

3516 SEAGATE WAY, STE 130, OCEANSIDE, CA 92056

FOR SALE

*±2,735 SF Lab/R&D Space
w/ HVAC Warehouse*



KIDDER.COM

km Kidder
Mathews



Property Summary

TOTAL SUITE SF	±2,735 SF
CLEAR HEIGHT	24'
LOADING	1 Grade Level Doors (10'x12')
HOA	\$598/month
POWER	200 Amps, 120/208V, 3 Phase
PARKING RATIO	3.2/1,000

Building Highlights

Space is configured for lab or R&D with 100% HVAC throughout

VCT Flooring in lab areas

Fume hood

Eye wash stations

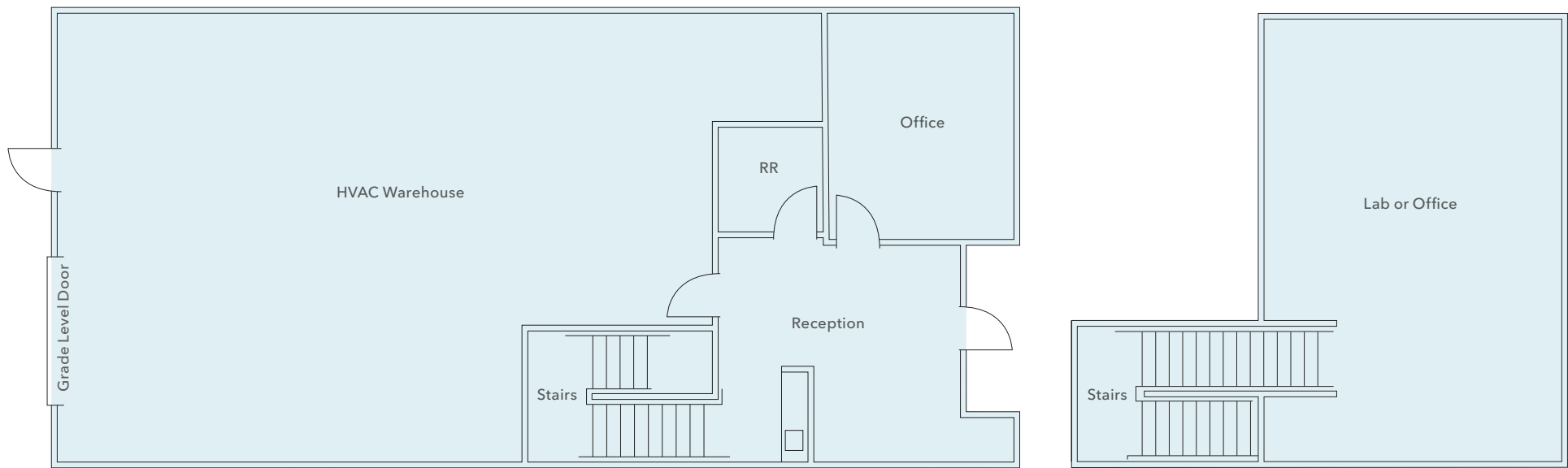
Electrical distribution throughout

Common dock high loading platform

Gas stubbed to parking lot

\$930,000 *\$340*
ASKING PRICE ASKING PRICE/SF

FLOOR PLAN



FIRST FLOOR

MEZZANINE

±2,735 SF

TOTAL SUITE SIZE

\$930,000

ASKING PRICE

24'

CLEAR HEIGHT

1 (10'x12')

