



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>    | <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

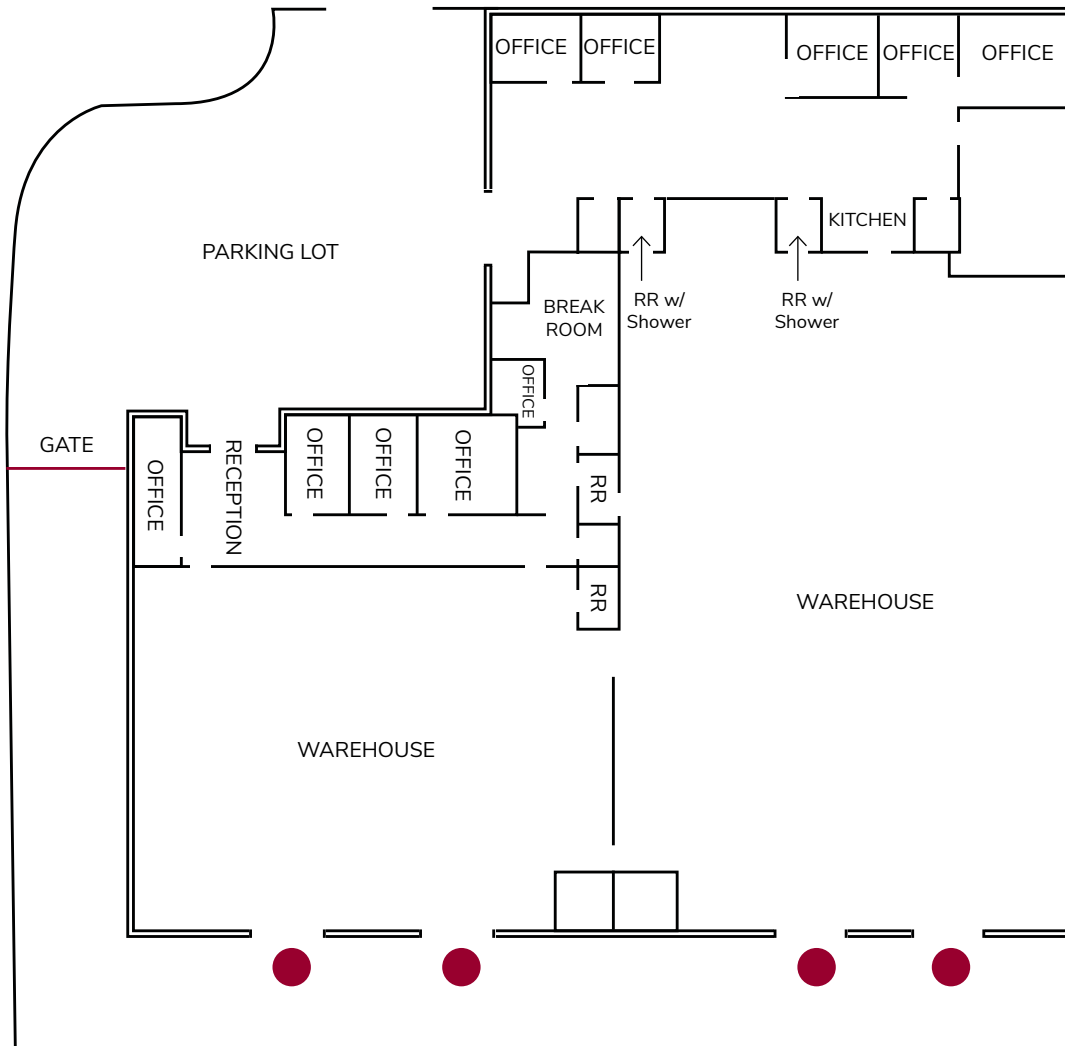


