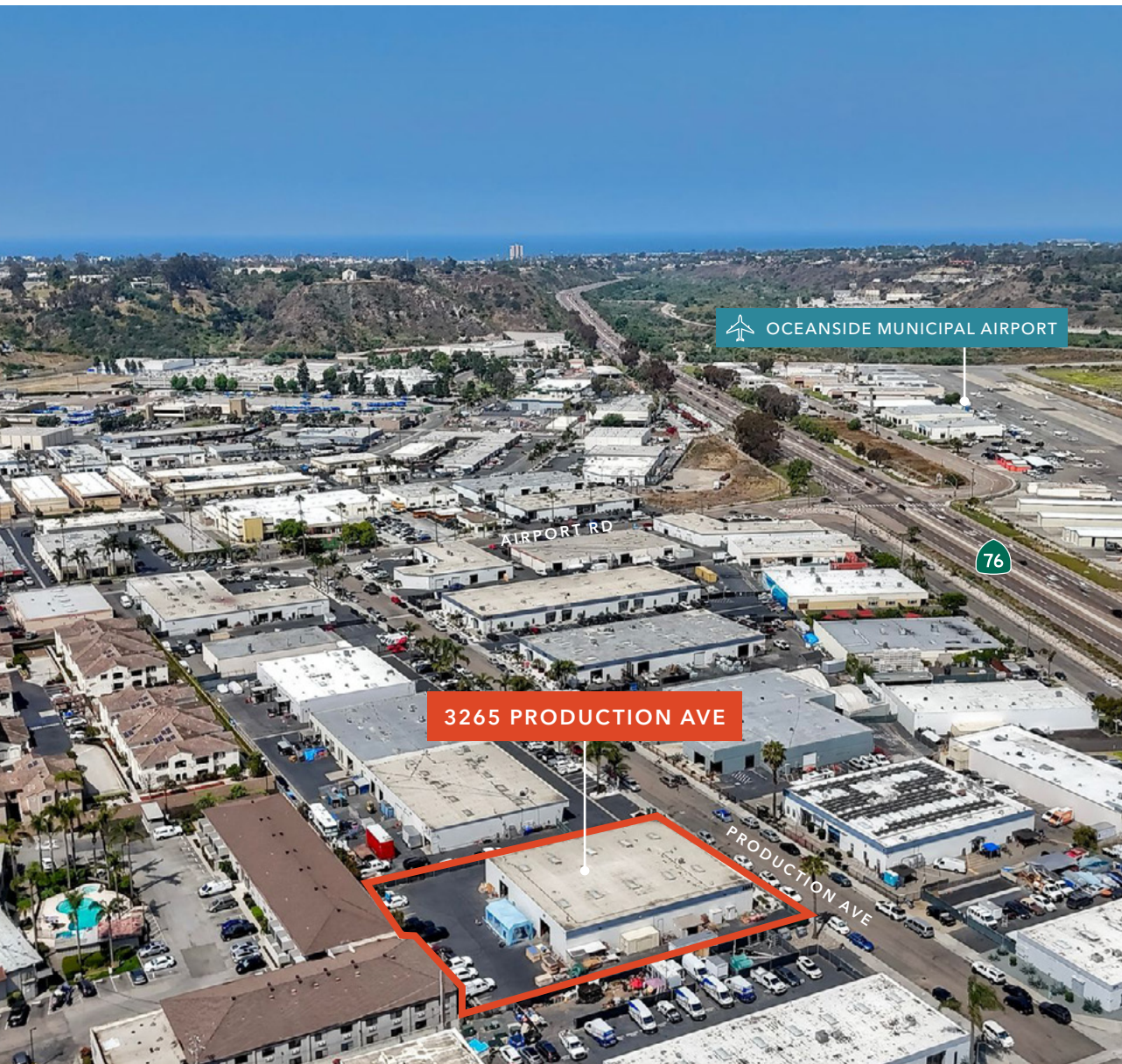


3265 PRODUCTION AVE

*±12,000 SF Industrial Building with Large
Fenced Yard For Sublease in Oceanside*





