

# 3210/3230 PRODUCTION AVE



OCEAN PARK  
INDUSTRIAL

OWNED &  
OPERATED

## FOR LEASE



# SITE FEATURES

3210/3230 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



## CAPITAL IMPROVEMENTS RENOVATIONS UNDERWAY

- | NEW BUILDING BRANDING
- | NEW EXTERIOR LIGHTING
- | NEW EXTERIOR PAINT
- | NEW LANDSCAPE
- | NEW SIGNAGE



**PARKING** |  
AMPLE



**PROXIMITY** |  
CLOSE TO AMENITIES



**ACCESS** |  
OFF HIGHWAY 76 NEAR I-5 FREEWAY



**YARDS** |  
FENCED & SECURED

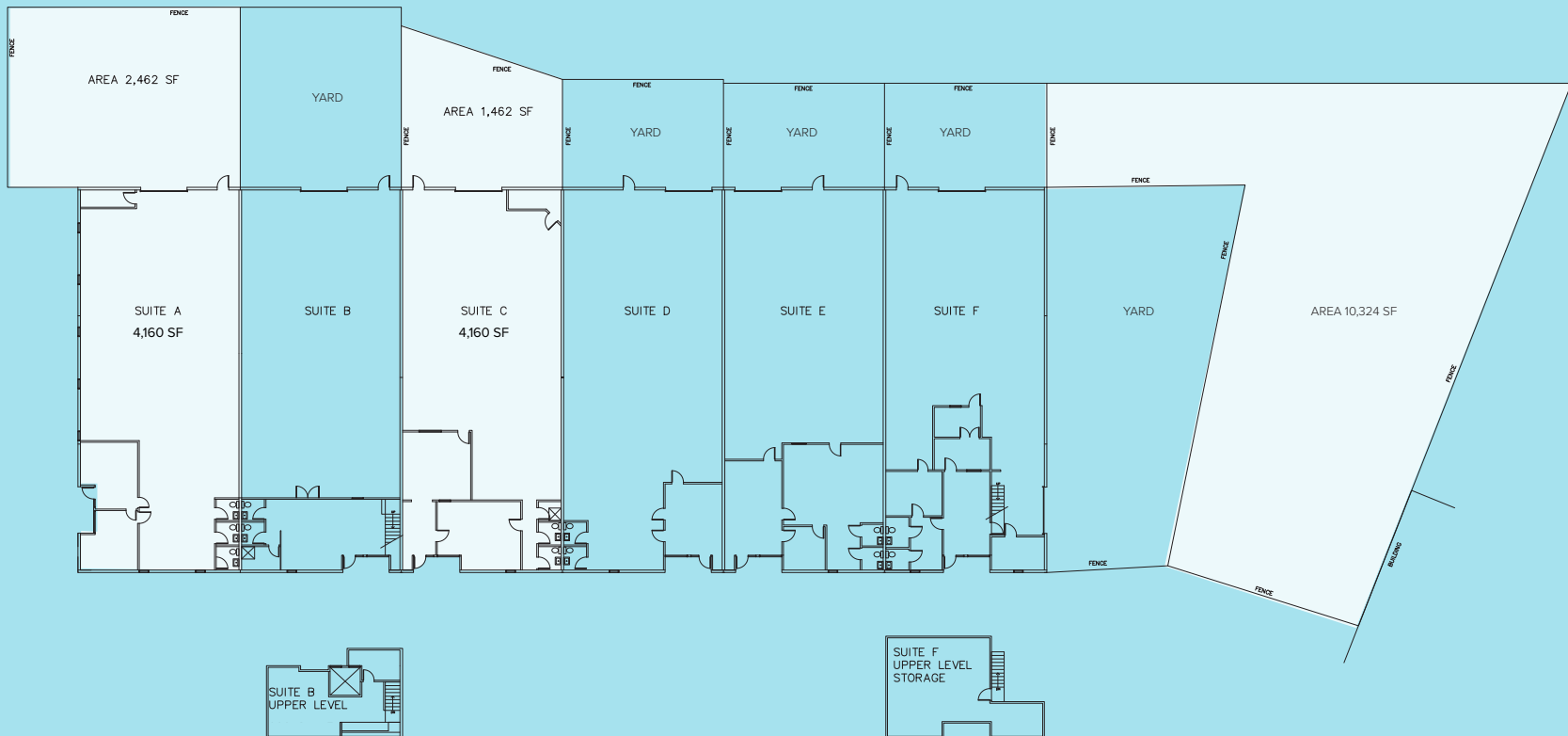
# AVAILABLE SUITES

3210/3230 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



Suite	Suite SF	Yard SF	Asking Rate	Available Date
3210-A	4,160 SF	2,462 SF	\$1.10 PSF NNN	11/1/2020
3210-C	4,160 SF	1,462 SF	\$1.10 PSF NNN	11/1/2020
3210-Large Yard	N/A	10,324 SF	\$0.30 PSF Gross	Available now

