

For Sale

OCEANSIDE GATEWAY BUSINESS PARK

1704 ORD WAY, SUITE A-B, OCEANSIDE, CA 92056

PRICE REDUCTION

*A ±4,069 SF Industrial Suite
Available for Sale in Oceanside, CA*

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Mathews



Property Features

- 4,069 SF industrial condo for sale
- Suite A-B features a reception area, 3 private offices, a large open office area, a restroom, and a warehouse space
- 2 grade-level roll-up loading doors (12'x14')
- Parking ratio: 2.3/1,000 SF
- Skylights & sprinklers in warehouse
- Convenient access to I-5, CA-76, & CA-78
- Immediately adjacent to retail, restaurants, hotels, and other services
- Call broker to show
- Sale Price: \$1,375,000

±4,069 SF
AVAILABLE

CALL
TO SHOW

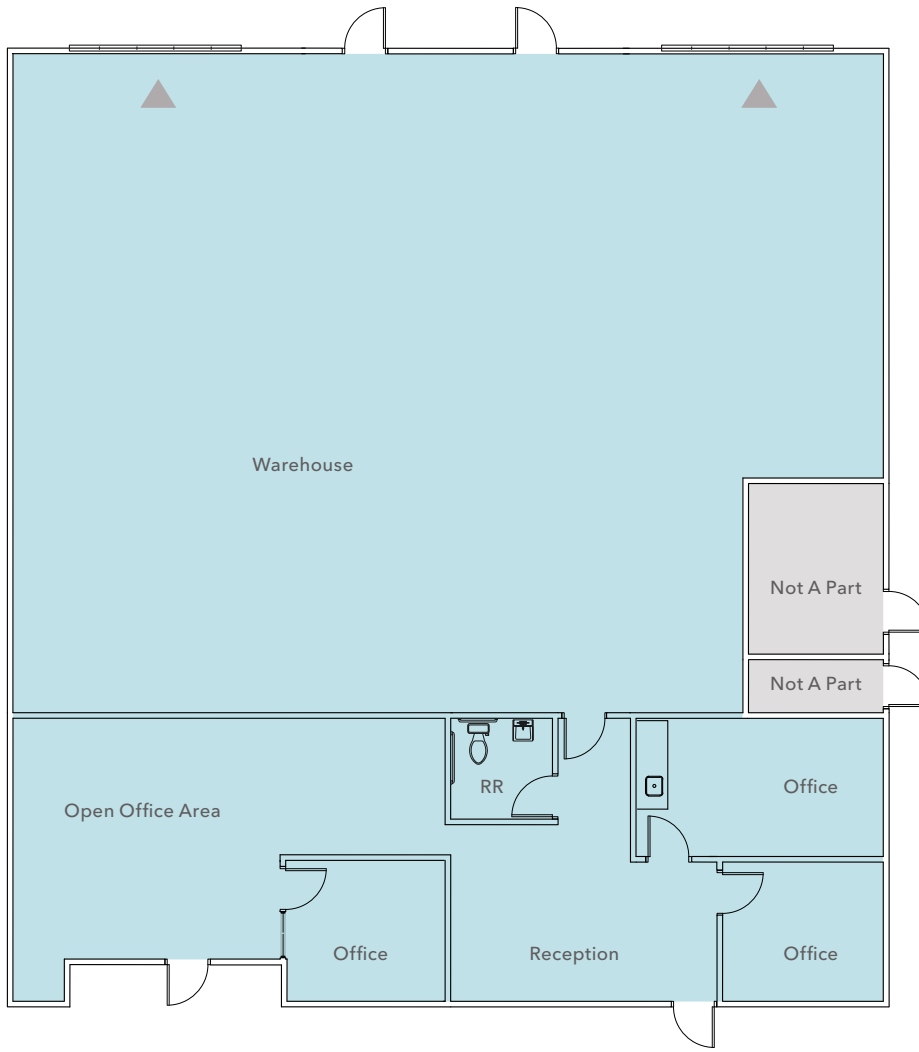
SITE PLAN

1704 Ord Way, Suite A-B is part of the master-planned, 529,400 SF, Oceanside Gateway Business Park.

This 8-building business park consists of small, mid-range, and large industrial buildings.



FLOOR PLAN



±4,069 SF

AVAILABLE

2 (12'X14')

GRADE-LEVEL LOADING DOORS

\$1,375,000

SALE PRICE

This suite features a reception area, 3 private offices, a large open office area, a restroom, & a warehouse.

