

**FOR LEASE**

**4136**

**AVENIDA DE  
LA PLATA**

Oceanside, CA

**12,859 SF Industrial Space For Lease**

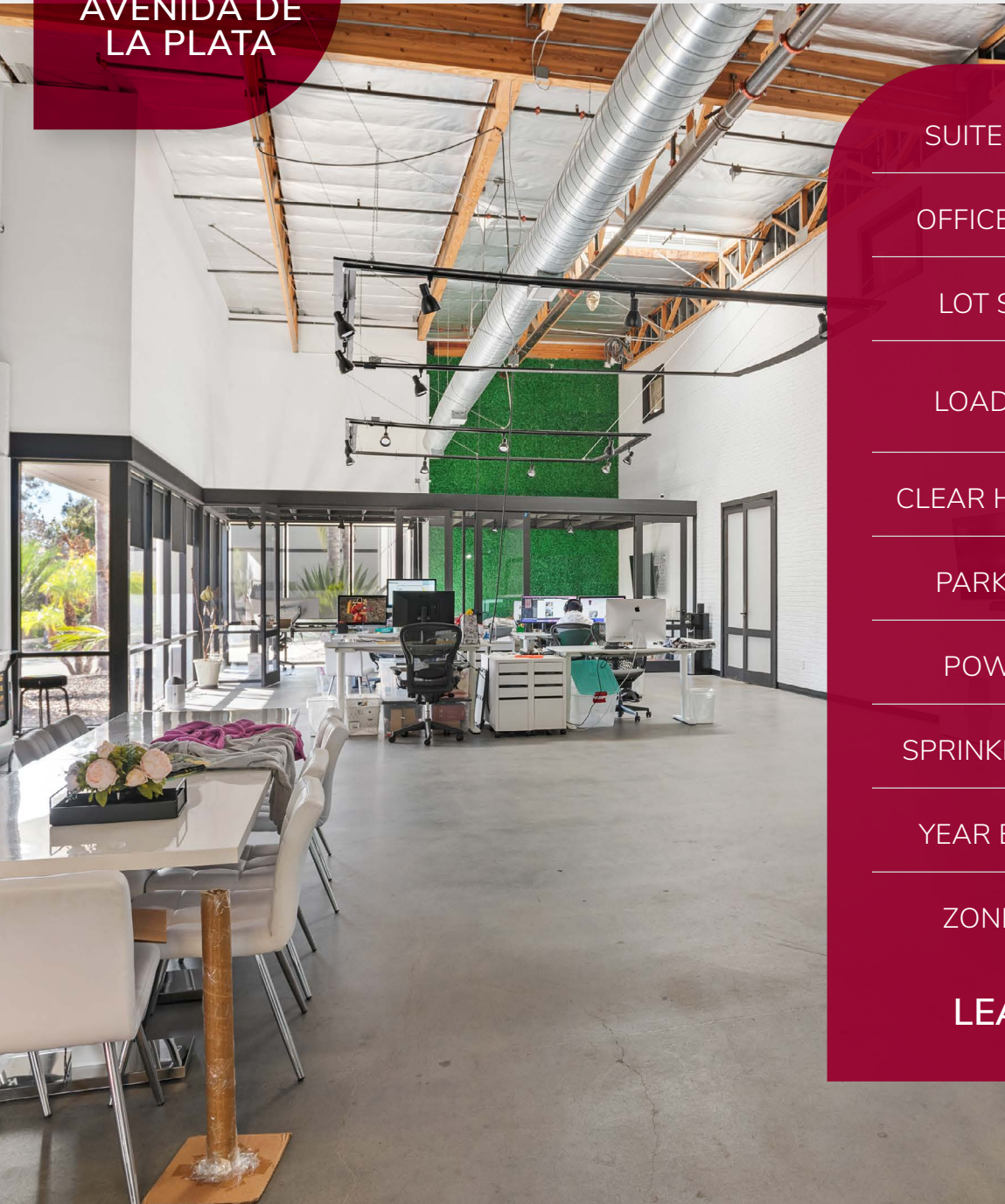
**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**WR** WILLIAMS ROTH GROUP  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

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## PROPERTY FEATURES



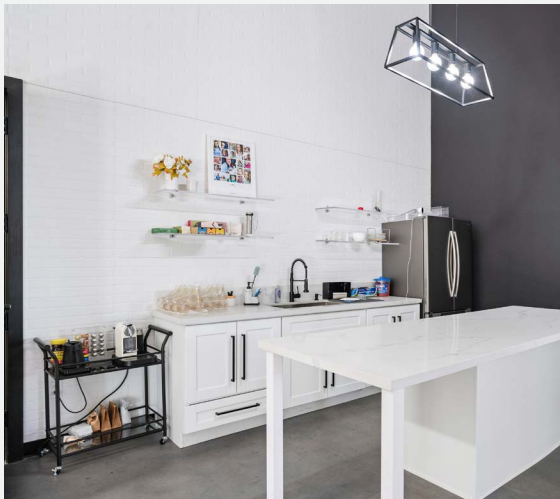
SUITE SIZE	12,859 SF
OFFICE SIZE	±2,500 SF (15%) (Approx)
LOT SIZE	1.08 ACRES
LOADING	1 GRADE LEVEL DOOR (12'X14') (EXPANDABLE TO 2)
CLEAR HEIGHT	17'-19'
PARKING	2.82/1,000 SF (47 SPACES)
POWER	800Amps. 277/480V (Needs to be verified)
SPRINKLERED	YES
YEAR BUILT	1999
ZONING	PD-1 (IL)

