

OCEANSIDE GATEWAY

1800 - 1850 ORD WAY - OCEANSIDE, CA

**SELLER WILL PAY
BUYER'S 2013
ASSOCIATION FEES IF
UNDER CONTRACT BY
YEAR END 2012!**

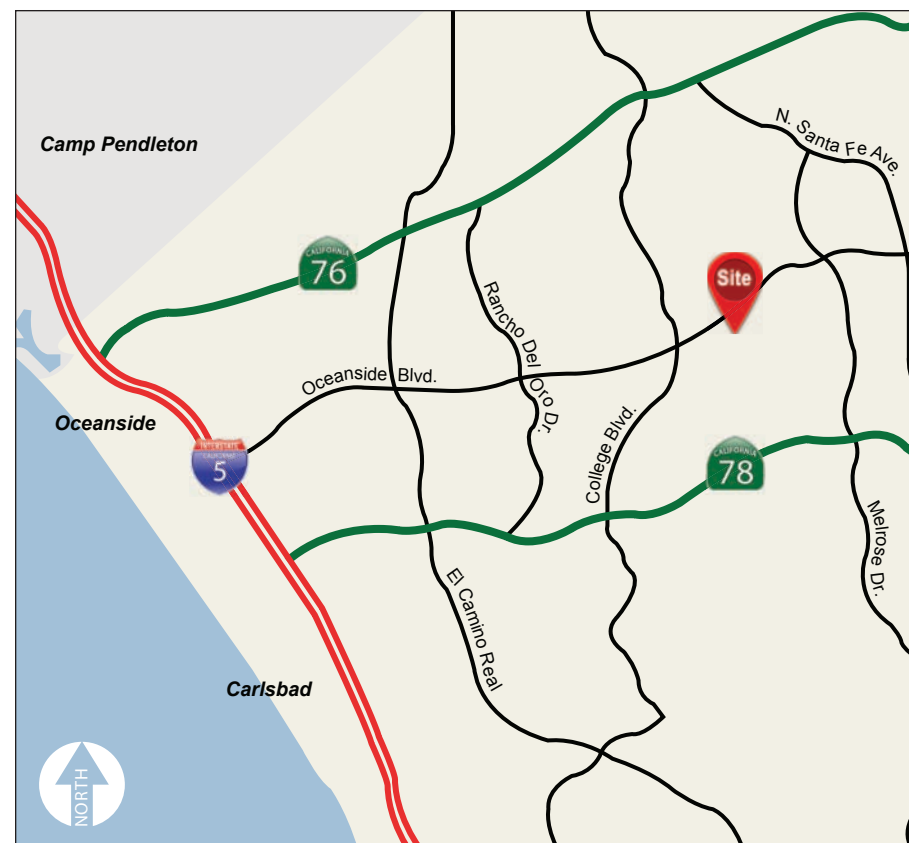


INDUSTRIAL BUILDINGS & CONDOMINIUMS FOR SALE



PROPERTY FEATURES:

- 3,276 SF to 7,255 SF Building and Condos
- High quality buildings & condos, modern and functional design
- 400-800 Amps/120/208 volt/three phase/fourwire power (upgrade)
- Buildings include private offices, a lobby, mezzanine offices, restrooms and a coffee bar
- Skylights, sprinklers, 22'-24' minimum clearance in warehouse
- 2.0/1,000 parking
- Grade level doors, dock high doors on larger buildings
- Immediately adjacent to restaurants, shops and services
- Excellent access to Highway 76, Highway 78 and Interstate 5



