3532 Seagate Way, Suite 110, Oceanside, CA

### **For Sale** 5,883 Square Feet

#### **Property Features**

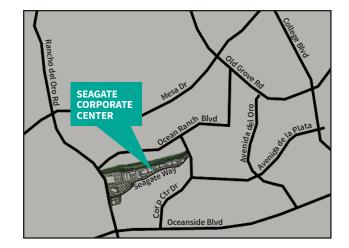
- 5,883 SF total: 4,937 SF 1<sup>st</sup> floor and 946 SF 2<sup>nd</sup> floor
- 1,846 SF existing office
- One dock high position, one grade level door
- Parking ratio: 3.3/1,000 SF
- 400 amps, 120/208 volt
- 24' minimum clear height
- Adjacent to Ocean Ranch Corporate Centre
- No CFD or Mello Roos fees
- Available now έ.
- Sale Price: \$1,117,770 (\$190 PSF)

### For more information, please contact:

**Ronald L. King, SIOR** 858.369.3011 LIC # 00868661

**Bob Willingham, SIOR** 858.369.3013 rking@kiddermathews.com bobw@kiddermathews.com LIC # 01469841

### **DOCK & GRADE LOADING**

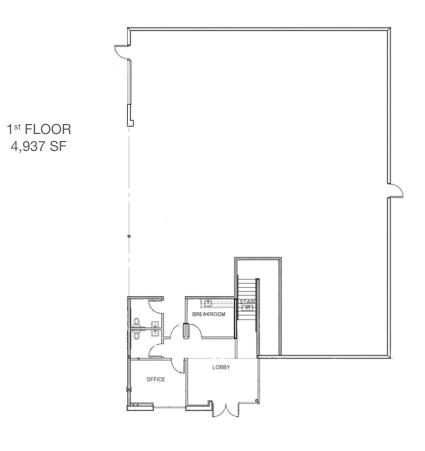




This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor



# **Floor Plan**





### For more information, please contact:

**Ronald L. King, SIOR** 858.369.3011 LIC # 00868661

**Bob Willingham, SIOR** 858.369.3013 rking@kiddermathews.com bobw@kiddermathews.com LIC # 01469841

seagatecc.com kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## Seagate Corporate Center Aerial



#### For more information, please contact:

**Ronald L. King, SIOR** 858.369.3011 LIC # 00868661

**Bob Willingham, SIOR** 858.369.3013 rking@kiddermathews.com bobw@kiddermathews.com LIC # 01469841

seagatecc.com kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.