

Seagate Corporate Center

# 3508 SEAGATE WAY, SUITES 110 & 120

*Two Industrial Suites Available*

FOR SALE IN OCEANSIDE, CA





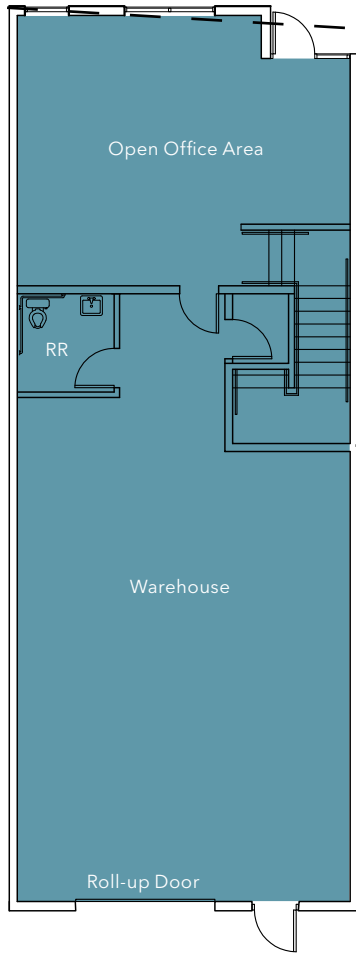
*Located in the diverse Seagate Corporate Center with easy commutes to San Diego/Orange County via Interstate 5.*

- 2 suites available (2,225 - 4,494 SF)
- Suites can be sold together or separately
- 10' x 12' grade-level loading doors
- 24' clear height in warehouse
- Common loading dock in business park
- Ample parking- 3.0/1,000 SF parking ratio
- PD-1 (IL) Zoning
- Built in 2007
- Short walk to corporate hotels, retail, restaurants, & commuter train station
- Part of a greater business park development that includes Gilead Sciences, Genetech Pharmaceuticals Campus, Titlestep, FedEx, Coca-Cola, & 2 Marriott hotels
- Property can be delivered vacant or potentially with a tenant in all or a portion of the space

