

FOR SALE

Free-Standing 24,036 SF Industrial Building

4096 Avenida De La Plata • Oceanside • California



AVAILABLE OCTOBER 2007

FEATURES:

- FREE-STANDING 24,036 SF INDUSTRIAL DISTRIBUTION/ MANUFACTURING FACILITY.
- DIVISIBLE TO TWO SUITES.
- 3,000 SF QUALITY NEW OFFICE IMPROVEMENTS.
- (2) DOCKS AND (4) GRADE LEVEL LOADING DOORS.
- 22' MINIMUM CLEAR HEIGHT.
- IDEAL CORNER LOT IN RANCHO DEL ORO TECHNOLOGY PARK.
- ADJACENT TO OCEAN RANCH CORPORATE CENTRE, HOME TO GENENTECH PHARMACEUTICALS, COCA-COLA & ASHWORTH.

ASKING PRICE: \$3,965,940 (\$165.00/SF)



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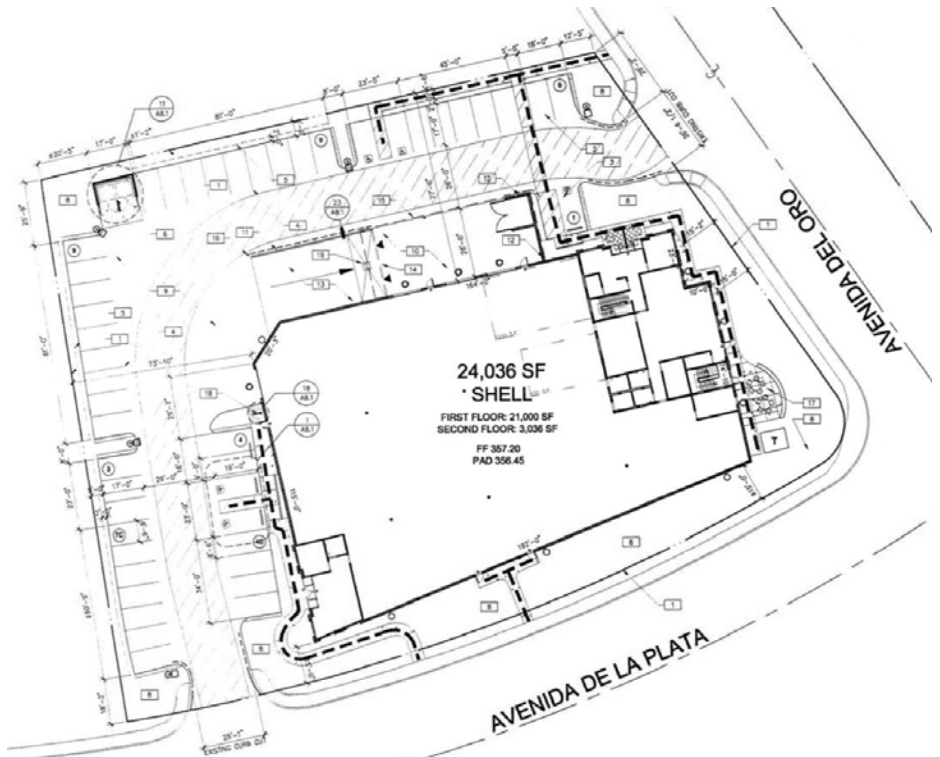


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