## 3210 BUILDING

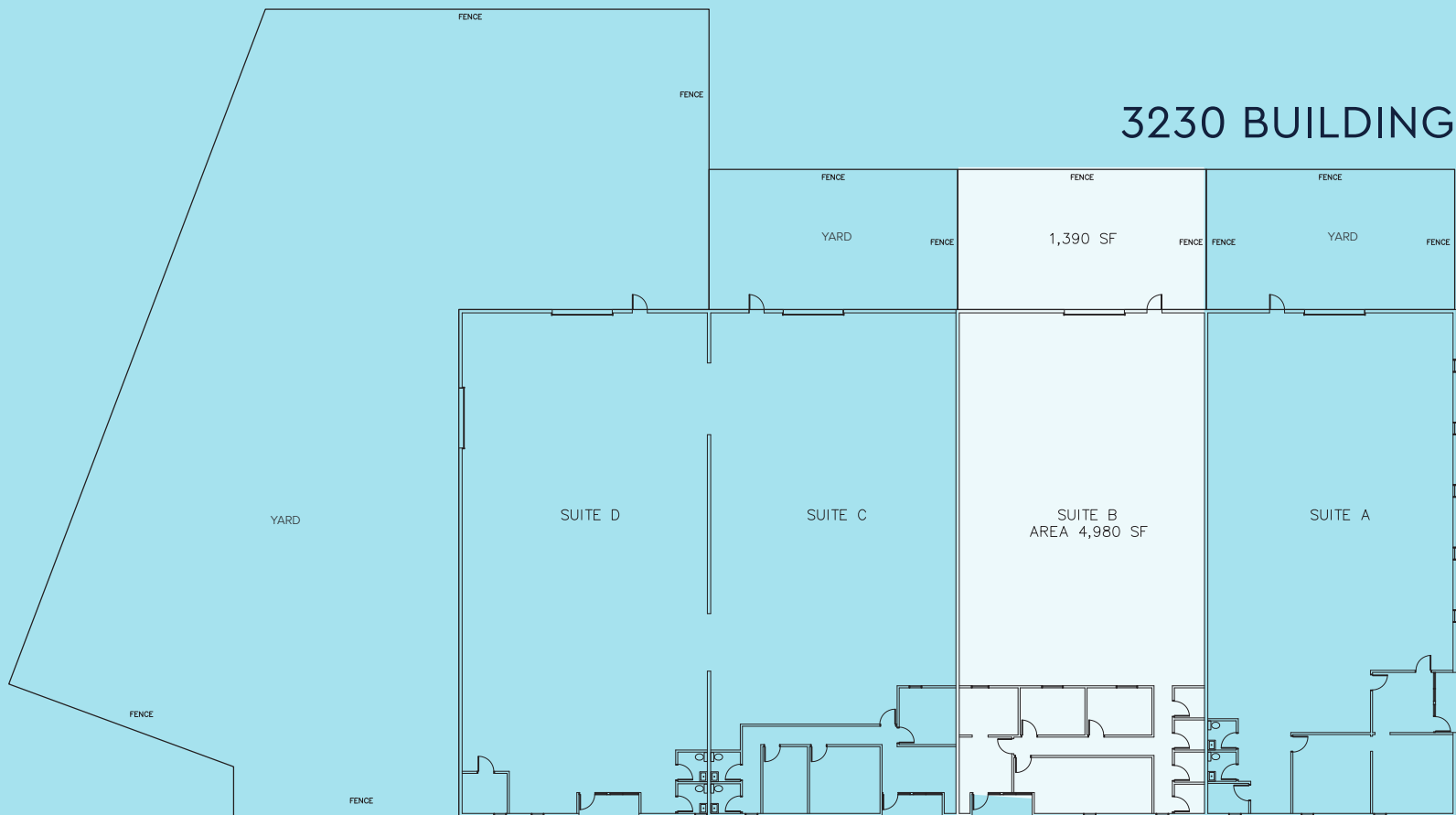


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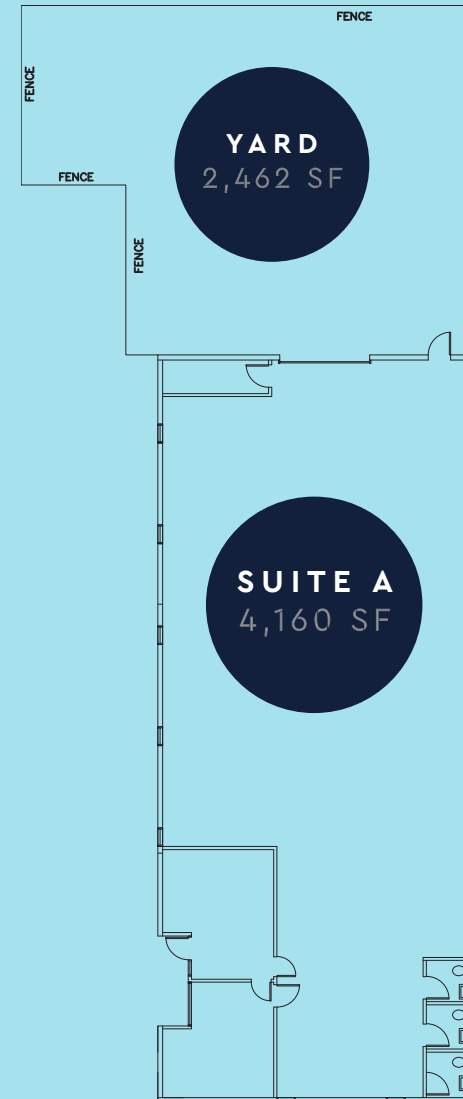
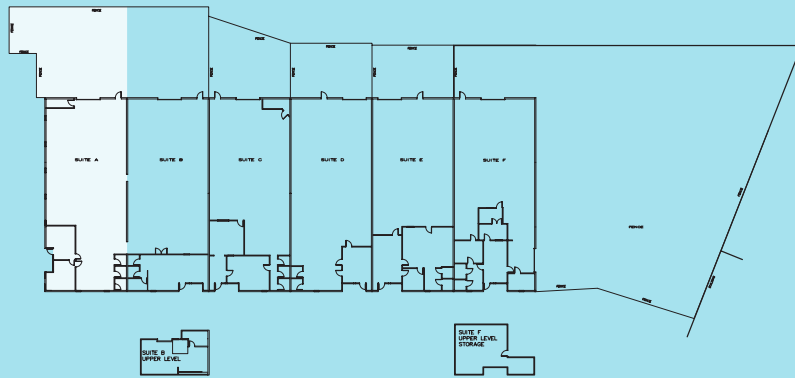


Suite	Suite SF	Yard SF	Asking Rate	Available Date
3230-B	4,980 SF	1,390 SF	\$1.10 PSF NNN	Available with 30 days notice