Lighting & Electrical Panel Upgrade

# CURRENT FLOOR PLAN

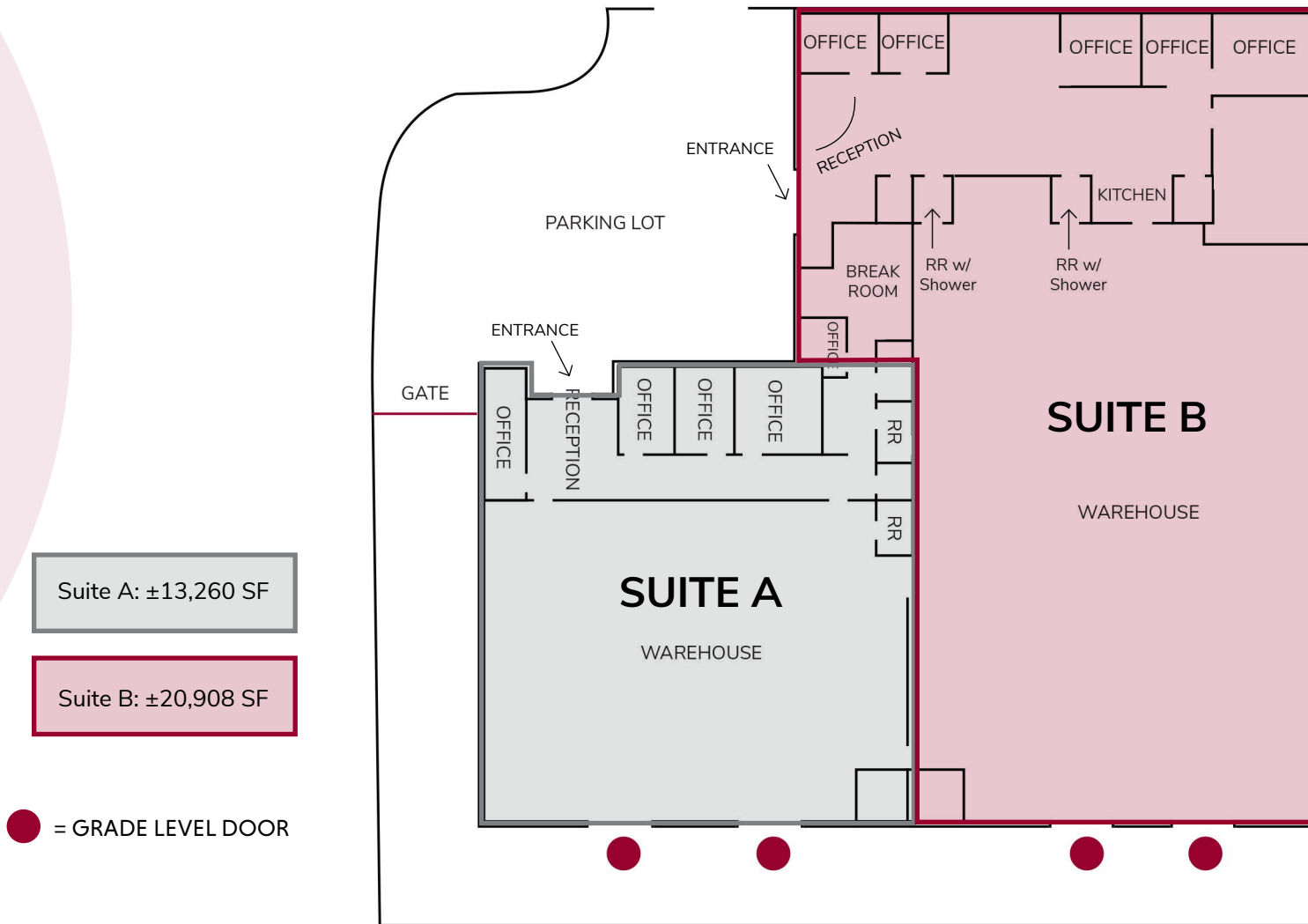
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● = GRADE LEVEL DOOR