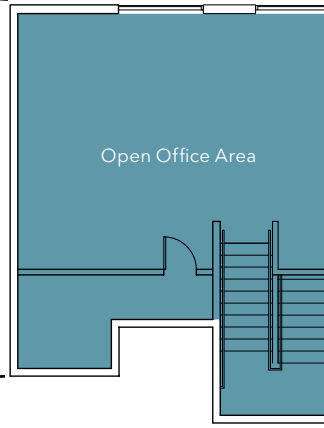


# SUITE 110 FLOOR PLAN

## First Floor



## Second Floor



2,269 SF

AVAILABLE

\$794,000

SALE PRICE

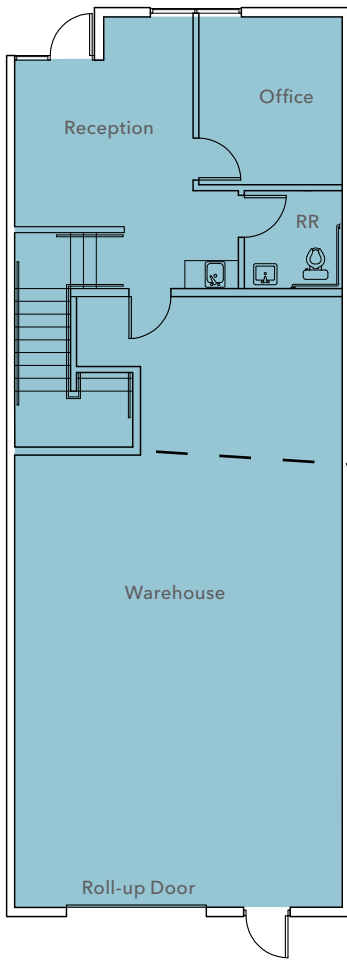
CALL

BROKER TO SHOW

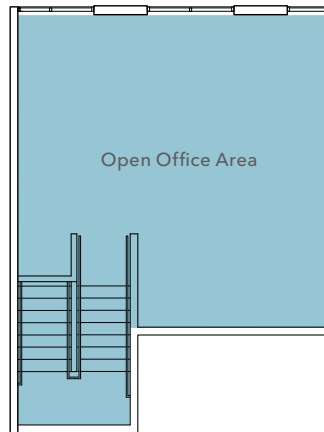
This suite features an upstairs & downstairs open office areas, 1 restroom, a warehouse space with 1 grade-level loading door.

# SUITE 120 FLOOR PLAN

## First Floor



## Second Floor



2,225 SF

AVAILABLE

\$779,000

SALE PRICE

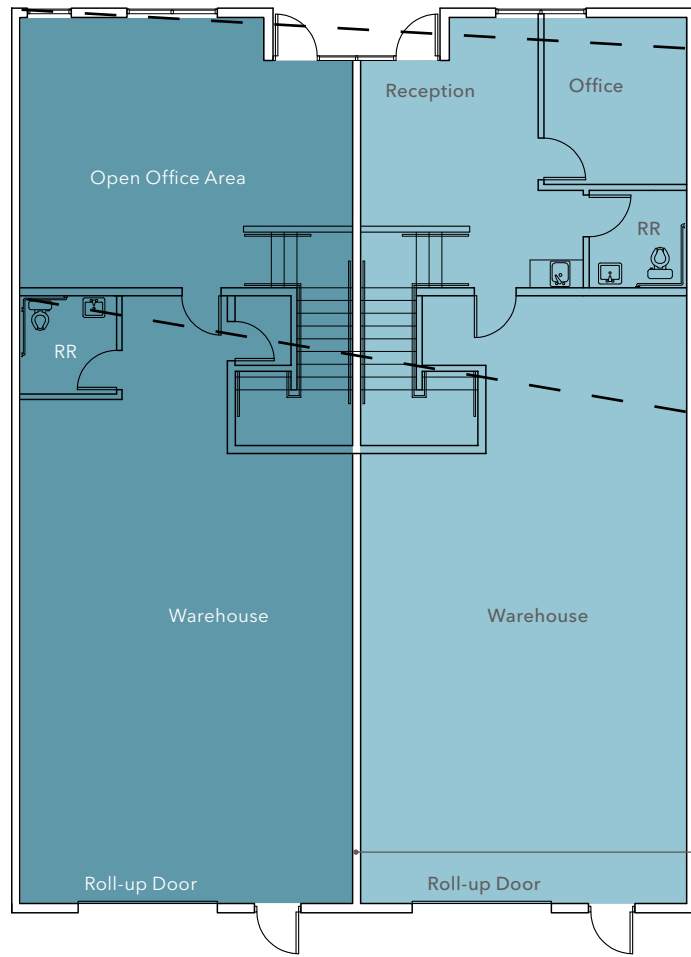
CALL

BROKER TO SHOW

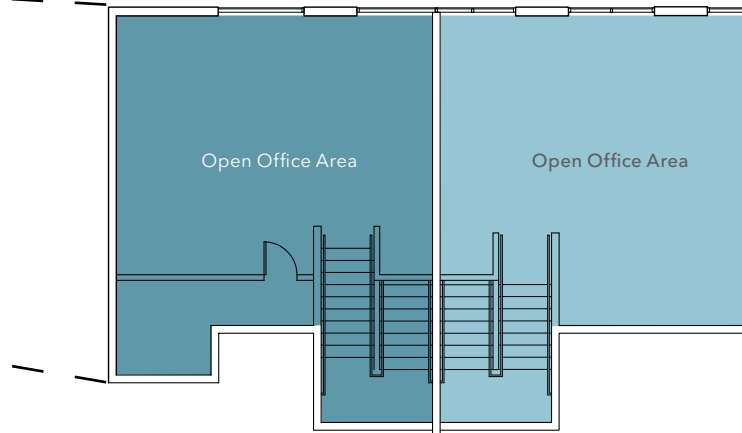
This suite features an upstairs open office area, 1 private office, 1 restroom, a warehouse space with 1 grade-level loading door.

