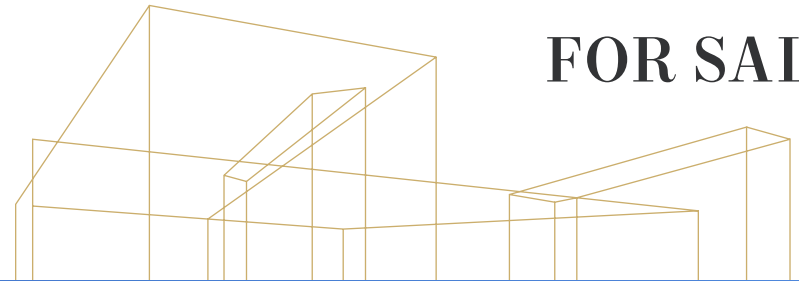




# 4139 Avenida De La Plata

OCEANSIDE, CA 92056

## FOR SALE



**For More  
Information  
Contact:**

**BOB WILLINGHAM, SIOR**  
858.369.3013  
[bob.willingham@kidder.com](mailto:bob.willingham@kidder.com)  
LIC N° 01469841

**RONALD L. KING, SIOR**  
858.369.3011  
[ron.kingt@kidder.com](mailto:ron.kingt@kidder.com)  
LIC N° 00868661

**±8,142 SF industrial unit with  
creative/modern improvements**

**Kidder  
Mathews**

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## Property Highlights

**8,142 SF WITH ±1,110 SF** of bonus mezzanine (not included in the sf)

**SQUARE FOOTAGE** includes ±810 sf of permitted mezzanine

**WAREHOUSE SPACE** ±50%

**OFFICE SPACE** ±40%

**PRODUCTION AREAS** ±10%

**RECENTLY REMODELED:**

- New roof coating and skylights
- New HVAC units
- Office and warehouse fans
- Remodeled/modern offices
- Upgraded break areas and restrooms
- Indoor/outdoor space

**POWER** 800 AMPS 120/280V

**GRADE LEVEL DOOR** 1 - 10'x12'

**CLEAR HEIGHT** 18' 8" min

**END UNIT** with excellent glass line

**GREAT** street presence

**PARKING** 3/1000

**SALE PRICE** **\$1,625,000**



[KIDDER.COM](http://KIDDER.COM)

