

# 3242 PRODUCTION AVE

±8,413 SF INDUSTRIAL SUITE FOR LEASE

**BROKER INCENTIVE**  
\$1.00 PSF BROKER BONUS FOR  
QUALIFIED TENANT & 5 YR LEASE



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# SITE FEATURES

3242 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



PARKING |  
AMPLE



PROXIMITY |  
CLOSE TO AMENITIES



ACCESS |  
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARD |  
LARGE, FENCED & SECURED

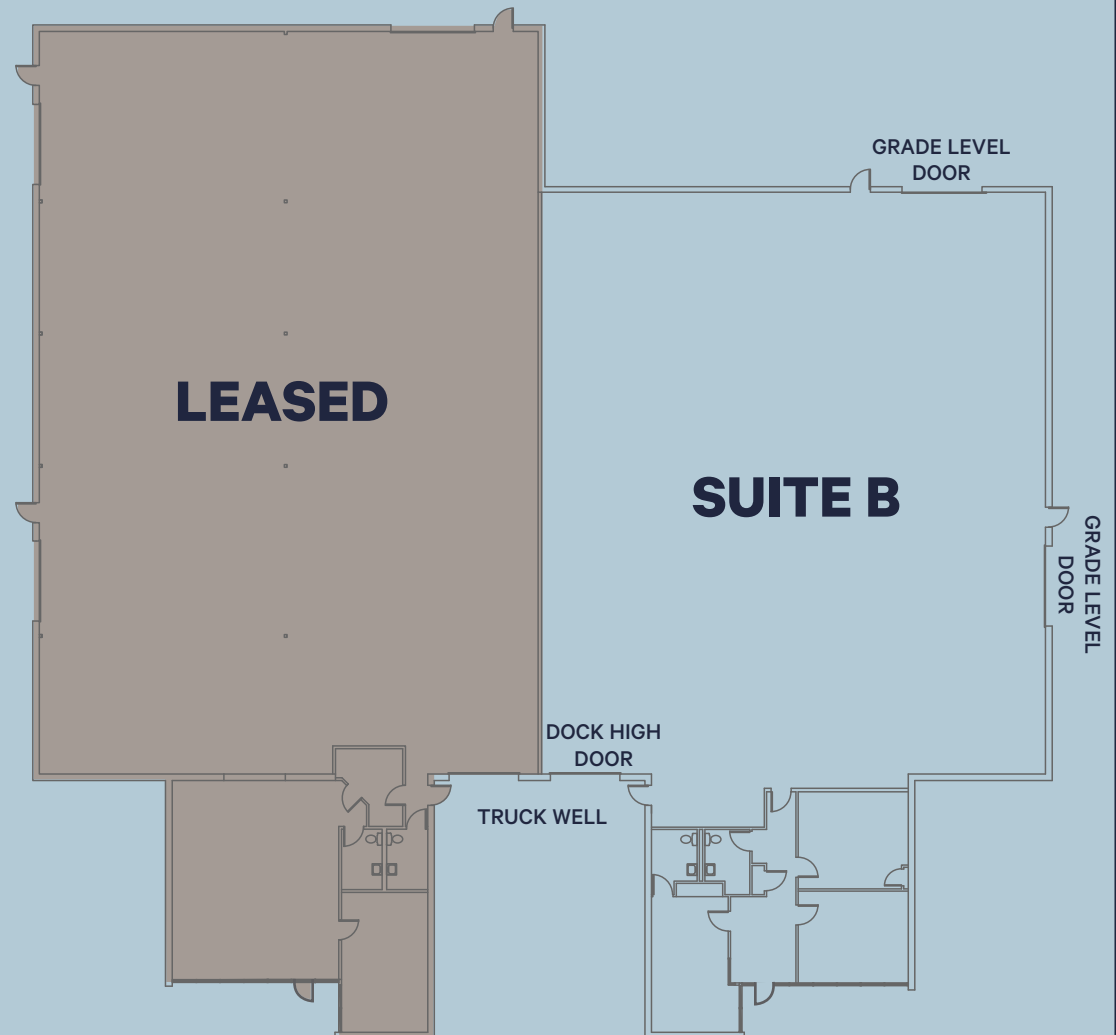
# PROPERTY OVERVIEW

3242 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



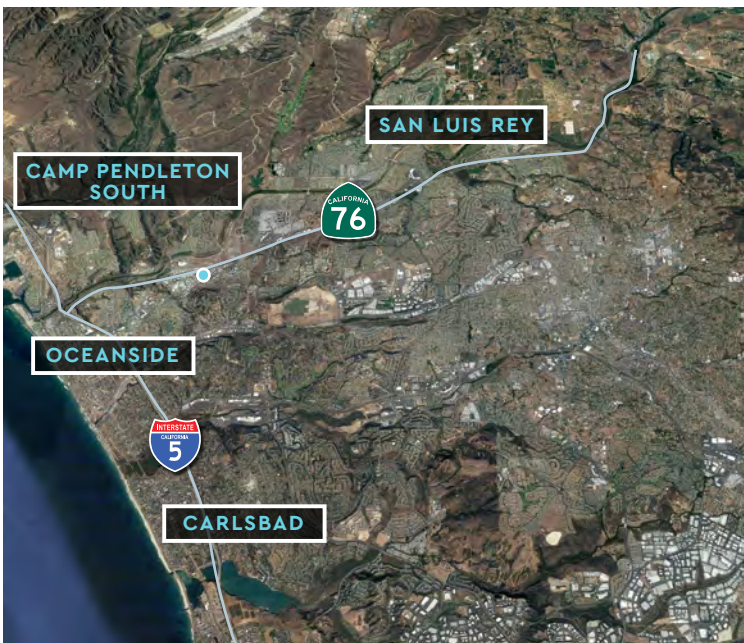
## PROPERTY OVERVIEW

- ±8,413 SF industrial suite available for lease
- Two (2) grade level loading doors
- One (1) dock high loading door
- Fenced, secured yard
- Sprinklered
- Gas service available
- Lease Rate: \$1.40/SF NNN