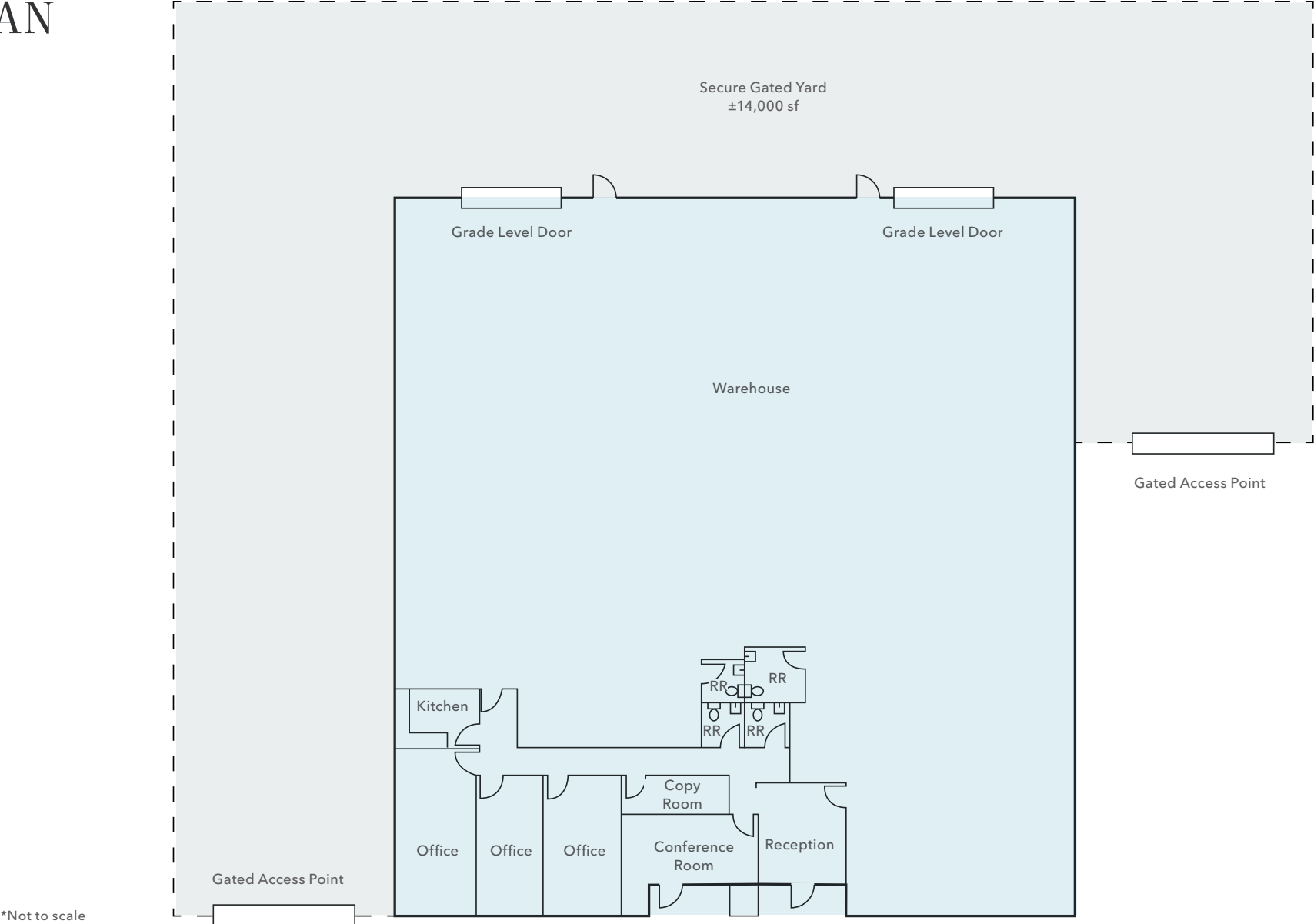
PROPERTY FEATURES

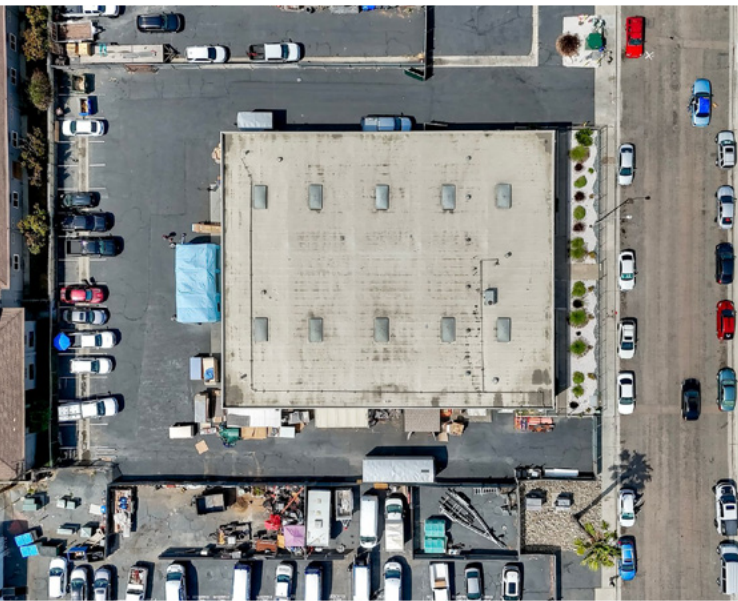
Located in Oceanside's industrial corridor, this property offers convenient access to SR-76 and I-5