# SUITES 110 & 120 FLOOR PLAN

## First Floor



## Second Floor



THE WAREHOUSE/OFFICE WALLS IN BETWEEN SPACES ARE ABLE TO BE REMOVED OR OPENED UP.

4,494 SF

AVAILABLE

\$1,573,000

SALE PRICE

CALL

BROKER TO SHOW

These combined suites feature a downstairs & upstairs open office area, 1 private office, 2 restrooms, and warehouse space with 2 grade-level loading doors.

# A CITY THRIVING ON THE COAST

3508 Seagate Way, situated in the Seagate Corporate Center, has a favorable location within walking distance, or a short bike ride, to Amtrack or SPRINTER stations, numerous restaurants, services & shops, with convenient access to I-5, CA-76 & CA-78. This business park is across the street from the newly constructed Frontwave Arena & the SoCal Sports Complex.

Not only is Oceanside an uncharted gem along California's southern coast, but this city is home to one of the largest retail markets in North County, that continues to expand. Oceanside is also quickly becoming a local & tourist favorite place to visit for a day trip or to enjoy a "stay-cation".

SOCAL SPORTS  
COMPLEX

FRONTWAVE  
ARENA

Residence  
INN

COURTYARD  
BY PARKROYAL



3508 SEAGATE WAY,  
SUITES 110 & 120

# COMMUTER-FRIENDLY LOCATION

Easy for visitors to locate

Across from the Socal Sports Complex

Walking distance to the 7,000-person capacity Frontwave Arena

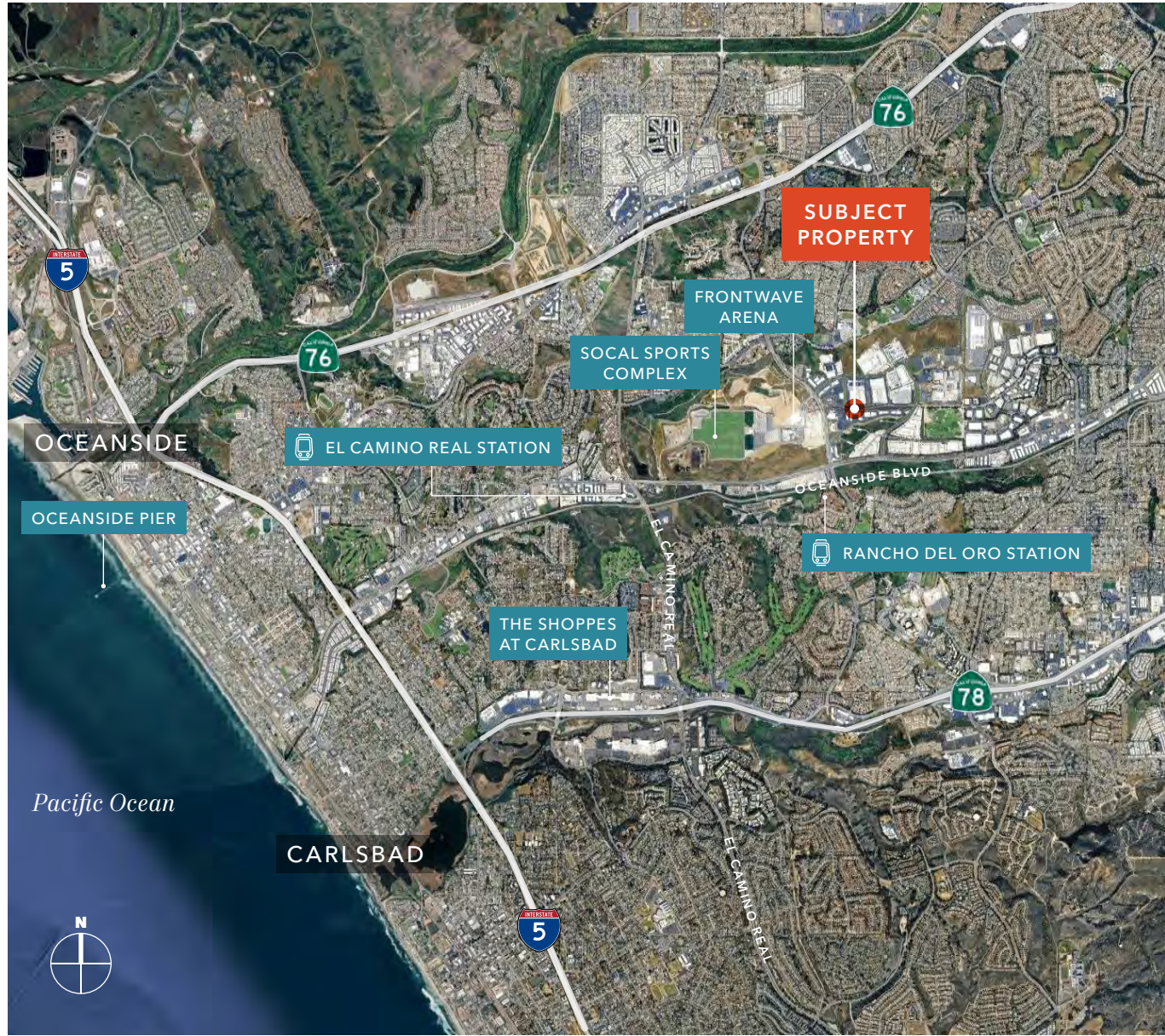
Minutes from COASTER Commuter train stop at Rancho Del Oro Station

