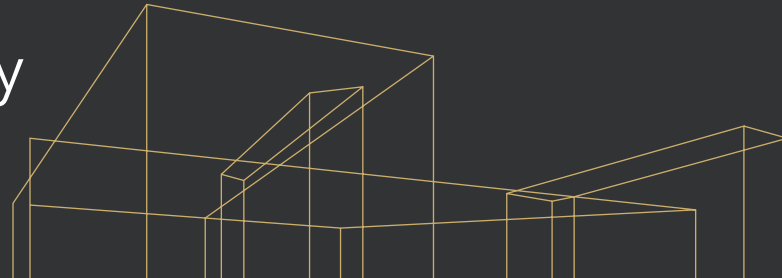




Oceanside Gateway Business Park

1704 ORD WAY A/B, OCEANSIDE, CA 92056

FOR SALE OR LEASE



Property Features

±4,069 SF INDUSTRIAL SUITE with approximately 1,700 SF office space

SUITE A/B FEATURES a reception area, three (3) private offices, a large open office area, restroom and a warehouse

TWO (2) GRADE-LEVEL doors (12' x 14')

WAREHOUSE features skylights and sprinklers

PARKING RATIO 2.3 / 1,000 SF

CONVENIENT ACCESS to Hwy 76, Hwy 78 & I-5

IMMEDIATELY adjacent to retail, restaurants, hotels and services

CALL to show

ASKING LEASE RATE \$7,000/month Gross (No CAM fee)

SALE PRICE \$1,485,000

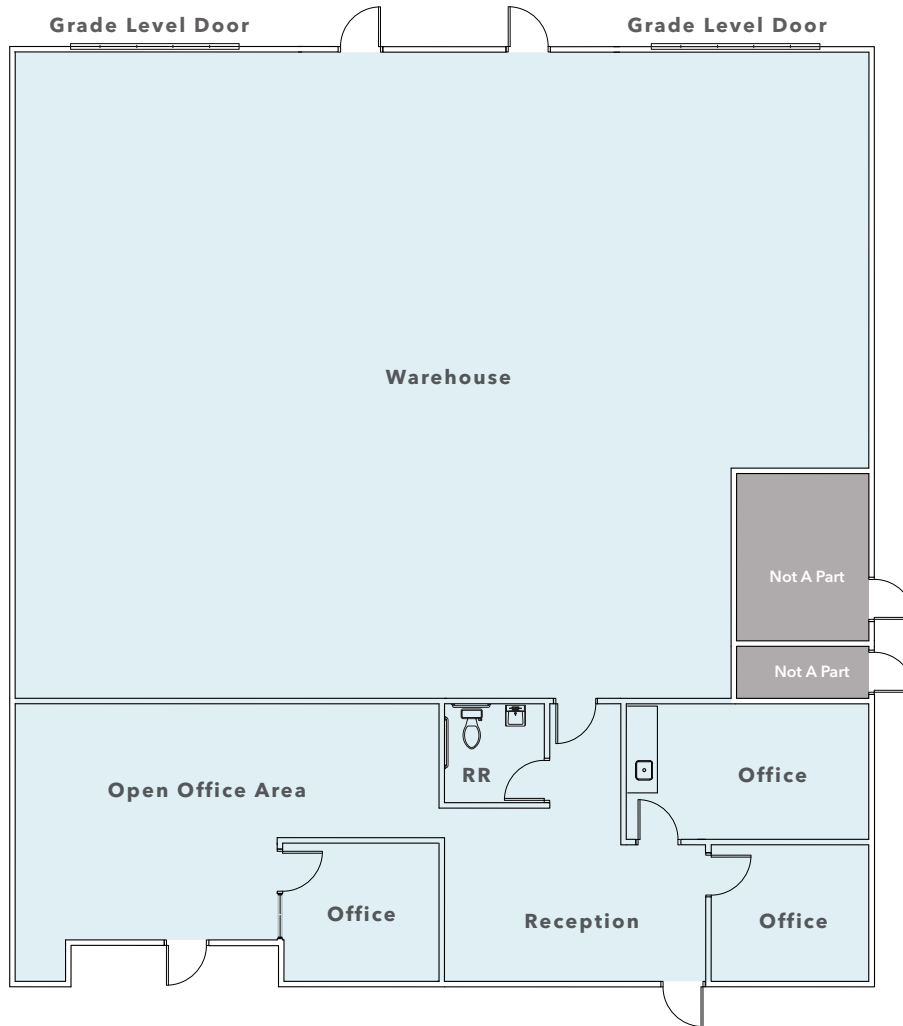
JOHN WITHERALL
760.815.9004
john.witherall@kidder.com
LIC N° 01759453

