

OCEANSIDE BUSINESS PARK

±1,680-±2,412 SF INDUSTRIAL SUITES AVAILABLE FOR LEASE

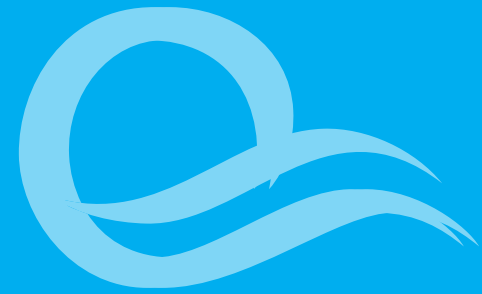
Ricky James
760.338.0722
rjames@voitco.com

Henry Zahner
760.889.7943
hzahner@voitco.com

RPG **RAF PACIFICA GROUP**
CREATIVE INDUSTRIAL™

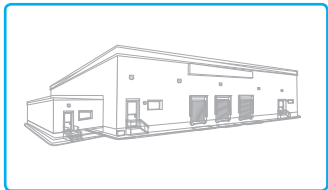
Voit
REAL ESTATE SERVICES


ZAHNER JAMES GROUP

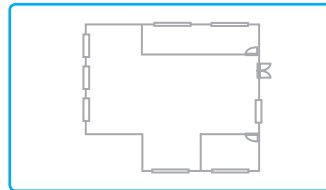


Oceanside Business Park is an approximately 111,028 square foot multi-tenant business park, consisting of eight single story industrial buildings.

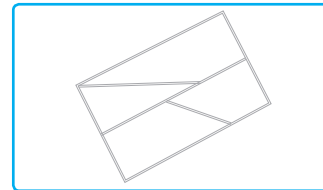
The buildings are located at 602 & 624 Garrison Street and 3025, 3033, 3038, 3041, 3044, 3052 & 3060 Industry Street, Oceanside, CA 92056.