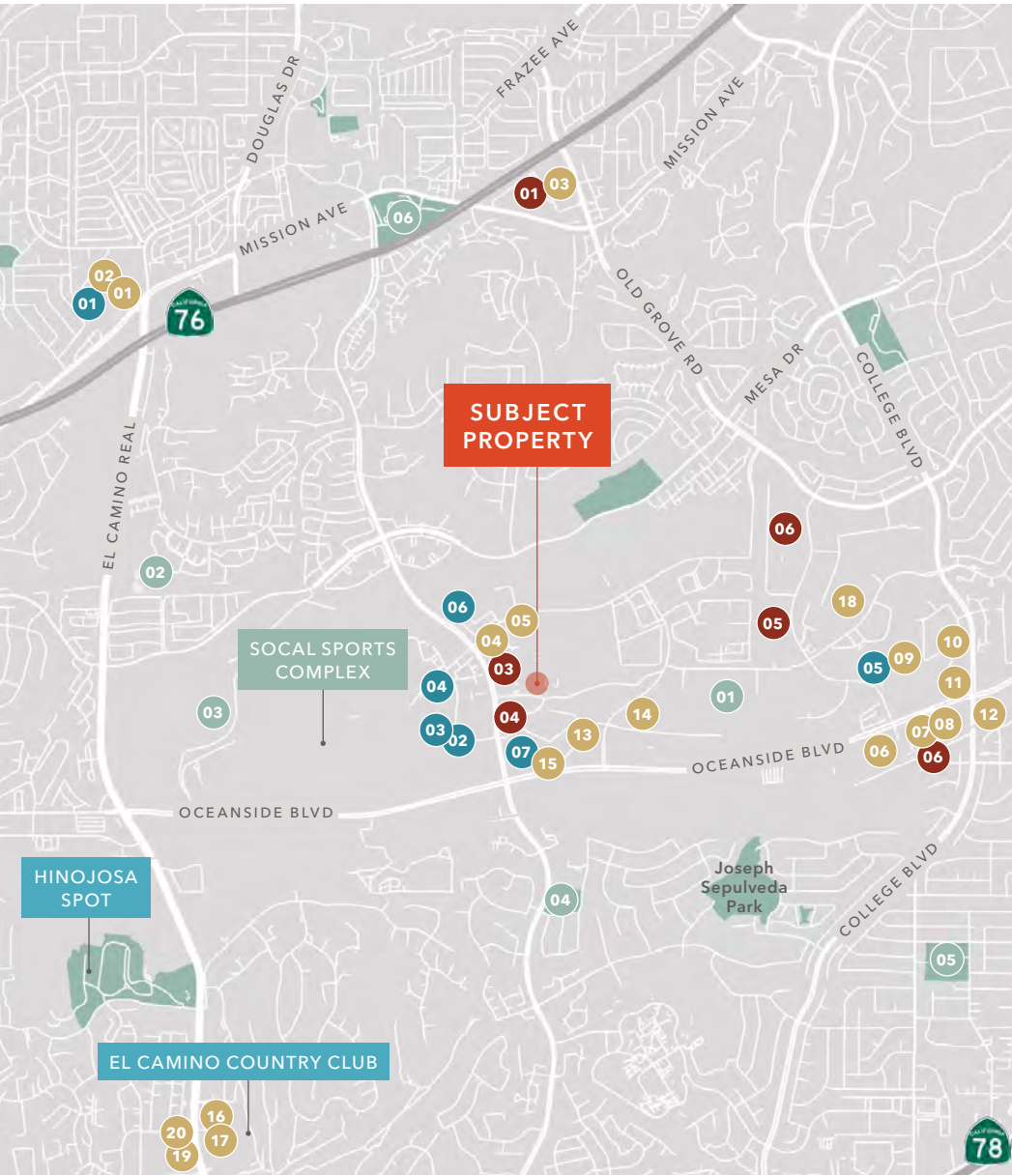
Surrounded by several residential neighborhoods