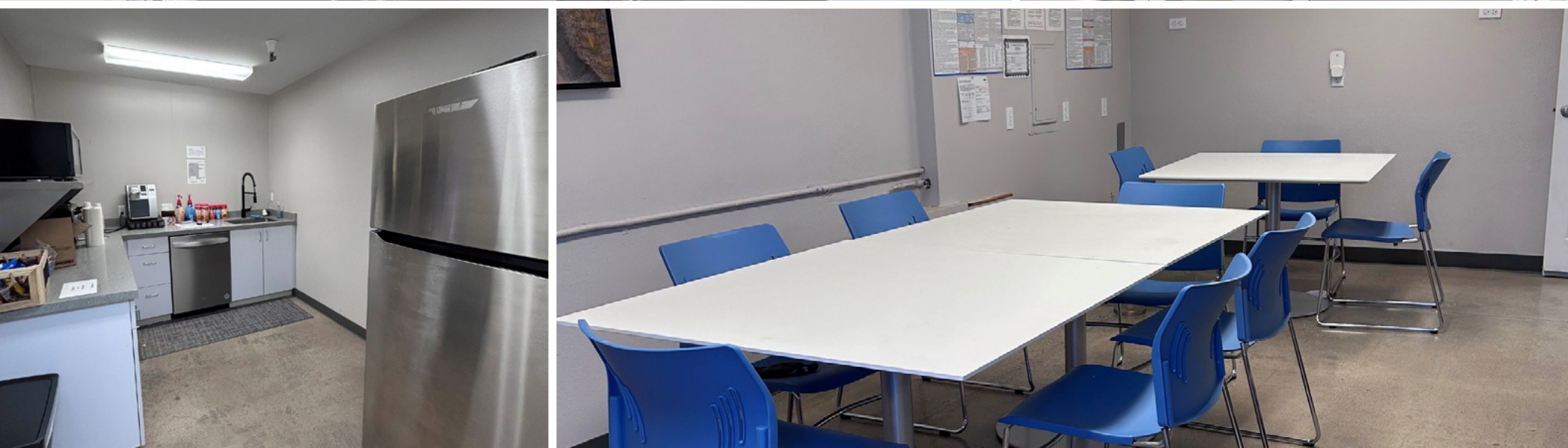
With its heavy power capacity and secure fenced yard, this property offers a combination of features that is difficult to find in today's market.