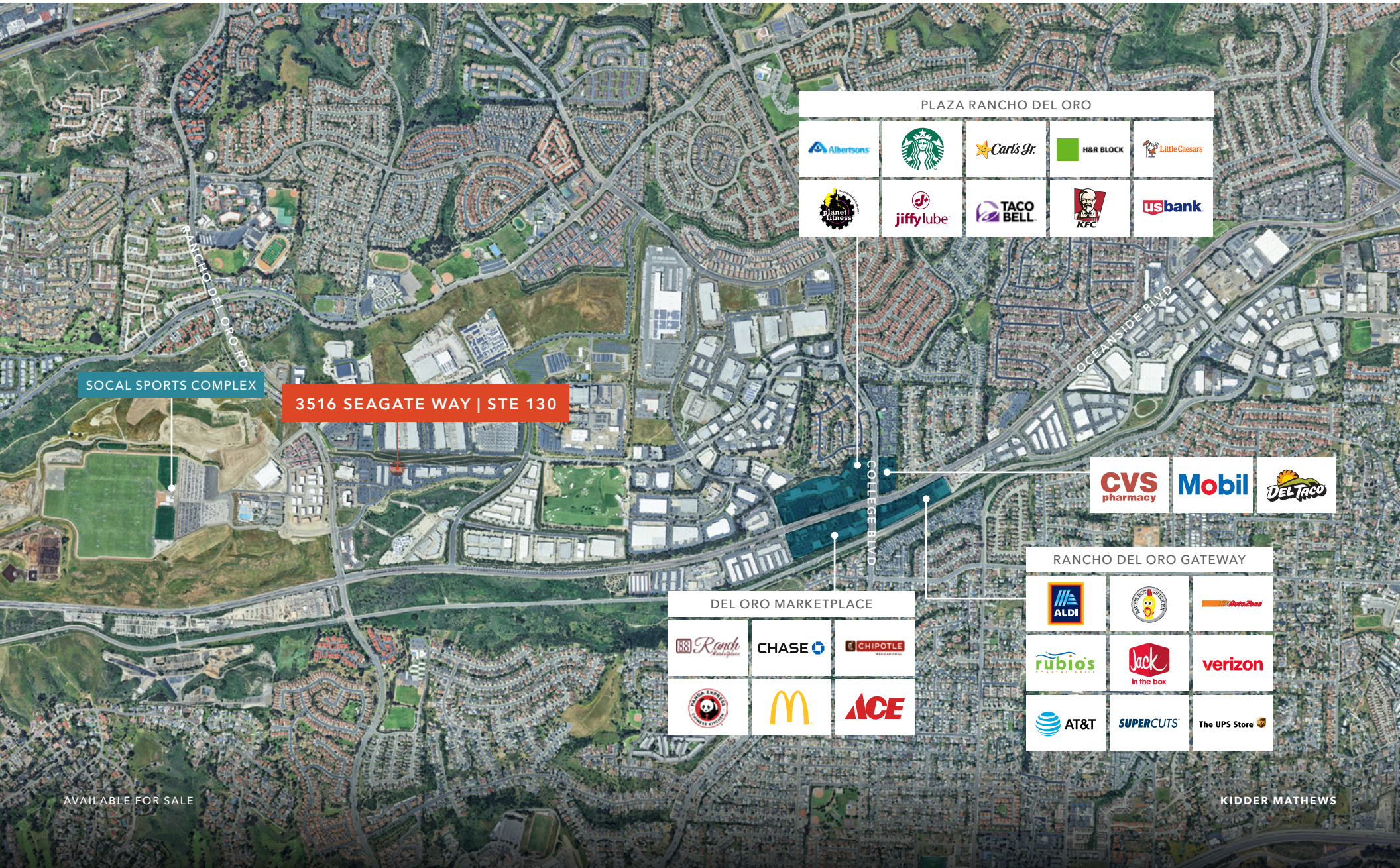
GRADE LEVEL DOORS

CALL

BROKER TO SHOW



AMENITIES MAP



SOCAL SPORTS COMPLEX

3516 SEAGATE WAY | STE 130

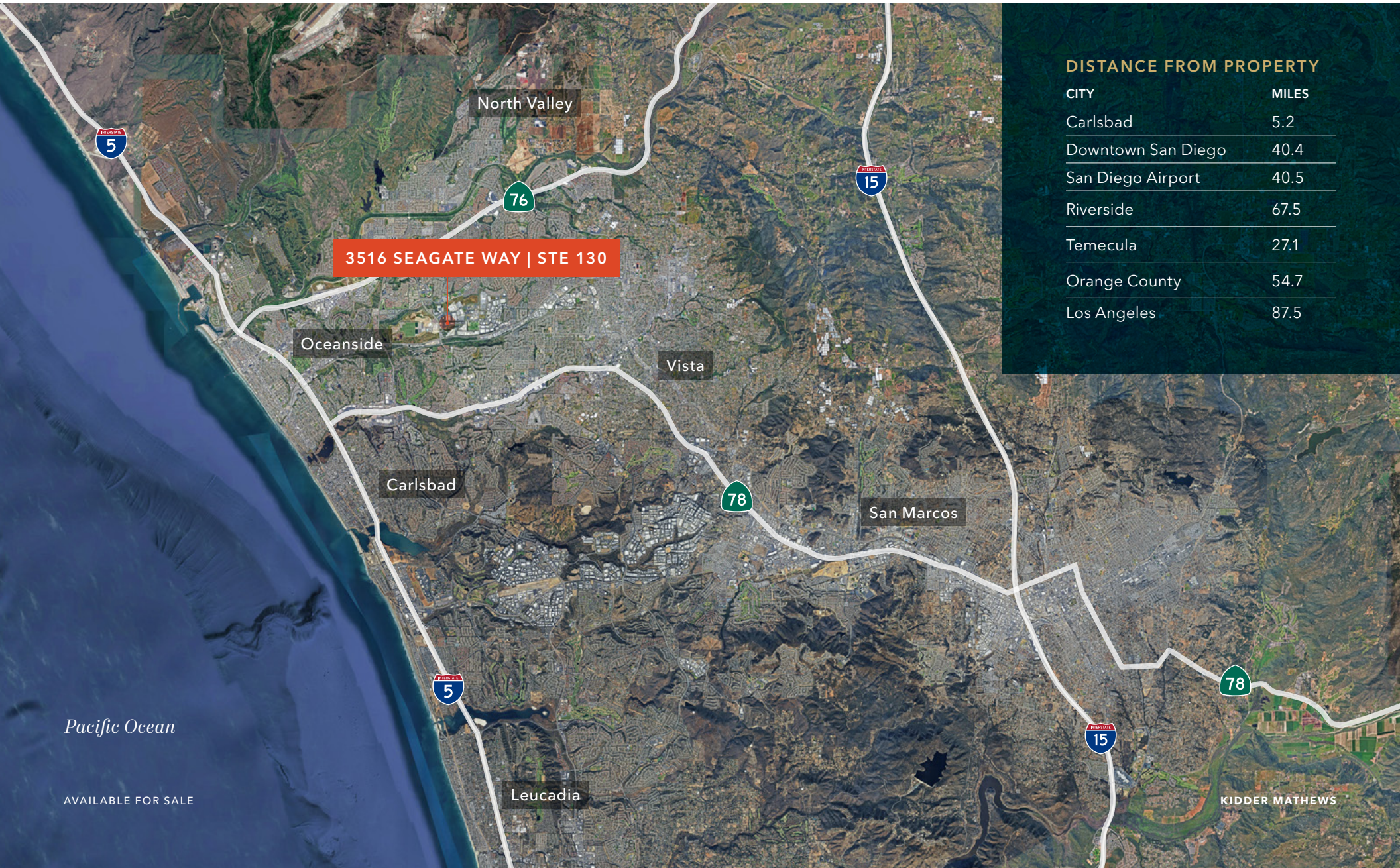
PLAZA RANCHO DEL ORO

--	--	--

RANCHO DEL ORO GATEWAY

DEL ORO MARKETPLACE

LOCATION MAP



DISTANCE FROM PROPERTY

CITY	MILES
Carlsbad	5.2
Downtown San Diego	40.4
San Diego Airport	40.5
Riverside	67.5
Temecula	27.1
Orange County	54.7
Los Angeles	87.5

Pacific Ocean

AVAILABLE FOR SALE

KIDDER MATHEWS



3516 SEAGATE WAY | STE 130

3516 SEAGATE WAY | STE 130

*For more information on
this property, please contact*

JIM BENSON
760.822.7428
jim.benson@kidder.com
LIC N° 01204845

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

