

3512 SEAGATE WAY SUITES 180-190

OCEANSIDE, CA 92056



FOR SALE & LEASE 4,904 SF INDUSTRIAL CONDO

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PROPERTY HIGHLIGHTS

- Located within Seagate Corporate Center with close proximity to I-5.
- Conveniently located near restaurants, hotels, and mass transit stops for the Sprinter and bus stop.
- Built in 2007.
- Building has 24' clear height
- Quality Improvements include corner suite with wrap around glass line, kitchenette, large open office floor plan and two roll up doors.
- Gas served unit



BUILT
IN 2007



CLOSE TO
I-5 & FWY 78



PARKING
15 SPACES



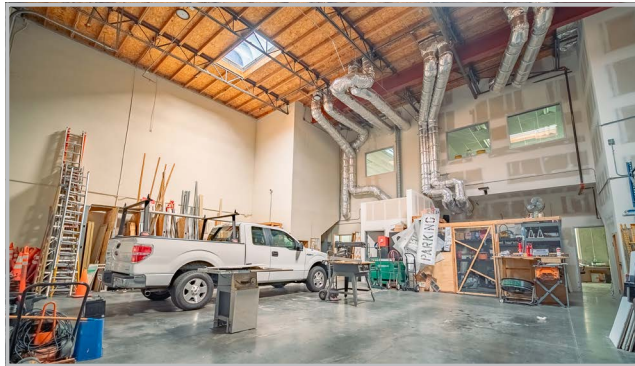
2 GRADE LEVEL
DOOR (10X12)



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PHOTO GALLERY



3512 SEAGATE WAY

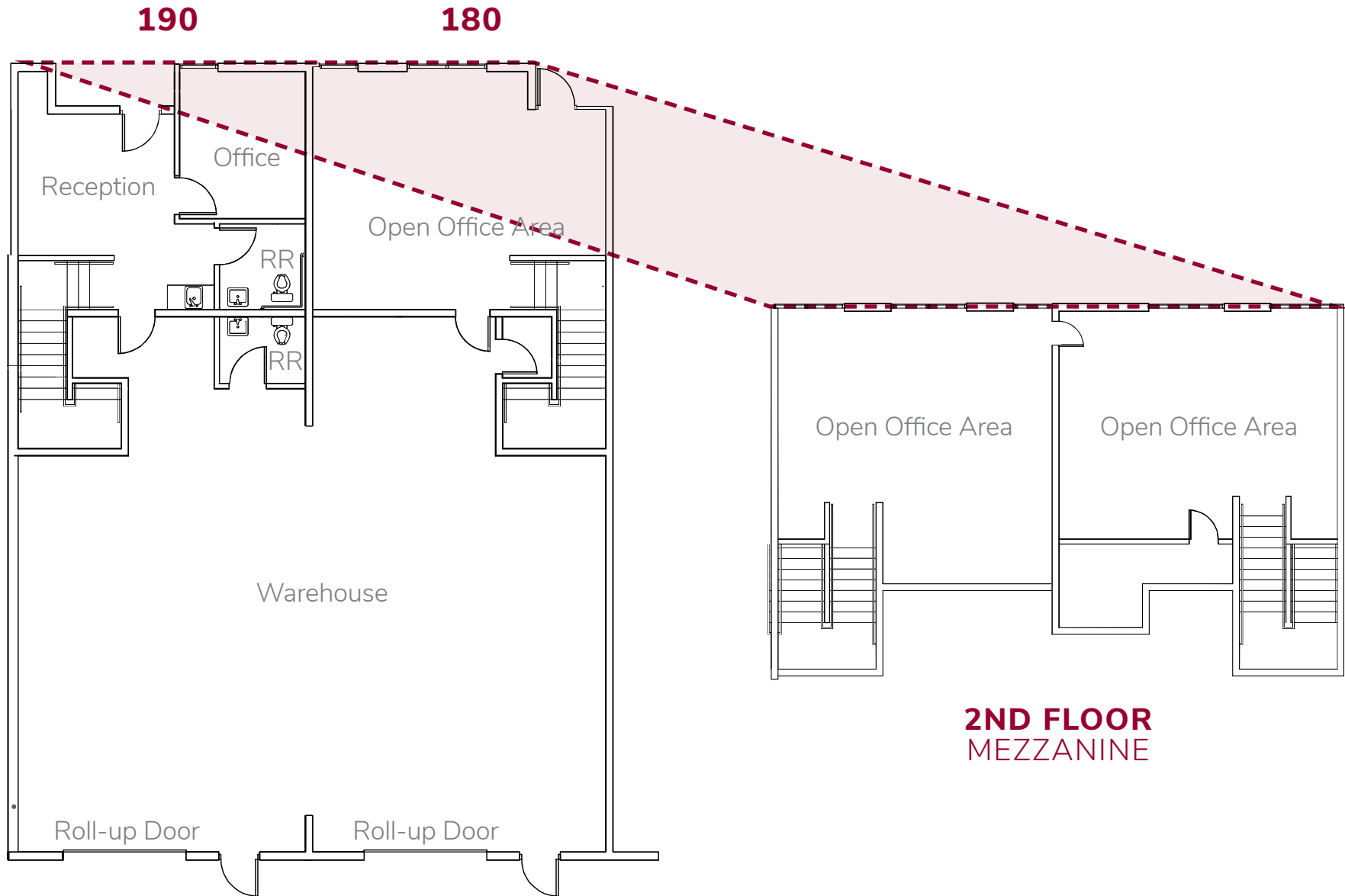
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BUILDING OVERVIEW

Address	3512 Seagate Way, Suites 180-190, Oceanside, CA
Condo Size	4,904 SF with 1,427 SF Office Mezzanine
Built	2007
Build out	55% Office / 45% Warehouse (716 SF Ground Floor Can Be Converted to Warehouse)
Parking	3.3 Spaces per 1,000 SF
Loading	Two (2) Grade Level Door (10x12')
Clear Height	24'
Zoning	IL-Zoning Link
Purchase Price	\$1,667,360.00 (\$340 PSF)
Lease Rate	\$1.50 PSF Modified Gross \$0.20 CAM



FLOOR PLAN



LOCATION OVERVIEW



NEARBY AMENITIES | CORPORATE NEIGHBORS



**3512 SEAGATE WAY
SUITES 180-190**

OCEAN RANCH CORPORATE CENTRE

SEAGATE BUSINESS PARK

PACIFIC COAST BUSINESS PARK

RANCHO DEL ORO TECHNOLOGY PARK

NEARBY AMENITIES

- 1** Courtyard by Marriott
- 2** Residence Inn by Marriott
- 3** Kaiser Permanente
- 4** VA Oceanside Clinic
- 5** Sprinter Station at Rancho Del Oro
- 6** Oceanside Sports Complex
- 7** El Corazon Aquatic Center Site
- 8** Navy Federal Credit Union
- 9** Frontwave Arena

CORPORATE NEIGHBORS



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**LEE &
ASSOCIATES**

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Any of the foregoing information will need to be separately verified by Buyer.