Favorable location within walking distance, or a short bike ride, to Amtrak & SPRINTER stations, numerous restaurants, services, shops, & other amenities

Convenient access to I-5, CA-76 & CA-78

45 minutes from Lindberg Field & John Wayne Airport





## NEARBY AMENITIES

### RESTAURANTS & GROCERY

- 01 Mission Shopping Center
- 02 Stater Bros Market
- 03 Starbucks
- 04 Felix's BBQ with Soul
- 05 Valerie's Taco Shop
- 06 Thai Thai Oceanside
- 07 Enzo's BBQ Ale House
- 08 McDonald's
- 09 Albertson's
- 10 Upper Crust Pizza
- 11 Starbucks
- 12 Dave's Hot Chicken
- 13 Smash & Dash Hamburgers
- 14 Crimson Cake
- 15 West Coast Sourdough
- 16 Teri Cafe
- 17 Rookie's Sports Bar
- 18 Belching Beaver Brewery
- 19 WinCo Foods
- 20 Camino Town & Country Shopping Center

### LIFESTYLE & FITNESS

- 01 Planet Fitness
- 02 Deep End Fitness
- 03 William Wagner Aquatic Center
- 04 Frontwave Arena
- 05 Planet Fitness
- 06 Surf Smiles Dentistry
- 07 Allen Orthodontics

### SHOPS & HOTELS

- 01 Lowe's Home Improvement
- 02 FedEx Ground
- 03 Residence Hotel
- 04 Courtyard Hotel
- 05 United States Postal Service
- 06 Dollar Tree

### RECREATION & PARKS

- 01 Titleist Performance Institute
- 02 Emerald Isle Golf Course
- 03 Garrison Creek Nature Trail
- 04 Palisades Park
- 05 The John Landes Skatepark
- 06 Ivey Ranch Park



# 3508 SEAGATE WAY

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*Exclusively listed by*

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