16' clear height in warehouse



Suites vary in size to accommodate growth



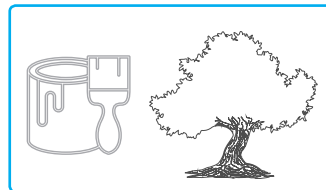
General Industrial District (IG) Zoning



Local/Responsive Ownership & Management



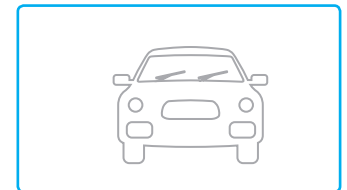
Some units are sprinklered



Newly painted exterior and new landscaping



Minutes to Interstate 5 and Highways 76 & 78



Above standard parking



OCEANSIDE BUSINESS PARK



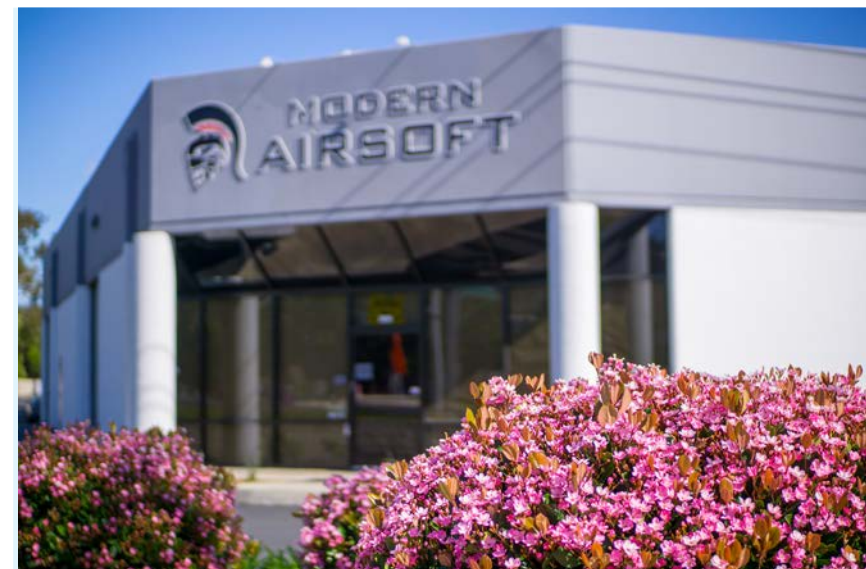
4 MINUTE WALK
El Camino Real Sprinter



25,400 CARS PER DAY
Oceanside Blvd @ Garrison St




2.1 MILES
Driving distance to Interstate 5





OCEANSIDE BUSINESS PARK

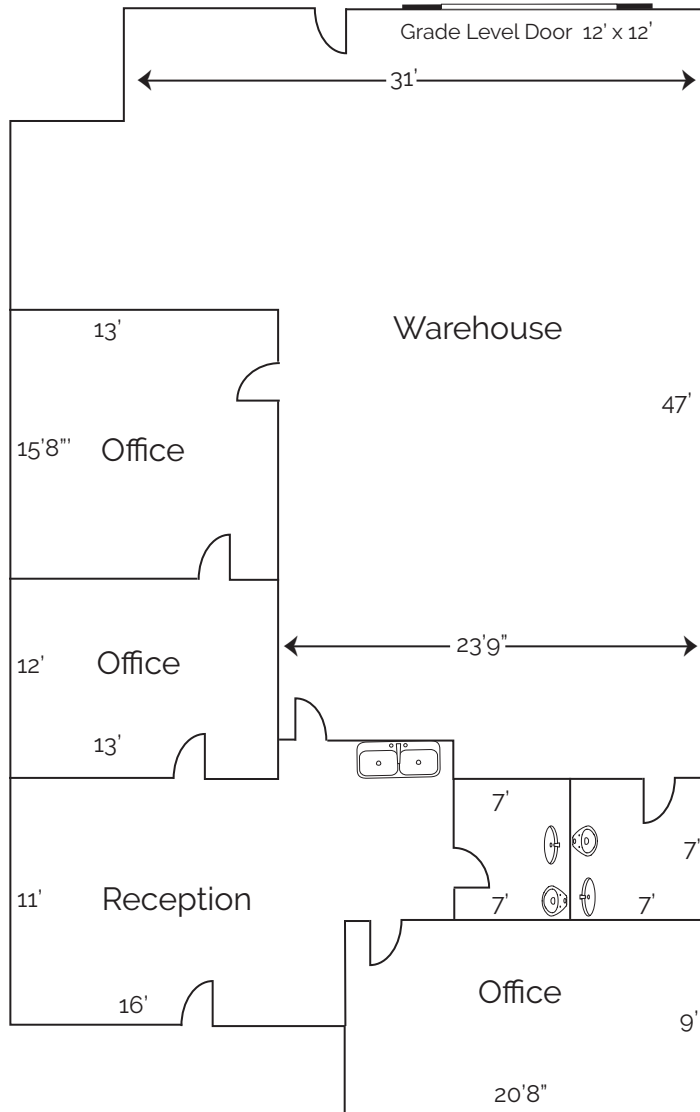
Availabilities

ADDRESS	Suite	SF	DESCRIPTION	MONTHLY LEASE RATE
602 Garrison Street	104	2,412	Reception, 3 private offices, 2 restrooms	\$0.97/SF + CAM
 3052 Industry Street	105	1,680	Reception, private office, restroom	\$0.97/SF + CAM

 Available Suite
  JX-130 Lockbox Location

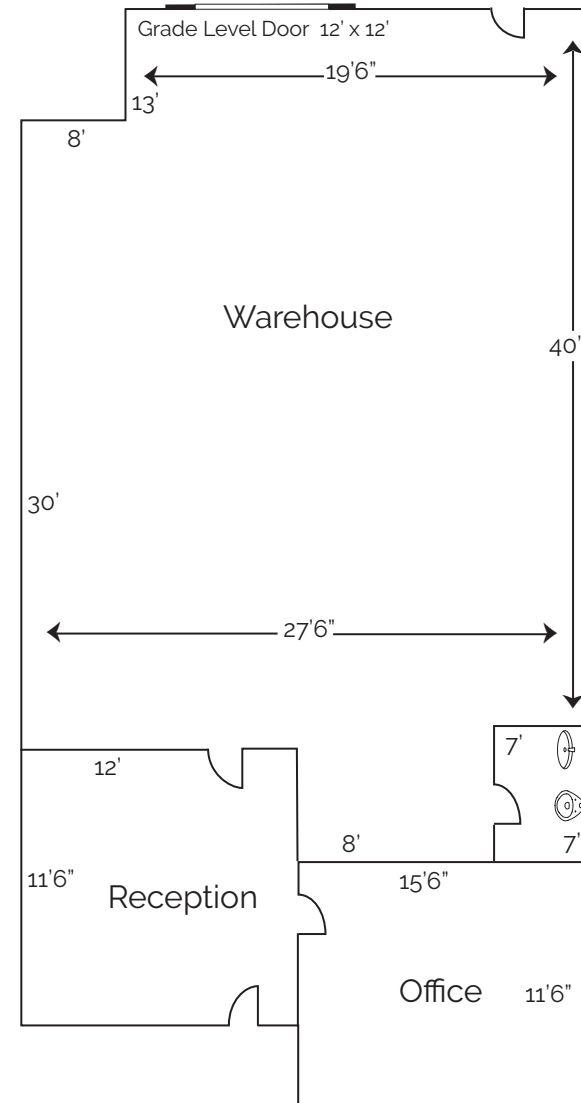
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602 Garrison St. Suite 104