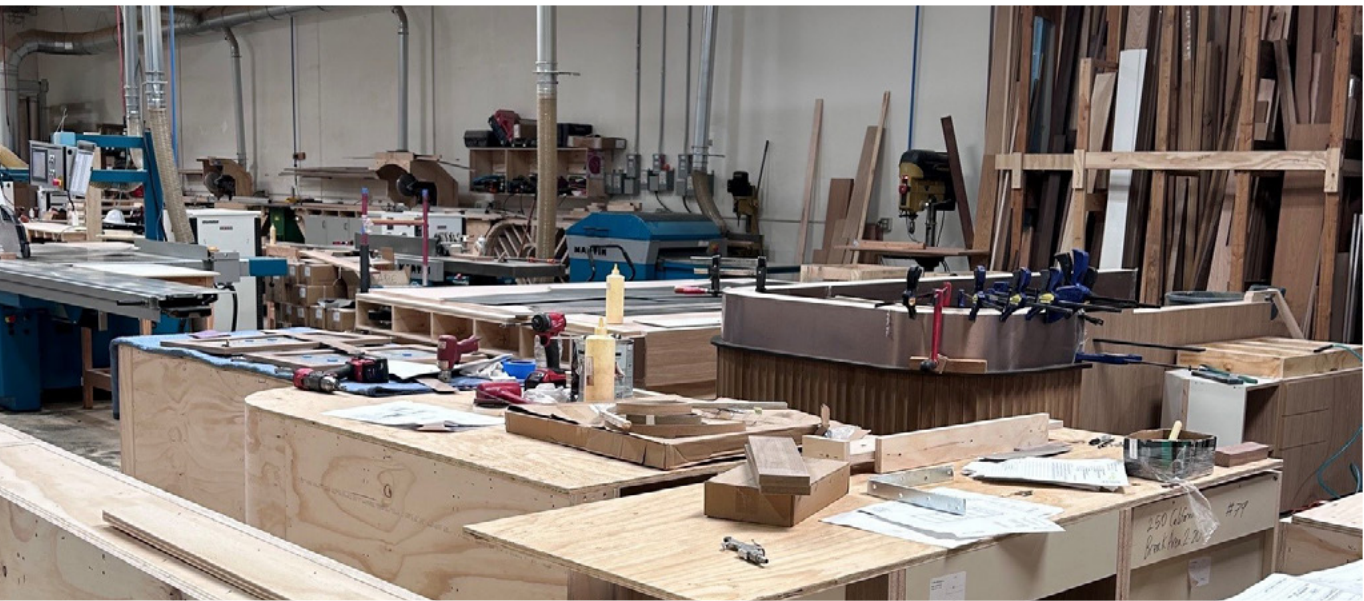
BUILDING SIZE	±12,000 SF
YARD SIZE	±14,000 SF
OFFICE SIZE	15%
LOADING	2 Grade Level Doors (12'x12')
HEAVY POWER	600A 110/208V, 1,600A 277/480V
CLEAR HEIGHT	16'
SPRINKLERED	Yes
ZONING	LI (Light Industrial)
SUBLEASE EXPIRATION	June 30, 2027
LEASE RATE	\$1.55/SF/Gross

SITE PLAN









AMENITIES MAP



MARKETPLACE DEL RIO

STATER BROS	Planet Fitness	Walgreens	CHASE
BANK OF AMERICA	Starbucks	McDonald's	BURGER KING
SUBWAY	verizon	UNITED STATES POSTAL SERVICE	85

