



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'
POWER	600amps, 277/480v
SPRINKLERED	Yes
YEAR BUILT	1984
ZONING	<u>IL - Limited Industrial</u>
<b>LOW NNN</b>	<b>\$0.18</b>
<b>LEASE RATE</b>	<del>\$0.95</del> <b>\$0.89/SF NNN</b>
<b>SALE PRICE</b>	<b>\$6,290,000 (\$184/SF)</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

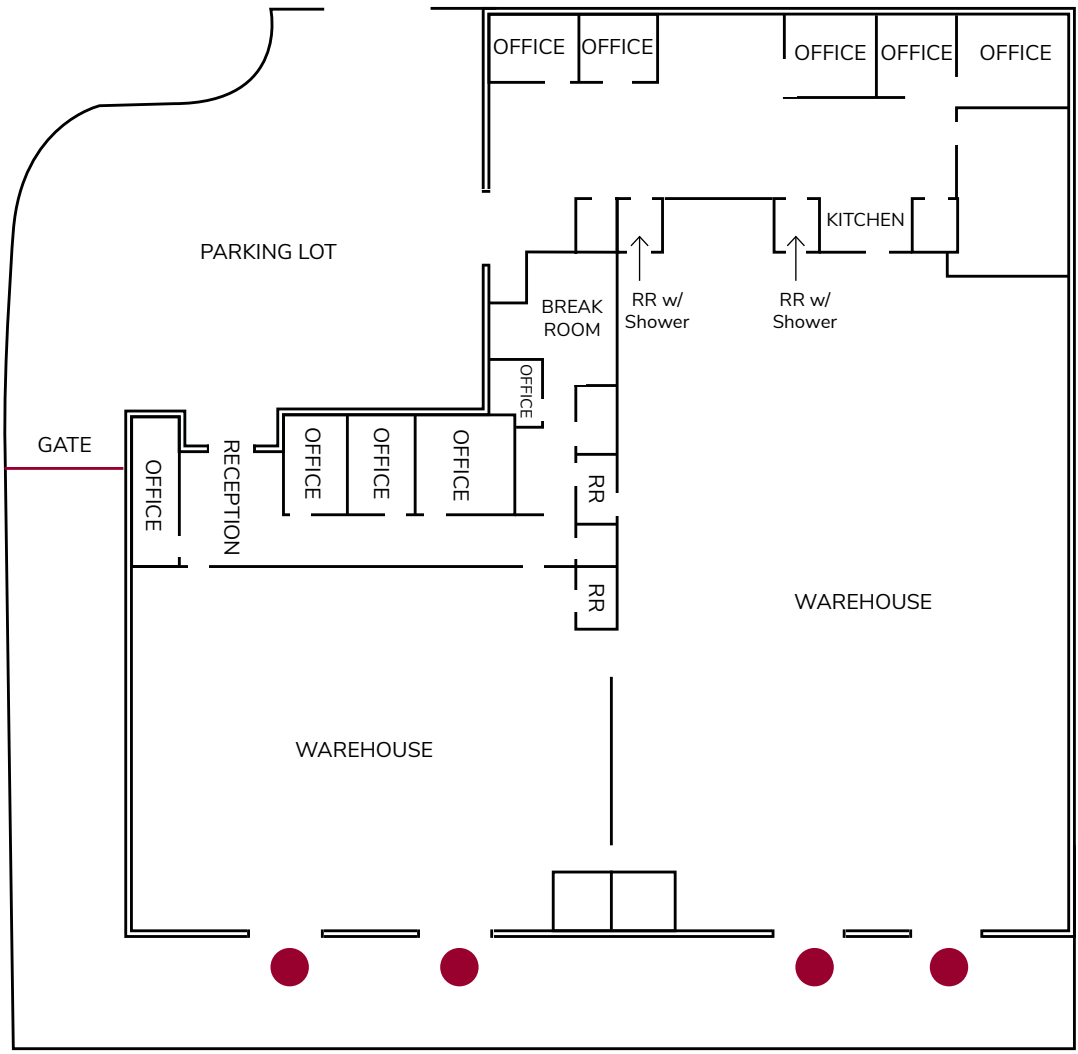


Lighting & Electrical Panel Upgrade

