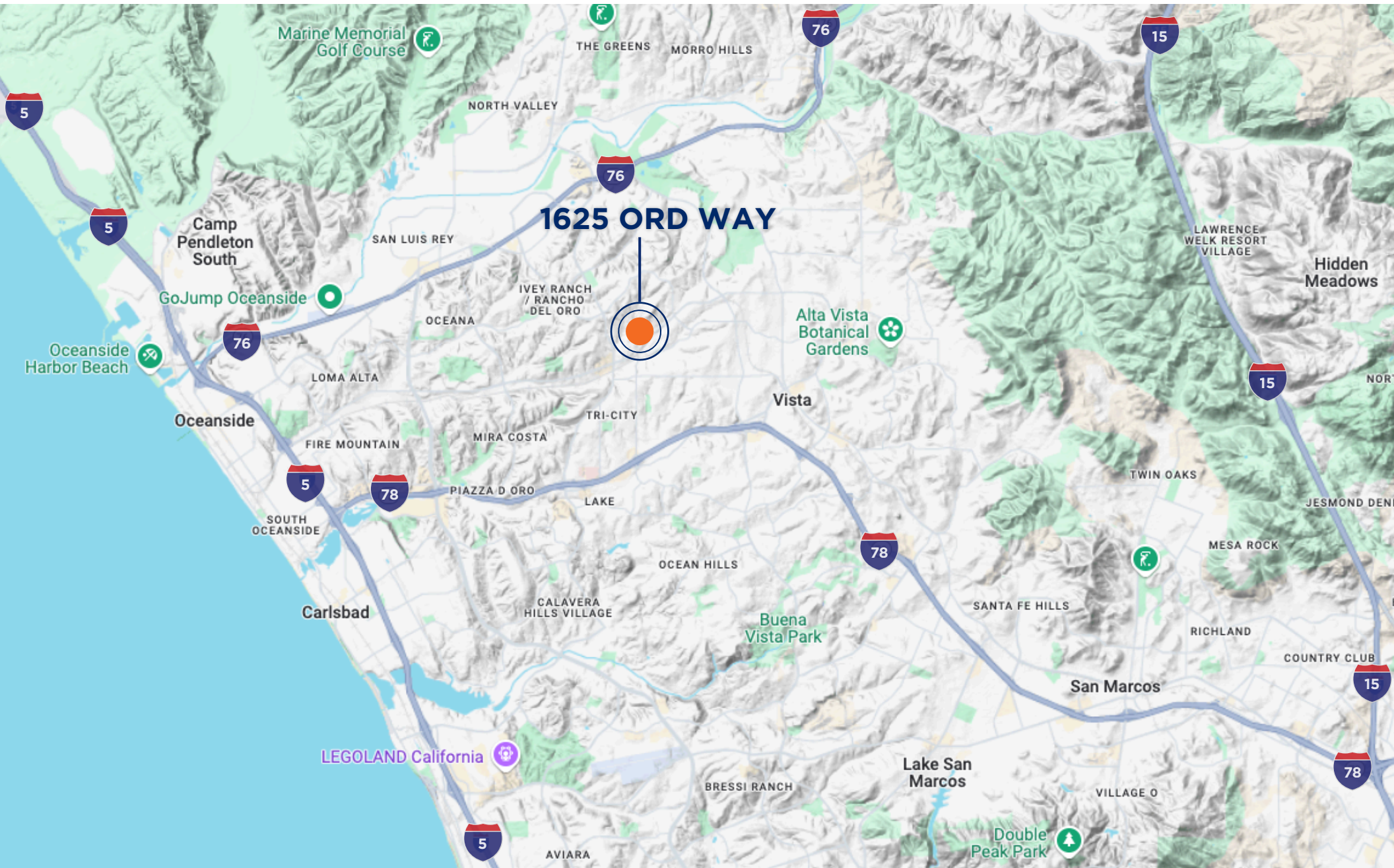


# FLOOR PLAN

\*Not to scale



# LOCATION MAP





# AERIAL MAP



EXTRA SPACE  
STORAGE

1625 ORD WAY

IHOP

ALDI

RANCHO DEL  
ORO GATEWAY  
CENTER

OCEANSIDE BLVD

1625 ORD WAY, OCEANSIDE, CA 92056



# LOCATION SUMMARY



## OCEANSIDE, CALIFORNIA

Oceanside, CA, is a coastal city in northern San Diego County, known for its beautiful beaches, historic pier, and vibrant downtown area. 1625 Ord Way is situated in a prime location within Oceanside, just a few blocks from the beach and the iconic Oceanside Pier. It's part of the bustling downtown area, which features a mix of restaurants, shops, and entertainment options. The property benefits from high foot traffic and visibility, making it ideal for businesses looking to attract both locals and tourists. Additionally, Oceanside is conveniently located near major highways, providing easy access to nearby cities like Carlsbad, Vista, and San Diego.





# DISCLAIMER

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## DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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