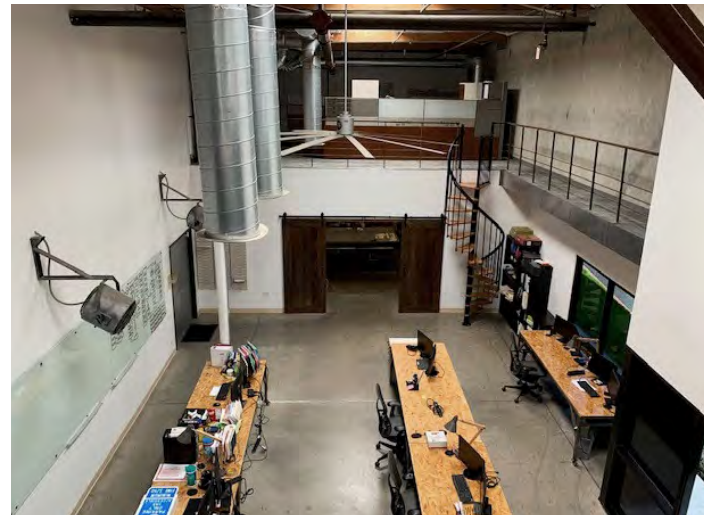
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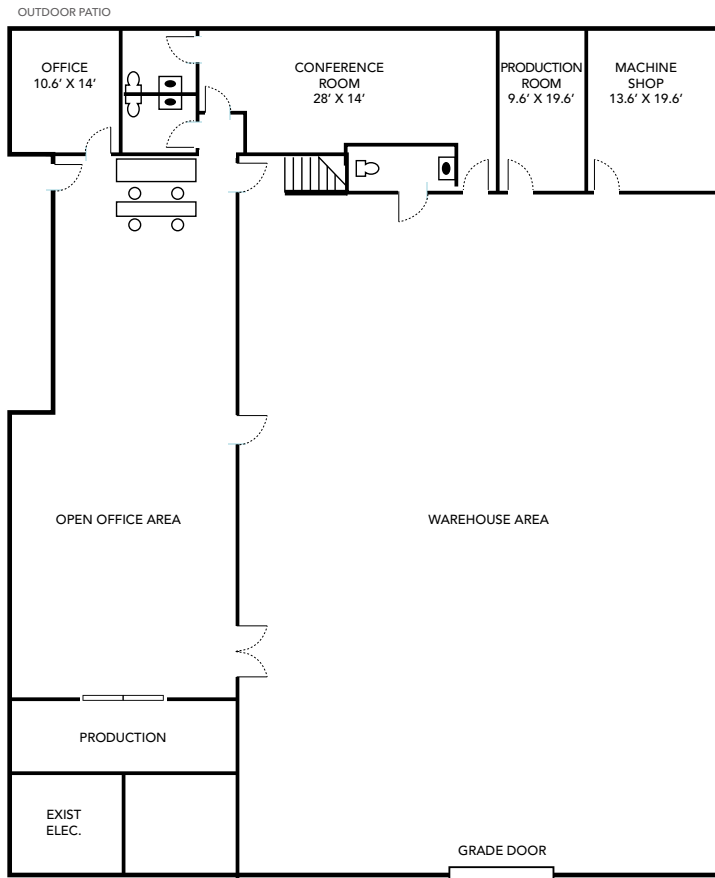
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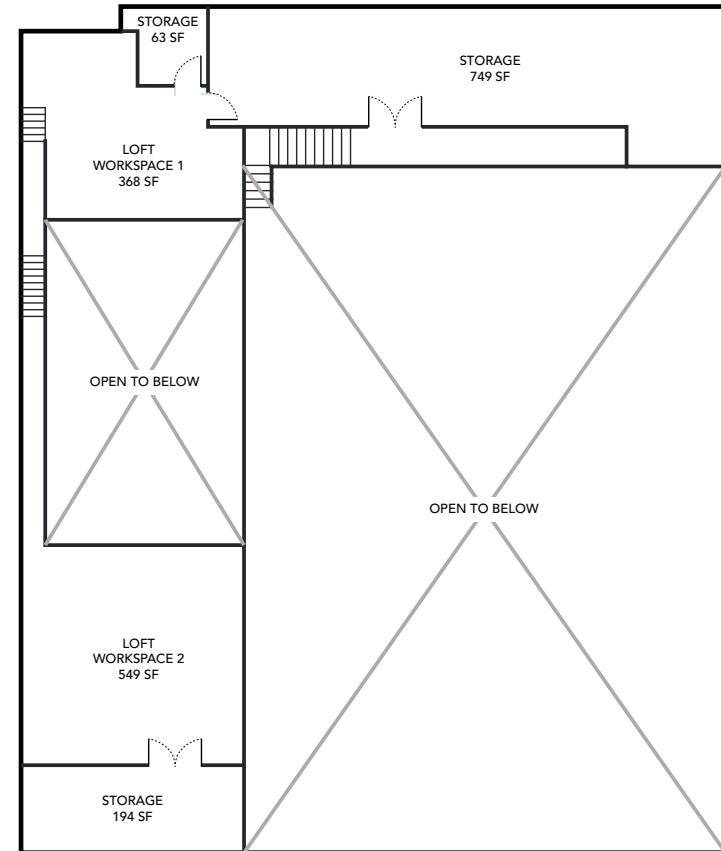
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## Floor Plans



FIRST FLOOR



SECOND FLOOR

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