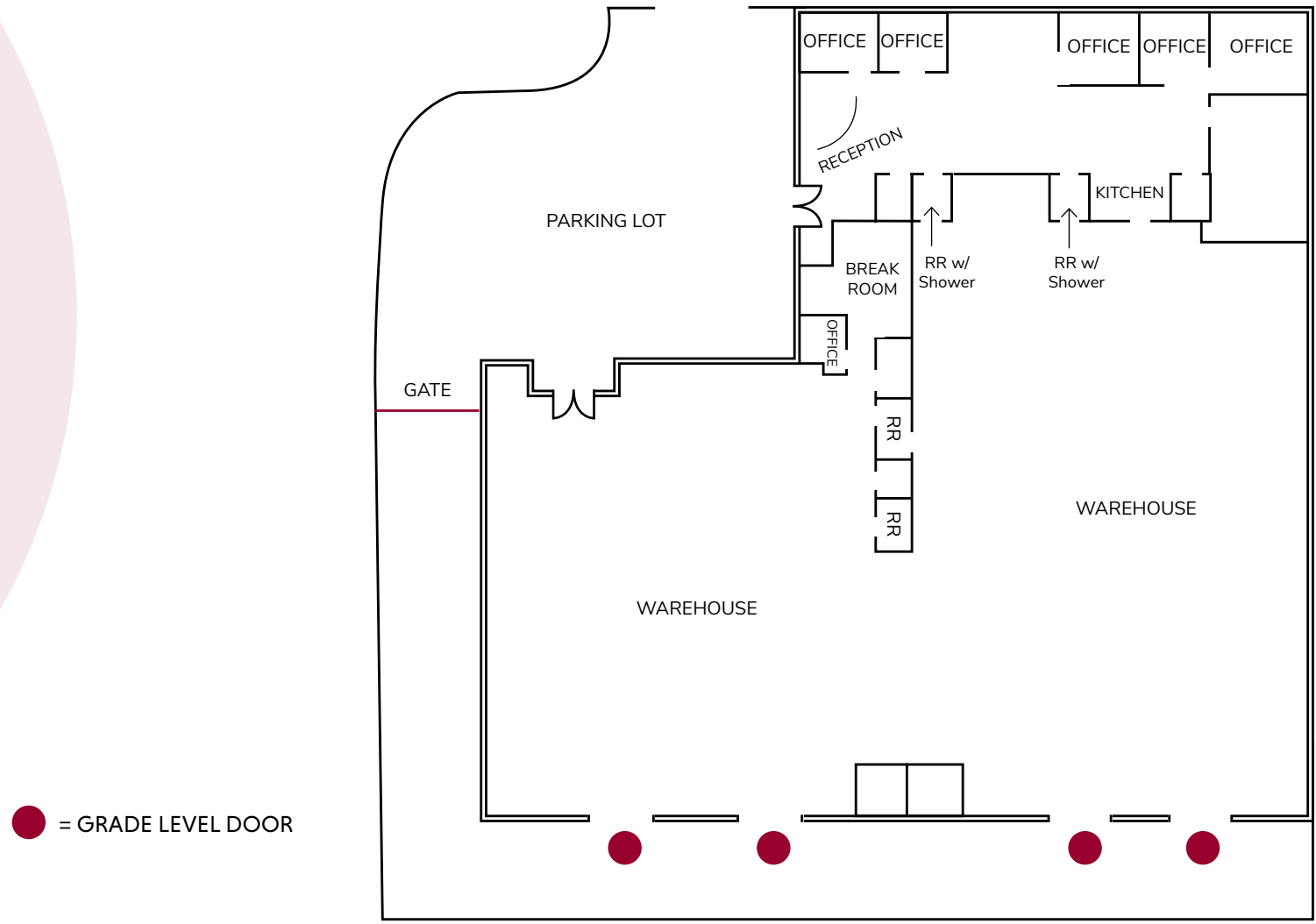
# DIVISIBILITY FLOOR PLAN

# 2620



# CONCEPTUAL FLOOR PLAN

# 2620



# PROPERTY PHOTOS

2620



# SITE PLAN

# 2620





# RETAIL & AMENITIES

# 2620

## 4 RANCHO DEL ORO RD



## PACIFIC COAST BUSINESS PARK

## 2620 TEMPLE HEIGHTS DR

## 1 PLAZA RANCHO DEL ORO



FRONTWAVE ARENA  
SOCAL SPORTS COMPLEX  
WILLIAM A. WAGNER AQUATIC CENTER

4

## RANCHO DEL ORO TECHNOLOGY PARK

1

2

3

## 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



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/sandiegonth](http://www.lee-associates.com/sandiegonth)

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