

3532 Seagate Way, Suite 110, Oceanside, CA



**SEAGATE**  
Corporate Center  
a Rockfeller Group Development

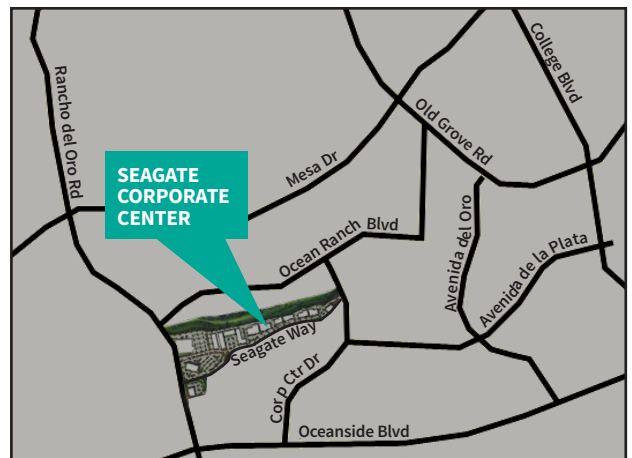


**For Sale**  
**5,883 Square Feet**

**DOCK & GRADE LOADING**

### 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
- Sale Price: \$1,117,770 (\$190 PSF)



**For more information, please contact:**

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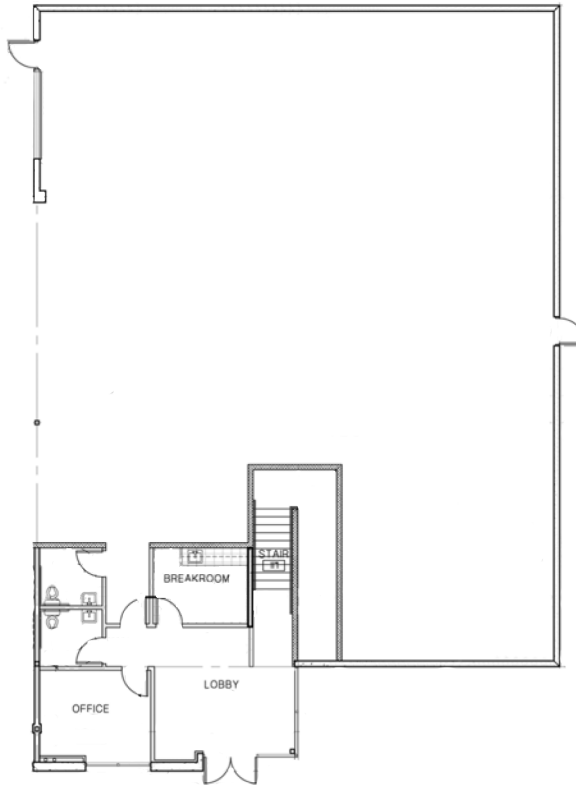




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# Floor Plan

1<sup>st</sup> FLOOR  
4,937 SF



2<sup>nd</sup> Floor  
946 SF



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# Seagate Corporate Center Aerial



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