LEASE RATE **\$1.15/SF + UTILITIES**

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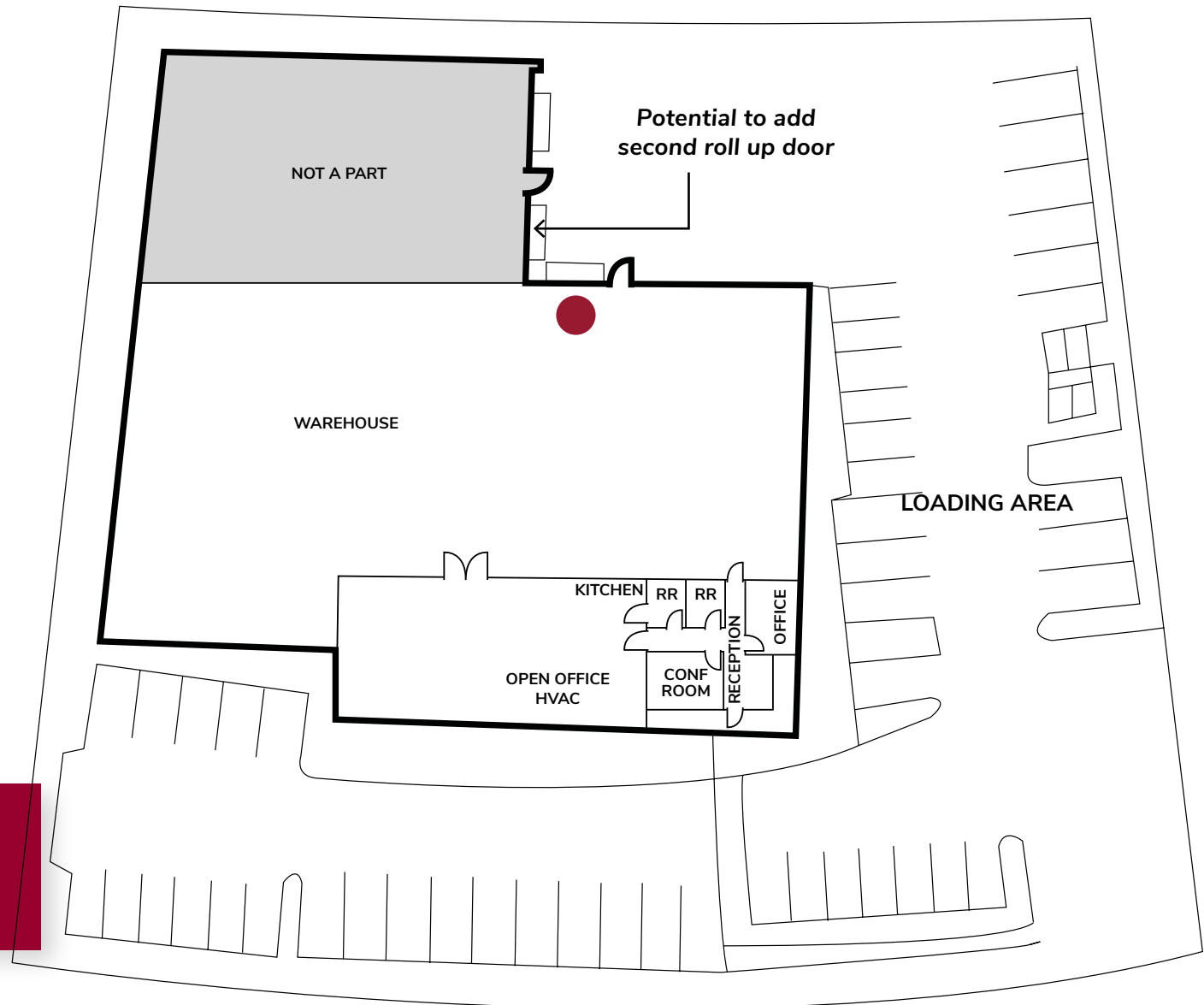
# PROPERTY PHOTOS



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## FLOOR PLAN



Office - 2,500 SF  
Warehouse - 10,359 SF  
Total - 12,859 SF

● : Grade level door (12'X14')

\*Floorplan not to scale

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# SITE PLAN

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## AVENIDA DE LA PLATA

# NEARBY RETAIL/AMENITIES

# 4136 AVENIDA DE LA PLATA

### 4 RANCHO DEL ORO RD



FRONTWAVE ARENA  
SOCAL SPORTS COMPLEX  
WILLIAM A. WAGNER AQUATIC CENTER

OCEAN RANCH CORPORATE CENTRE

RANCHO DEL ORO TECHNOLOGY PARK

PACIFIC COAST BUSINESS PARK

### 1 PLAZA RANCHO DEL ORO



### 2 DEL ORO MARKETPLACE



### 3 RANCHO DEL ORO GATEWAY



### CORPORATE NEIGHBORS



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## LOCATION MAP



4136 AVENIDA DE LA PLATA

# 4136

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Oceanside, CA



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