



STIRLING



Lot 16
OCEAN RANCH CORPORATE CENTRE
Oceanside, California 92056

BUILD-TO-SUIT OPPORTUNITY

29,000 - 250,000 SQUARE FEET

Proposed Plans

- ▶ Plan A
 - Building A: 116,650 Square Feet
 - Building B: 130,050 Square Feet
- ▶ Plan B
 - Building A: 60,500 Square Feet
 - Building B: 72,120 Square Feet
 - Building C: 29,000 Square Feet
 - Building D: 32,800 Square Feet
- ▶ Plan C/D
 - Building A: 203,000 Square Feet
- ▶ Plan E
 - Building A: 250,000 Square Feet

* Site plans on subsequent pages
** All plans are divisible



Highlights

- Located in a 400 acre master-planned business park
- Hamann Companies has completed 90% of all build-to-suits in Ocean Ranch Corporate Centre
- Ten (10) build-to-suits completed (785,000 square feet)
- Near new hotels, retail, medical offices and office developments
- Corporate neighbors include Genentech, Coca Cola, Amerillum Brands and OneSource Distribution
- Easy access to Interstate 5, Highway 76 and Highway 78

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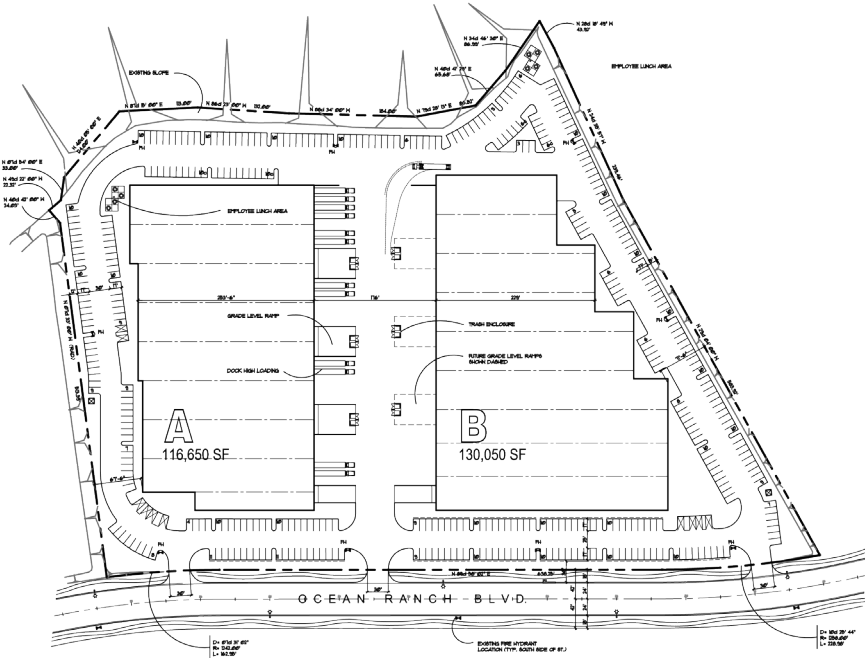


Potential Building Plans

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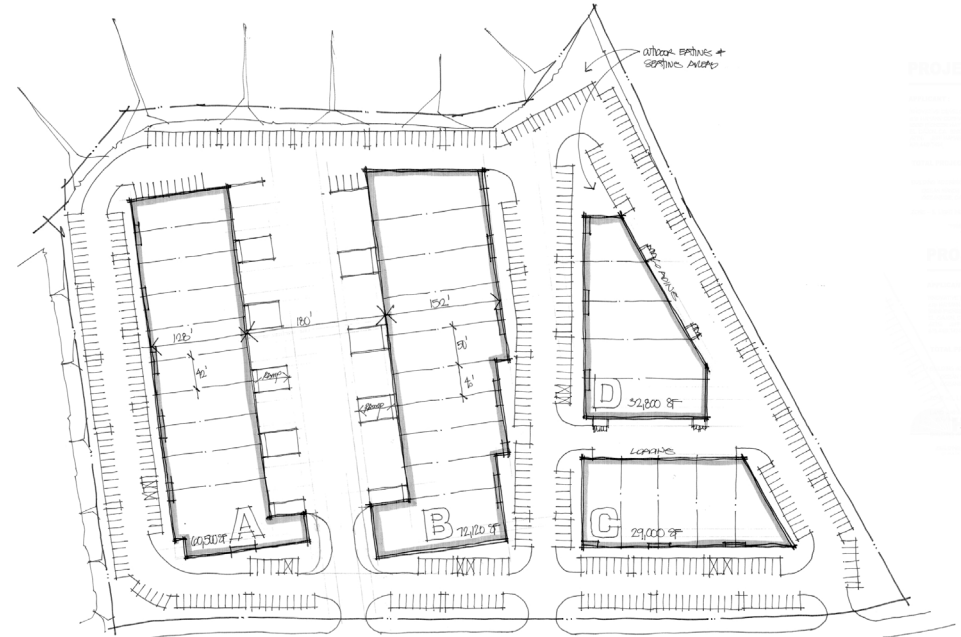
Preliminary Site Plan A

