

**FOR
SALE**

4630 NORTH AVE

OCEANSIDE
26,784 SF FLEX/INDUSTRIAL



Colliers
INTERNATIONAL

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±26,784 SF | 100% Climate controlled

- 12,000 SF functional office space
- 8,784 SF assembly production area
- 6,000 SF machine area



Easy Access

Highway 78 and Interstate 5



Brand New Improvements

Interior and exterior including a new roof



Well Lit & Secured Yard

Large and private



Windows

Extensive window lines for natural light



Abundant Parking

Approximately 4.0/1,000 SF



Signage

Highly visible and premium-image building w/ signage capabilities



Clear Height

Potential for approximately 22' + clear height



Power & Services

Heavy power, gas service and functional air compressor available



Sale Price

\$4,955,000

Media Overview!

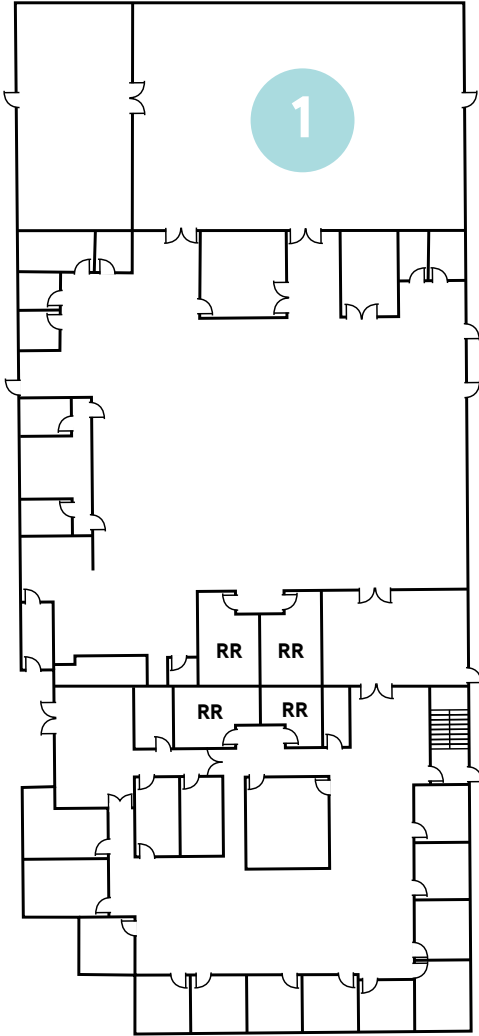
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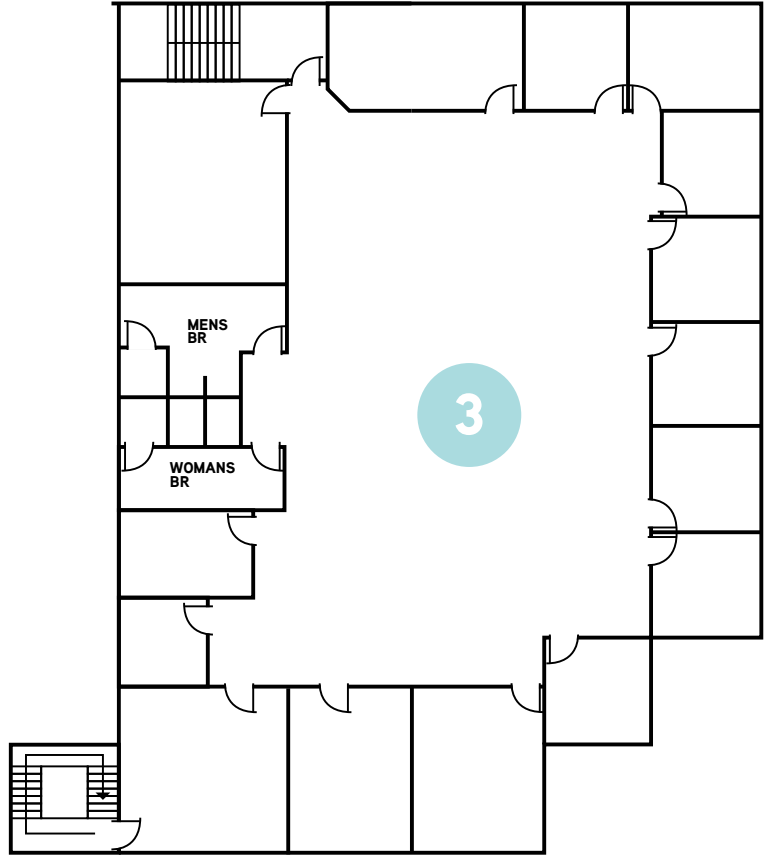
**A SPACE
THAT REFLECTS
YOUR BRAND**