MISSION DOUGLAS PLAZA

Albertsons	Jack in the Box	Goodwill
DISCOUNT TIRE	AutoZone	Chevron

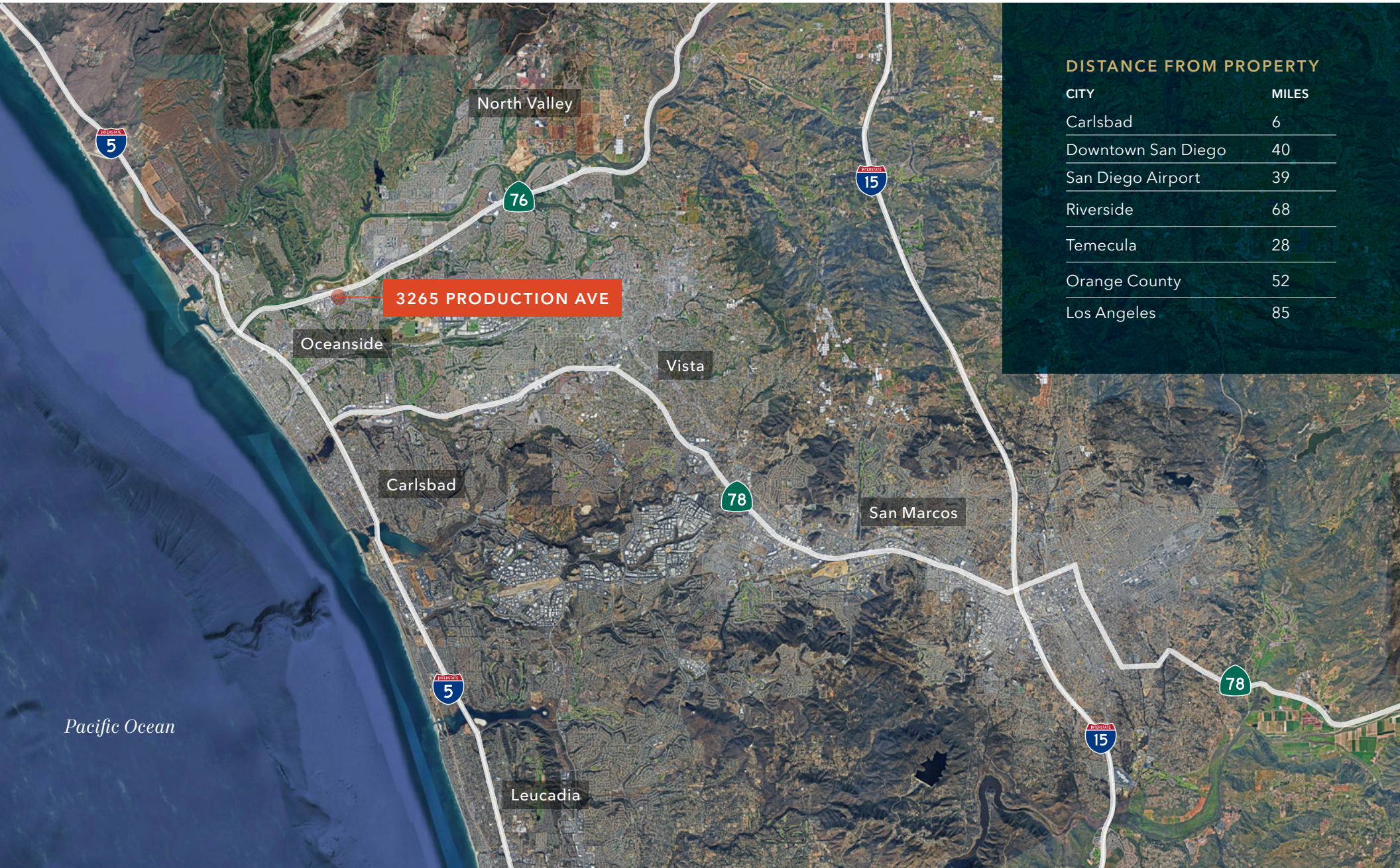
MISSION PLAZA REAL

DOLLAR TREE	POLICE	TACO BELL
7 ELEVEN	PANDA EXPRESS	TACO BELL
Western Dental & Orthodontics	Great Clips	SUNNY BEAUTY SUPPLIES

OCEANSIDE MUNICIPAL AIRPORT

3265 PRODUCTION AVE

LOCATION MAP





3265 PRODUCTION AVE

*For more information on
this property, please contact*

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