- ▶ Building A: 116,650 Square Feet
- ▶ Building B: 130,050 Square Feet
- TOTAL AREA: 246,700
- ▶ Parking: 421 Spaces : 1.71 / 1,000



Preliminary Site Plan B

- ▶ Building A: 60,500 Square Feet
- ▶ Building B: 72,120 Square Feet
- ▶ Building C: 29,000 Square Feet
- ▶ Building D: 32,800 Square Feet
- TOTAL AREA: 194,420
- ▶ Parking: 464 Spaces : 2.39 / 1,000



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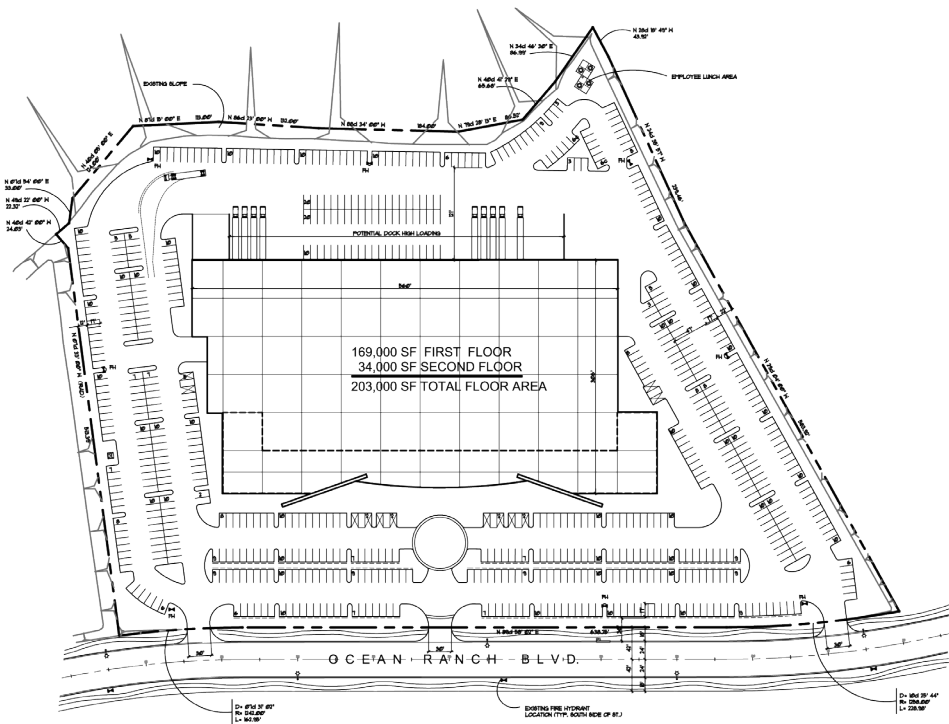