OCEANSIDE GATEWAY BUSINESS PARK

±4,069 SF Industrial Suite For Sale or Lease

1704 ORD WAY A/B, OCEANSIDE, CA 92056

Floor Plan



±4,069

TOTAL SQUARE FEET

±1,700

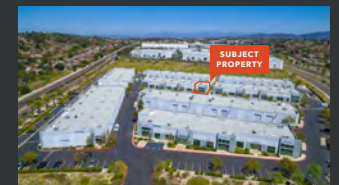
OFFICE SQUARE FEET

\$7K

GROSS MONTHLY LEASE RATE

\$1.485M

SALE PRICE



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km Kidder Mathews

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Site Plan



**SUBJECT
PROPERTY**

±4,069

TOTAL SQUARE FEET

±1,700

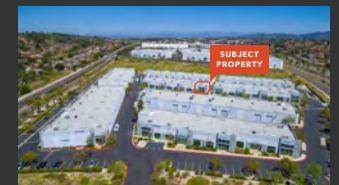
OFFICE SQUARE FEET

\$7K

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Mathews

OCEANSIDE GATEWAY BUSINESS PARK

±4,069 SF Industrial Suite For Sale or Lease

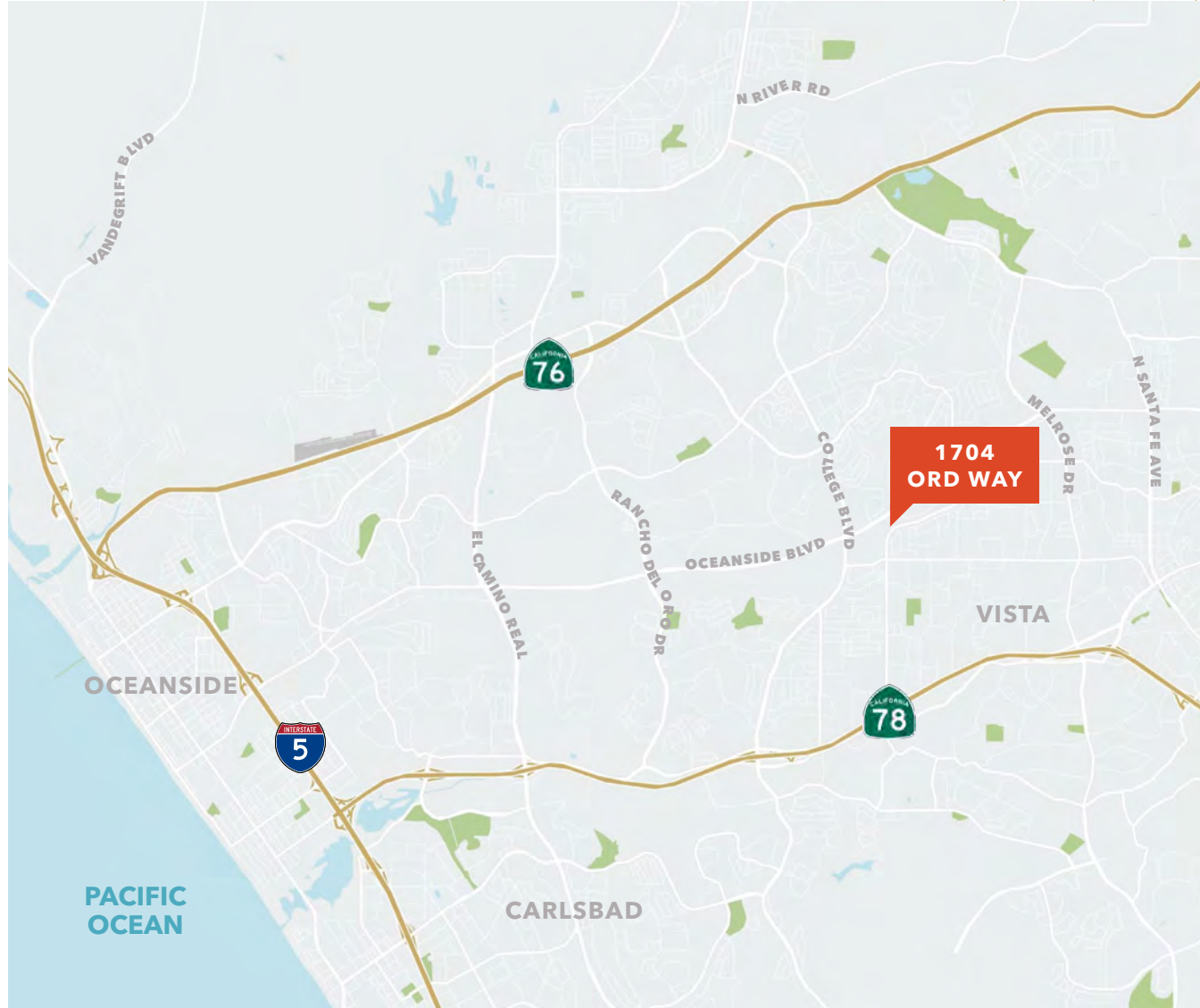
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GRADE-LEVEL ROLL-UP DOORS