1ST FLOOR

2ND FLOOR



2
YARD



TOTAL
SQUARE FEET

26,784 SF



SALE
PRICE

\$4,955,000

Details

1



FOR
SALE



2



3

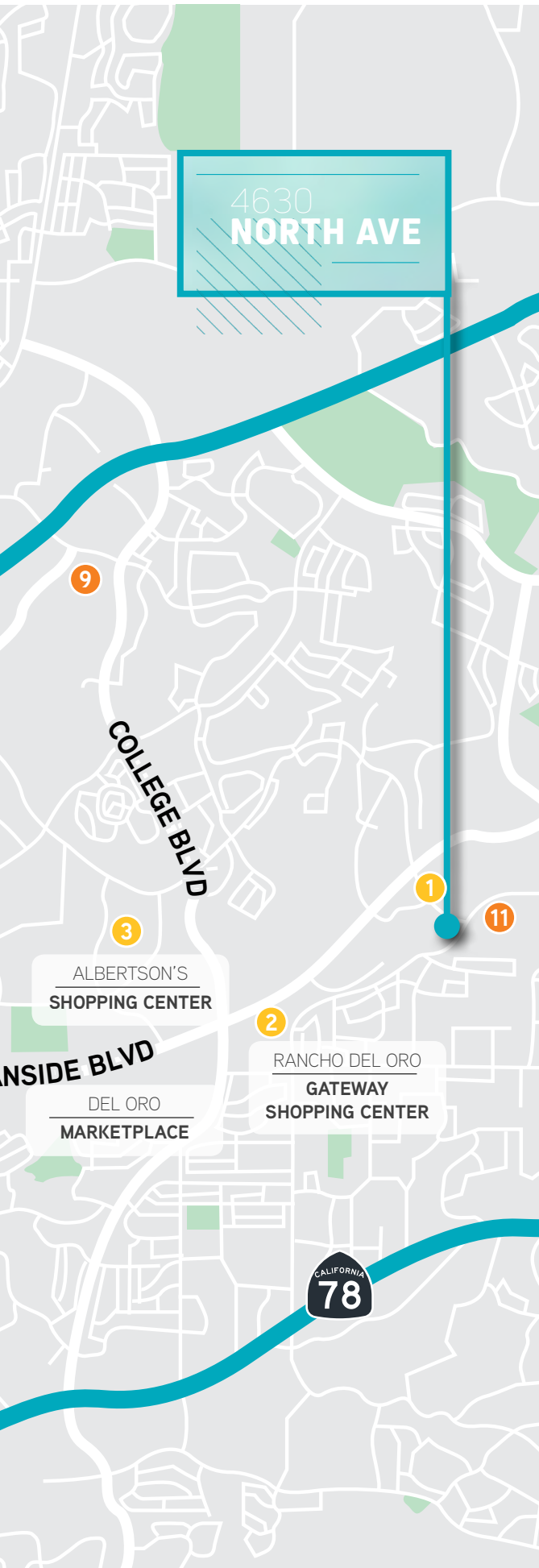
Location

A LOCATION
WORTH
COVETING



FOR SALE

CORPORATE NEIGHBORS



- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 
- 11 

AMENITIES

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 

Lifestyle

A VIBE
THAT FITS
YOUR **IMAGE**



NO MATTER WHAT **YOUR BRAND IS,** **OWN A SPACE** THAT REFLECTS IT.

Action Sports

Be where the action is created! Oceanside is home to dozens of action sports companies- over half the action sports jobs in San Diego County are in North County.

Life Sciences

A major driver of the innovative local economy, Oceanside is at the center of the second largest life sciences cluster in the United States. Oceanside is also a notable contributor to the Biotechnology sector with companies like Gilead and Genentech.

Defense/Aerospace

San Diego is home to one of the largest concentrations of military in the world and more than one-third of the combat power of the U.S. Marine Corps. Marine Corps Base Camp Pendleton is just minutes away from Oceanside and is responsible for 22% of the regions total jobs.

Craft Brewing

Craft beer is a \$5.5 billion market in California with a growth of 89% from 2010 to 2018. As of 2018, Oceanside had 16 breweries, with two more in development.

Cleantech

Sustainable companies are leading the promise of a better tomorrow in Oceanside and the world.

SoCal Sports Complex

Just minutes away from the white sandy beaches, the 52.5 acre SoCal sports complex has quickly become one of the premier amateur facilities for soccer, lacrosse and rugby.

Convert entiret



FOR
SALE



Oceanside



TOTAL
POPULATION

176,193



AVG HOUSEHOLD
INCOME

\$58,949

Oceanside is Southern California's most authentic beach town. Enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. O'side (as locals affectionately call it) is a destination of discovery where visitors can explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures.

As a playful, fun, and diverse destination O'side values personal expression and originality—take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.

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