Potential Building Plans

Lot 16 OCEAN RANCH CORPORATE CENTRE Oceanside, California 92056

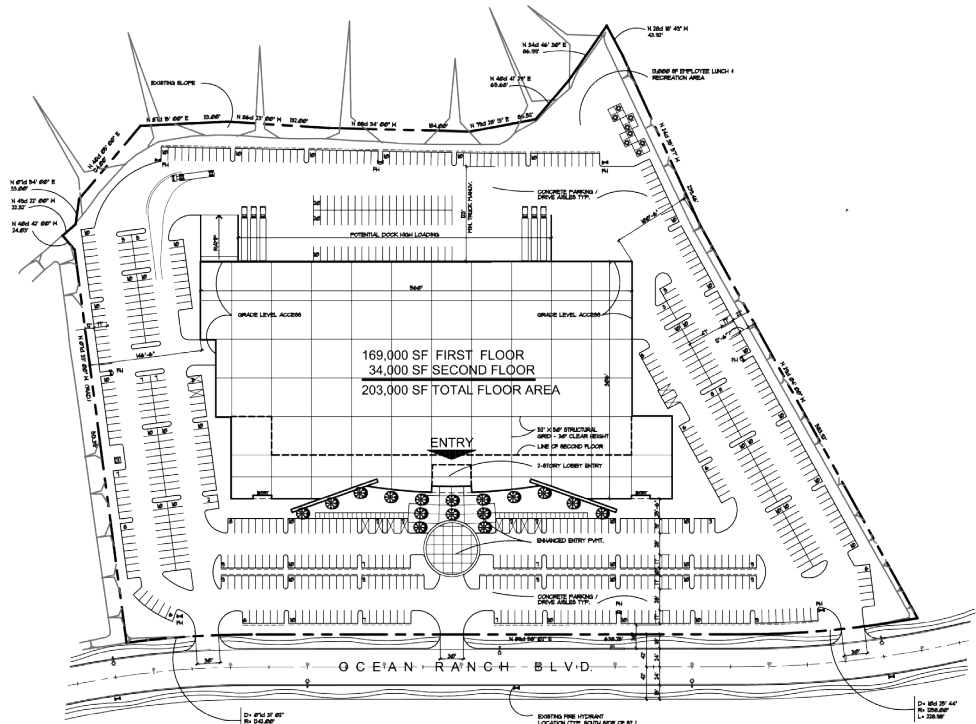
Preliminary Site Plan C

- ▶ Building: 203,000 Square Feet
- ▶ Parking: 704 Spaces : 3.46 / 1,000



Preliminary Site Plan D

- ▶ Building: 203,000 Square Feet
- ▶ Parking: 682 Spaces : 3.32 / 1,000



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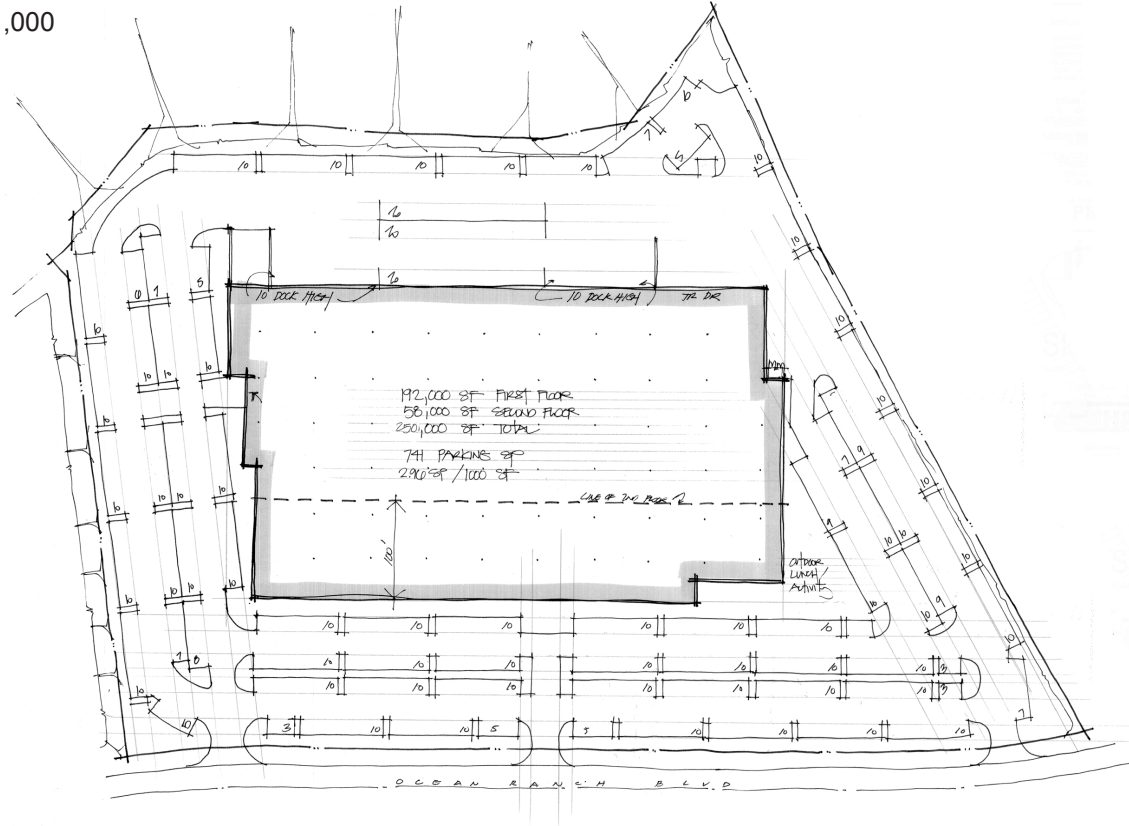


Potential Building Plans

Lot 16
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Preliminary Site Plan E

- ▶ Building: 250,000 Square Feet
- ▶ Parking: 741 Spaces : 2.96 / 1,000



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