

**FOR LEASE »**

14,000 SF

INDUSTRIAL BUILDING  
ON 1.18 ACRE LOT

**395 VIA DEL MONTE**  
Oceanside, CA 92058



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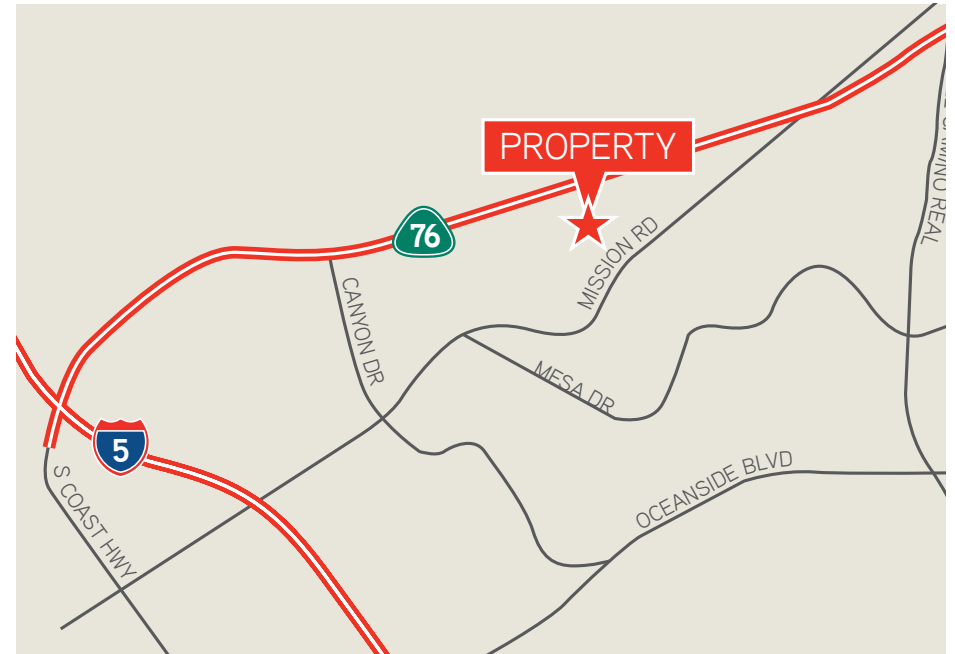
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## Property Features

- » 14,000 SF Industrial Facility
- » Approximately 1.18 Acre Lot
- » Approximately 14' Clear Height
- » Dock-high and Grade-Level Loading
- » Large Paved Fenced Yard
- » 600 Amps/120/208 Volts, 3-Phase (Buyer to confirm power)
- » Zoned Light Industrial
- » Great Access to I-5 Freeway
- » **LEASE PRICE: \$10,000/Month NNN**



## DRIVE TIMES

San Diego	39 Miles
Orange County	51 Miles
Los Angeles	84 Miles

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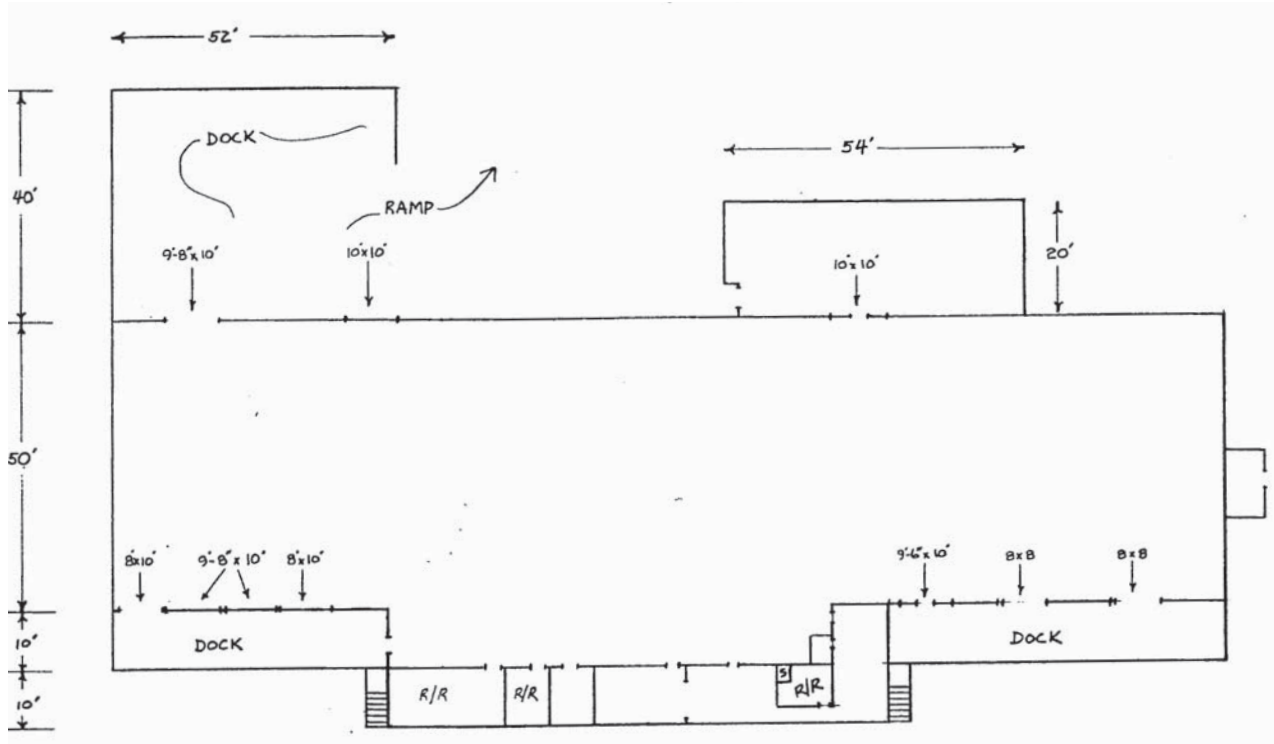


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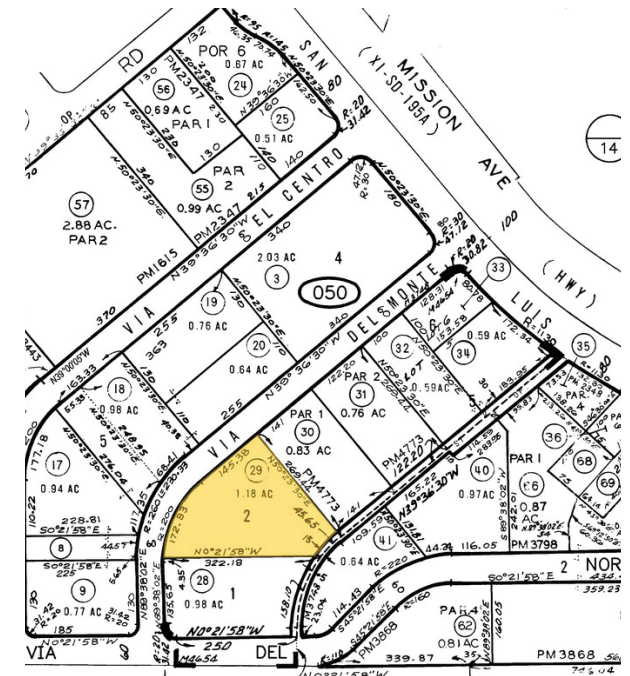
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## Floor Plan



## Parcel Map



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