

FOR LEASE:

6,500 SF INDUSTRIAL SUITE WITH 8,500 SF YARD AREA AND 24' CEILING HEIGHT

**304** VIA DEL NORTE  
OCEANSIDE, CA 92058



**PALOMAR**  
COMMERCIAL  
BUSINESS REAL ESTATE SERVICES



For more information, please contact:

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### PROPERTY HIGHLIGHTS

- 6,500 SF Industrial suite with unusual 24' warehouse ceiling height
- 8,500 SF fully fenced and gated private yard area adjacent to the suite
- Two separate access points to yard for drive through yard access
- (2) Oversized roll-up doors (front and back of suite for drive through building access)
- 400 amps 120/208v power
- Approximately 10% office
- Excellent location: minutes from Highway 76, Interstate 5, Downtown Oceanside and the coast. Quick access to Orange County
- Part of the rapidly changing Oceanside market with quick access to the new Frontwave Arena and future OceanKamp development
- Local, responsive ownership
- Availability date: Please call to discuss
- **Lease rate: \$1.45/sf NNN**

FENCED & GATED  
YARD AREA

GATE

OVERSIZE  
ROLL-UP

RR

OVERSIZE  
ROLL-UP

GATE

VIA DEL NORTE



30 MINUTES TO SAN DIEGO

30 MINUTES TO ORANGE COUNTY

5 MINUTES  
TO I-5



# PACIFIC OCEAN

10 MINUTES  
PACIFIC OCEAN



PROPERTY



OCEANSIDE MUNICIPAL  
AIRPORT (OCN)

2 MINUTES TO  
HIGHWAY 76