Voit

REAL ESTATE SERVICES

4370 La Jolla Village Dr. #990 | San Diego, CA 92122

RANDY LACHANCE
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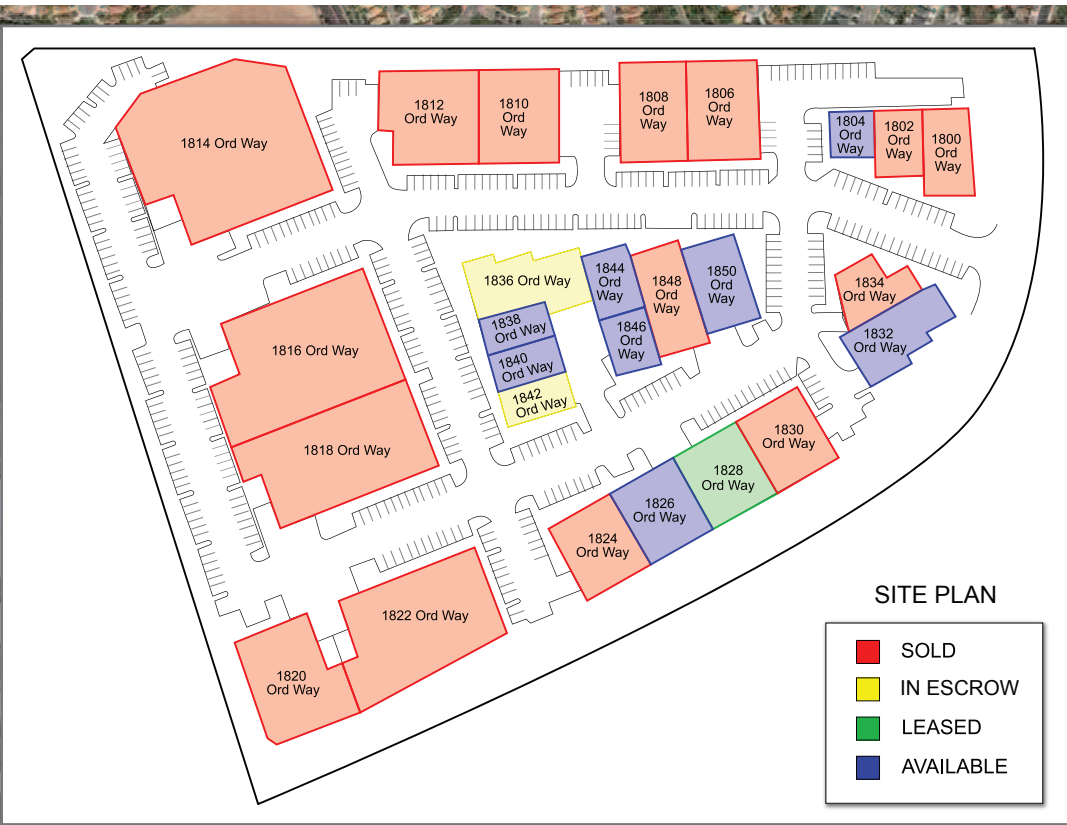
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Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place Suite 200 | Carlsbad, CA 92008

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Address	Square Feet	Total Office Sq. Ft.	1st Floor Office Sq. Ft. (Mezz.)	Parking Ratio	Loading	Ceiling Height	Sprinkler System	Power	Restrooms	Original Sale Price (PSF)	New Asking Price	Estimated Association Dues	Status
1804 Ord Way	3,276	1,348	727 (621)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	200 A 120/208v 3 phase	1 W / 1 M	\$612,612 (\$187)	\$376,740 (\$115)	\$328.00 (\$0.10)	Available
1846 Ord Way	3,563	1,174	626 (548)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	200 A 120/208v 3 phase	1 W / 1 M	\$659,155 (\$185)	\$352,737 (\$99)	\$356.00 (\$0.10)	Available
1838 Ord Way	3,826	1,224	648 (576)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	200 A 120/208v 3 phase	1 W / 1 M	\$707,810 (\$185)	\$378,774 (\$99)	\$382.00 (\$0.10)	Available
1840 Ord Way PROMOTIONAL PRICING!	3,832	1,224	648 (576)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	200 A 120/208v 3 phase	1 W / 1 M	\$708,920 (\$185)	\$344,880 (\$90)	\$382.00 (\$0.10)	Available
1844 Ord Way	4,079	1,174	626 (548)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	200 A 120/208v 3 phase	1 W / 1 M	\$734,220 (\$180)	\$378,774 (\$99)	\$382.00 (\$0.10)	Available
1842 Ord Way	4,145	1,174	626 (548)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	200 A 120/208v 3 phase	1 W / 1 M	\$775,115 (\$187)			In Escrow
1832 Ord Way	6,695	1,477	782 (695)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	400 A 120/208v 3 phase	1 W / 1 M	\$1,205,100 (\$180)	\$736,450 (\$110)	\$670.00 (\$0.10)	Available
1826 Ord Way	6,756	1,174	626 (548)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	400 A 120/208v 3 phase	1 W / 1 M	\$1,182,300 (\$175)	\$743,160 (\$110)	\$676.00 (\$0.10)	Available
1828 Ord Way	6,756	1,174	626 (548)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	400 A 120/208v 3 phase	1 W / 1 M	\$1,182,300 (\$175)			Leased through 8/31/13
1850 Ord Way	6,943	1,174	626 (548)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	400 A 120/208v 3 phase	1 W / 1 M	\$1,249,740 (\$180)	\$763,730 (\$110)	\$694.00 (\$0.10)	Available
1836 Ord Way	7,255	1,174	626 (548)	2.0/1,000	1 GL	22'	.45GPM/3,000 SF	400 A 120/208v 3 phase	1 W / 1 M	\$1,197,075 (\$165)			In Escrow



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