±2,412 SF

3052 Industry St. Suite 105

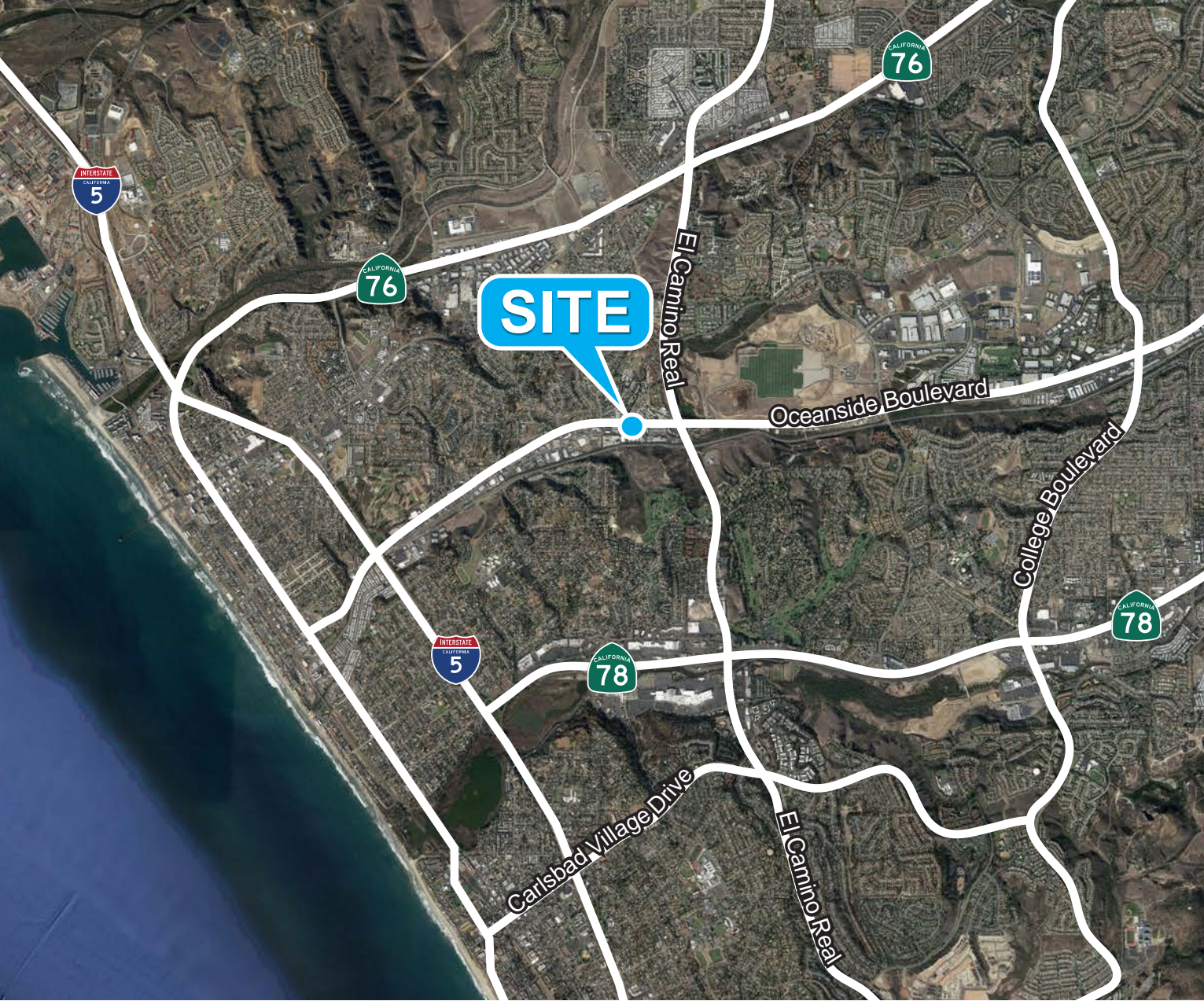


±1,680 SF

***Not to scale**

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

RICKY JAMES

Associate | Lic. #01984985
760.338.0722 | rjames@voitco.com

HENRY ZAHNER

Senior Vice President | Lic. #00887367
760.889.7943 | hzahner@voitco.com



REAL ESTATE SERVICES



2888 Loker Avenue East, Suite 100, Carlsbad, CA 92010 • 760.517.4000 • 760.683.6403 Fax • Lic #01991785 | www.voitco.com

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