SUBJECT PROPERTY



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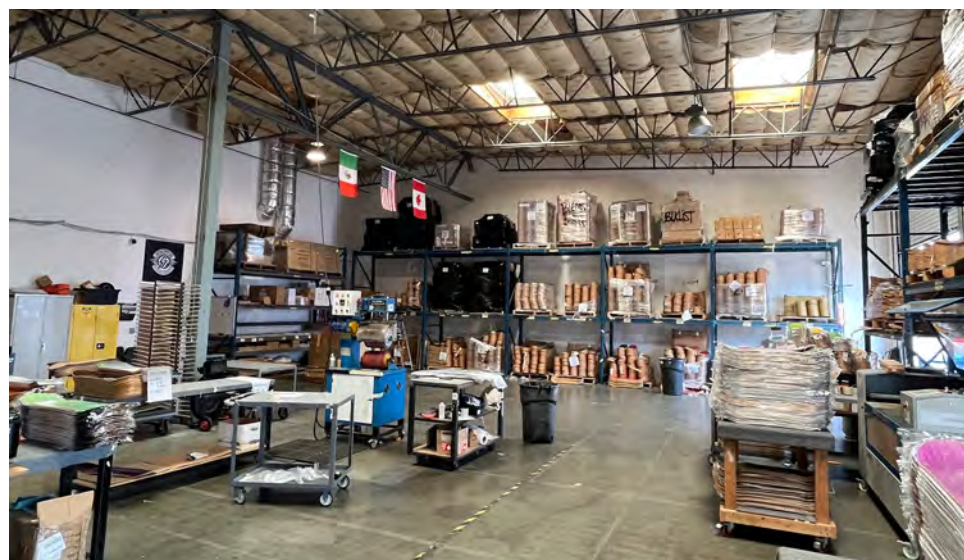
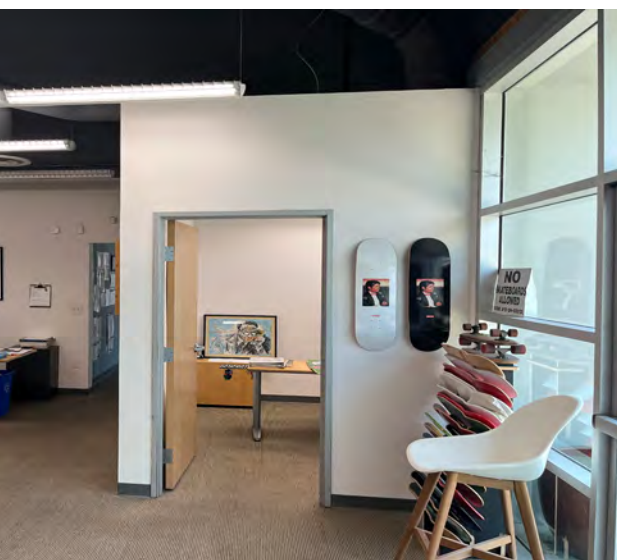
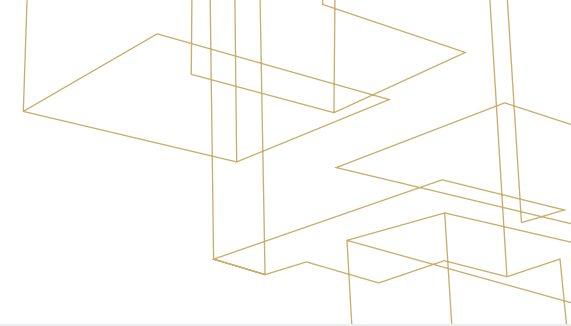
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For More
Information,
Please Contact

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