

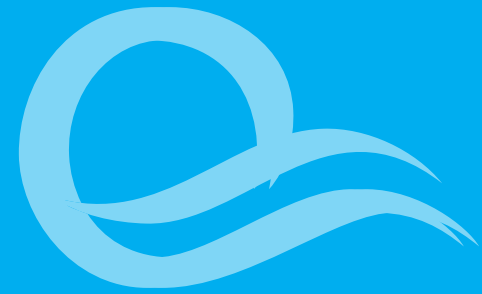
OCEANSIDE BUSINESS PARK

±1,560 SF - 1,680 SF INDUSTRIAL SUITES AVAILABLE FOR LEASE

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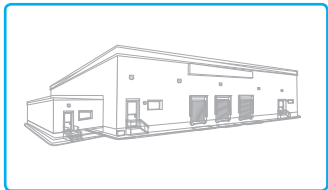
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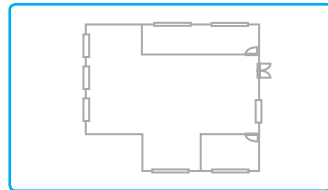


Oceanside Business Park is an approximately 111,028 square foot multi-tenant business park, consisting of eight single story industrial buildings.

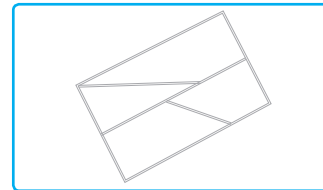
The buildings are located at 602 & 624 Garrison Street and 3025, 3033, 3038, 3041, 3044, 3052 & 3060 Industry Street, Oceanside, CA 92056.



16' clear height in warehouse



Suites vary in size to accommodate growth



General Industrial District (IG) Zoning



Local/Responsive Ownership & Management



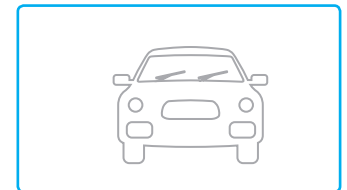
Some units are sprinklered



Newly painted exterior and new landscaping



Minutes to Interstate 5 and Highways 76 & 78



Above standard parking



OCEANSIDE BUSINESS PARK



4 MINUTE WALK
El Camino Real Sprinter



25,400 CARS PER DAY
Oceanside Blvd @ Garrison St



2.1 MILES
Driving distance to Interstate 5





OCEANSIDE BUSINESS PARK

Availabilities

 Available Suite

 Lockbox Location

ADDRESS	Suite	SF	DESCRIPTION	LEASE RATE
3038 Industry Street	106	1,560	Reception, private offices, restroom	\$0.97/SF MG
3038 Industry Street	107	1,560	Reception, private offices, restroom	\$0.97/SF MG
3052 Industry Street	105	1,680	Reception, private office, restroom	\$0.97/SF MG

OCEANSIDE BUSINESS PARK





OCEANSIDE BUSINESS PARK

DRIVE TIMES

ENCINITAS

19 MINUTES | 13.9 MILES

ESCONDIDO

25 MINUTES | 18.5 MILES

SAN CLEMENTE

27 MINUTES | 24.4 MILES

UTC

50 MINUTES | 27.2 MILES

DOWNTOWN SD

60 MINUTES | 38 MILES

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REAL ESTATE SERVICES