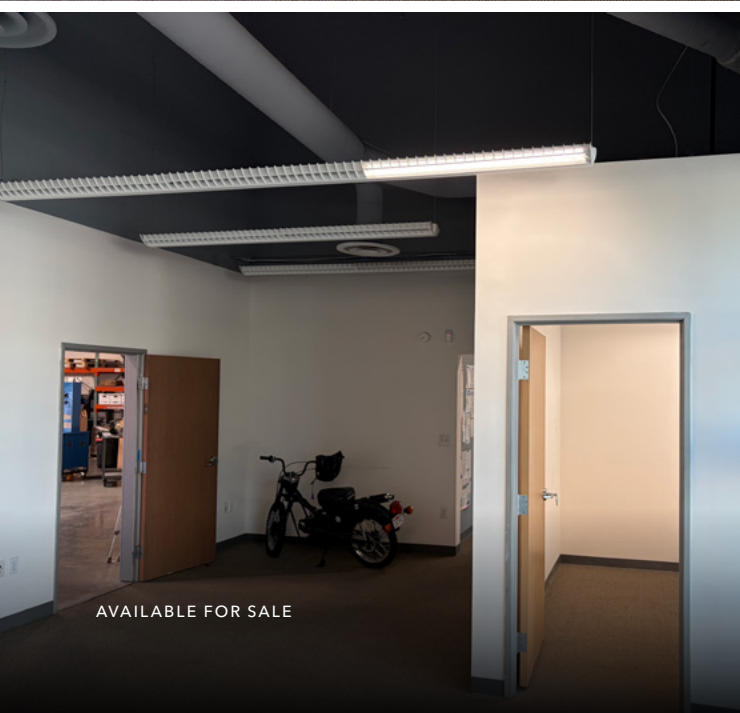
Skylights & sprinklers in warehouse.

▲ Grade level loading doors (12'x14')

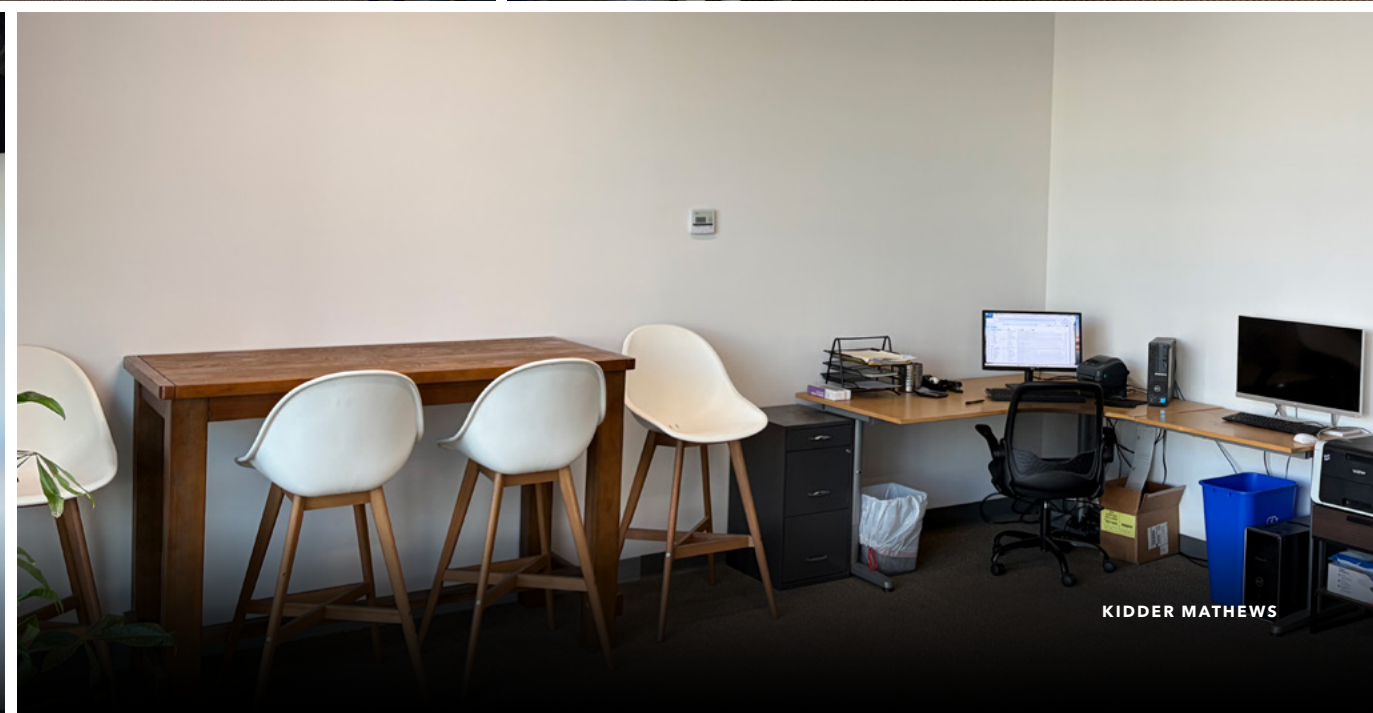
OCEANSIDE GATEWAY BUSINESS PARK



OCEANSIDE GATEWAY BUSINESS PARK



AVAILABLE FOR SALE



KIDDER MATHEWS

HIGHLY- ACCESSIBLE LOCATION

Immediately adjacent to retail, restaurants, hotels, & services

Conveniently located near major confluences Interstate 5, Highway 78, and Highway 76

Easy for visitors to locate

13 MIN

SHOPPES AT CARLSBAD

16 MIN

INTERSTATE 5



OCEANSIDE GATEWAY BUSINESS PARK

*Exclusively
listed by*

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