# LOCATION

3242 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



±18,617 SF  
INDUSTRIAL BUILDING

+ SECURED FENCED  
YARD AREA

# DRIVE TIMES

MILES FROM PROPERTY

3242 PRODUCTION AVE  
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# SAN DIEGO

## REGIONAL OVERVIEW



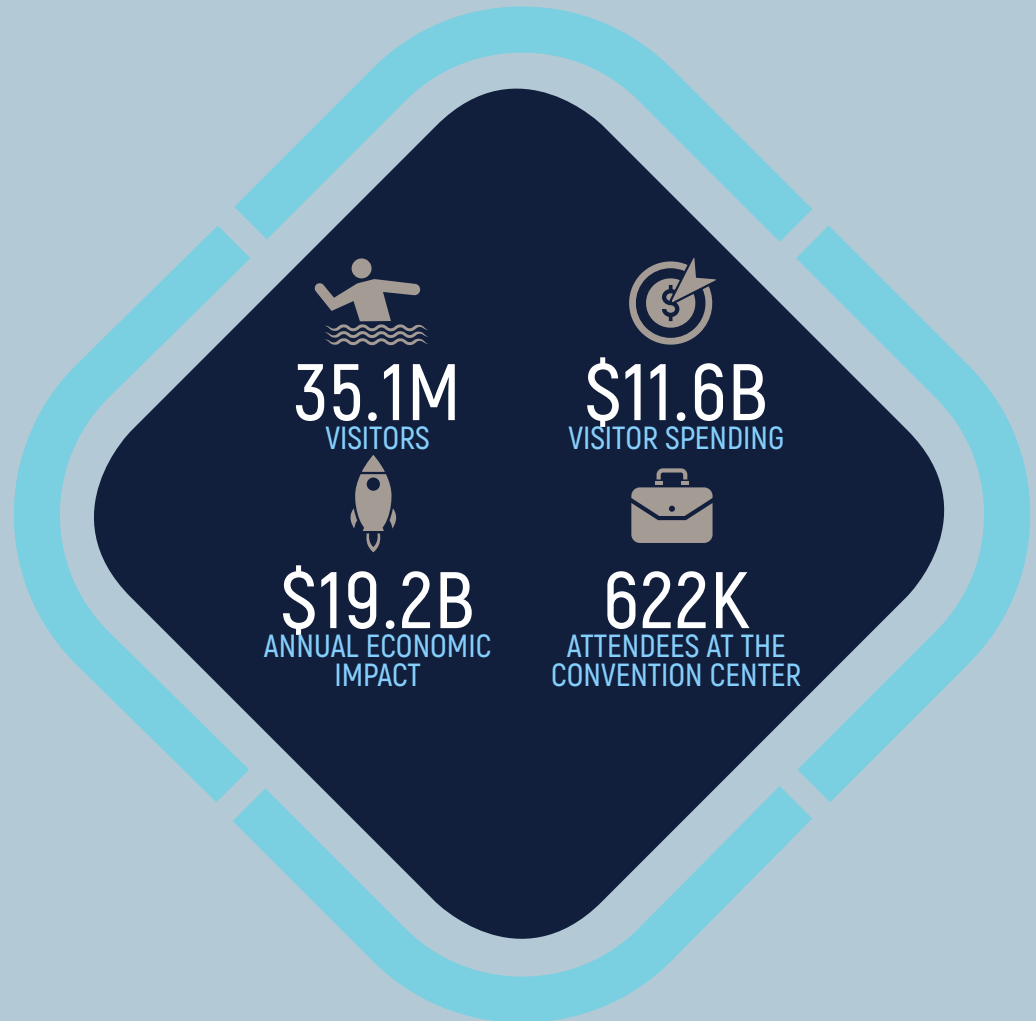
Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

## POPULAR ATTRACTIONS



HOTEL DEL CORONADO



# NORTH COUNTY

## REGIONAL OVERVIEW



### BUILDING & DESIGN

Hunter Industries  
Nitto Group – Hydranautics | Watkins Manufacturing Group



### CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water  
NRG Energy | Air Products and Chemicals, Inc.



### INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.  
L3 Communications | Max-Linear



### BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.  
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine  
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



### ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing  
Titleist – Acushnet | Suja Juice | Columbia Sportswear | Reef



### E. COMMERCE

Wayfair | Amazon

## LIFESTYLE

126

MILES OF  
HIKING TRAILS

57%

OF SAN DIEGO  
GOLF COURSES

28

BEACHES

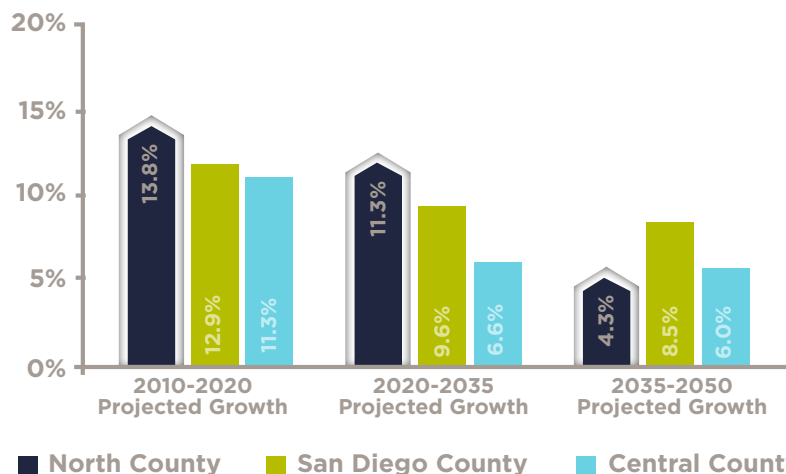
58

SCHOOLS  
(RECEIVED 35% AWARDS)

45+

BREWERIES

## JOB GROWTH FASTEST IN NORTH COUNTY





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