# CURRENT FLOOR PLAN

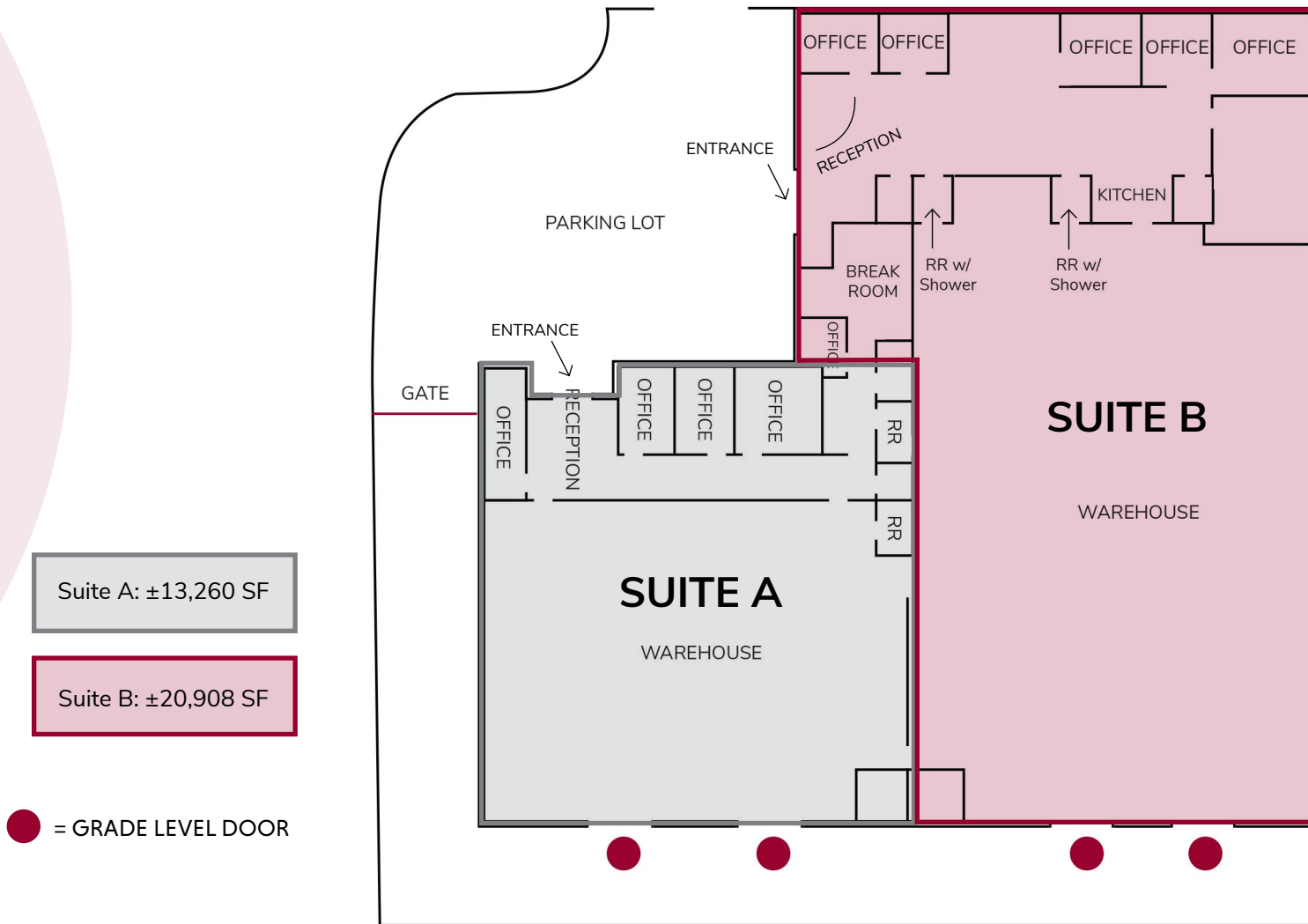
# 2620

● = GRADE LEVEL DOOR



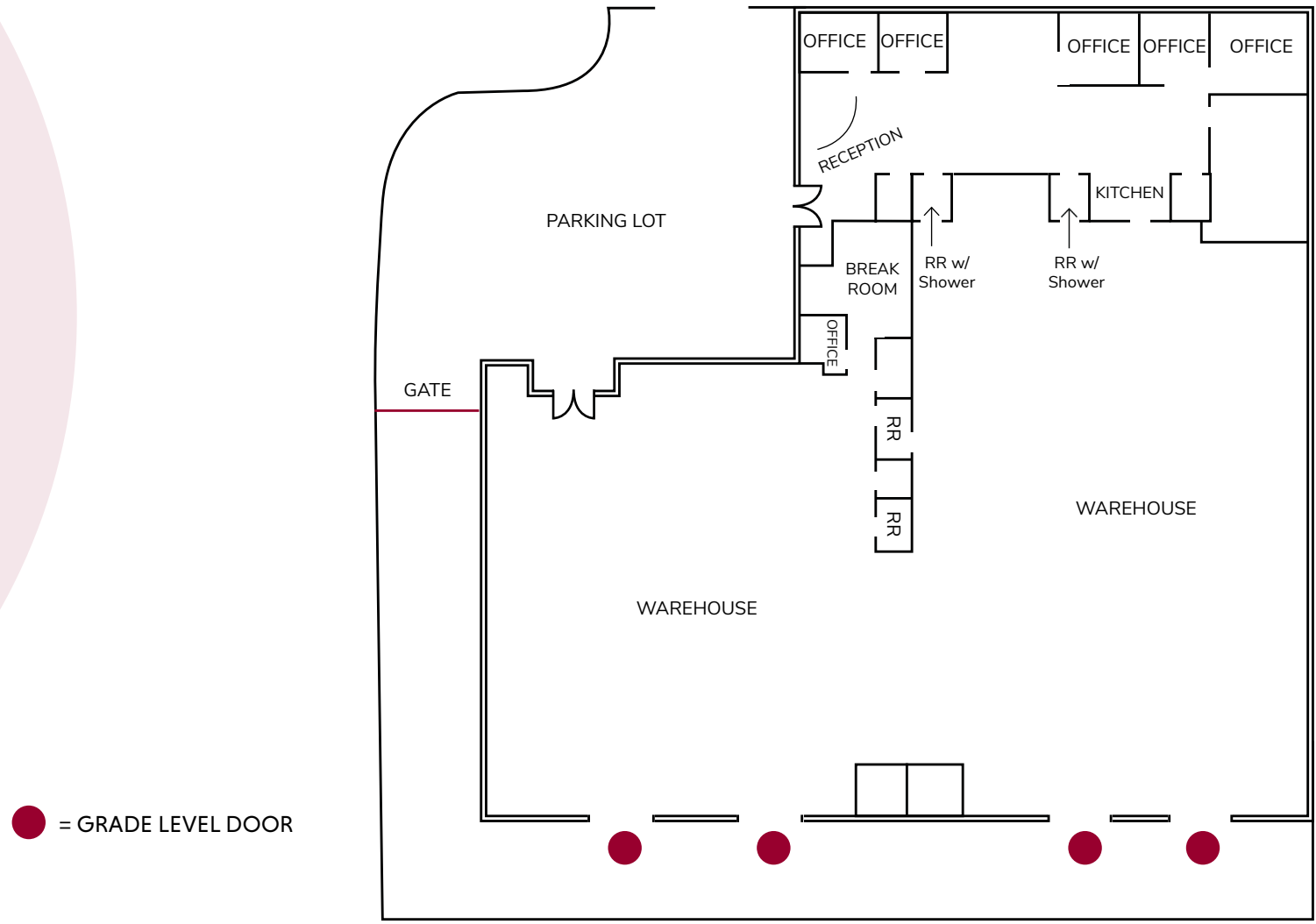
# DIVISIBILITY FLOOR PLAN

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# CONCEPTUAL FLOOR PLAN

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# PROPERTY PHOTOS

2620



# 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



FRONTWAVE ARENA

SOCAL SPORTS COMPLEX

WILLIAM A. WAGNER AQUATIC CENTER

RANCHO DEL ORO TECHNOLOGY PARK

## 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



**1,954** FOOT-LONG PIER



**3.5** MILES OF PUBLIC BEACHES



**1,000** SLIP PUBLIC MARINA



## OCEANSIDE'S LOCAL INDUSTRIES

MEDIAN HOUSEHOLD INCOME

**\$93,724**



POPULATION

**167,266**



BUSINESSES

**8,012**



LIFE SCIENCE  
MEDTECH  
PHARMA  
TOURISM

ADVANCED  
MANUFACTURING  
MILITARY  
SPORTS & ACTIVE  
LIFESTYLES



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