# FLOOR PLAN

3210 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058

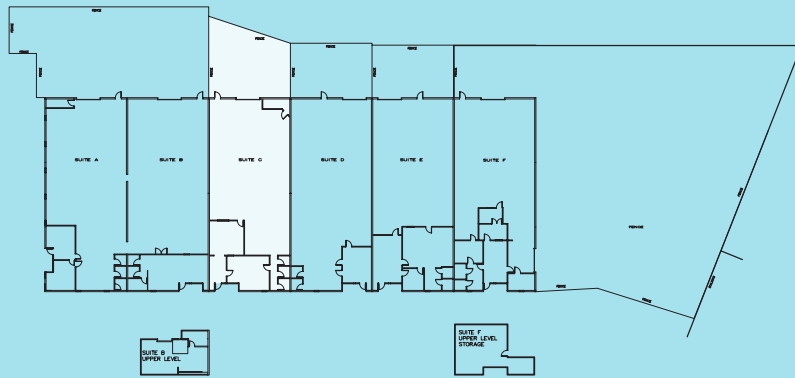


SUITE 4,160 SF | YARD 2,462 SF

**SUITE  
A**

# FLOOR PLAN

3210 PRODUCTION AVE  
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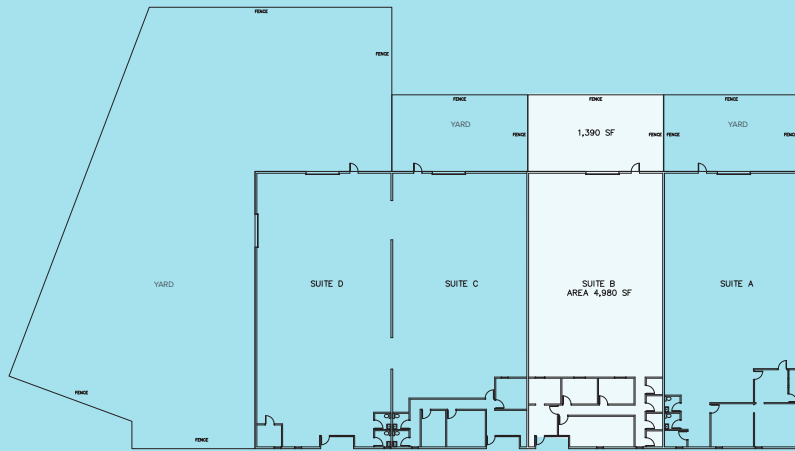


SUITE 4,160 SF | YARD 1,462 SF

**SUITE  
C**

# FLOOR PLAN

3230 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058

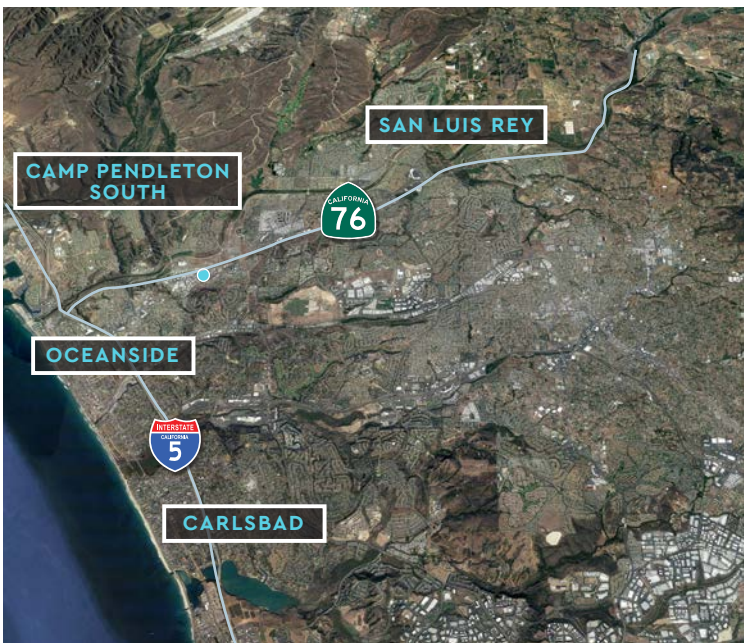


SUITE 4,980 SF | YARD 1,390 SF

**SUITE B**

# LOCATION

3210/3230 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



44,969 SF  
MULTI-TENANT  
INDUSTRIAL PROJECT

+ SECURED FENCED  
YARD AREAS



# DRIVE TIMES

## MILES FROM PROPERTY

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# SAN DIEGO

## REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

# \$238

RECEIVED IN  
SPENDING

# \$45B

PRODUCED  
OF GRP

# +300K

JOBS  
GENERATED

## POPULAR ATTRACTIONS



HOTEL DEL CORONADO



# 2018

35.8M  
VISITORS

\$11.5B  
VISITOR SPENDING

17.98  
ANNUAL ECONOMIC  
IMPACT

641K  
ATTENDEES AT THE  
CONVENTION CENTER

# NORTH COUNTY

## REGIONAL OVERVIEW



### BUILDING & DESIGN

Hunter Industries  
Nitto Group – Hydranautics | Watkins Manufacturing Group



### CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water  
NRG Energy | Air Products and Chemicals, Inc.



### INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.  
L3 Communications | Max-Linear



### BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.  
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine  
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



### ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing  
Titleist – Acushnet | Suja Juice | Columbia Sportswear | Reef



### E. COMMERCE

Wayfair | Amazon

## LIFESTYLE

126  
MILES OF  
HIKING TRAILS

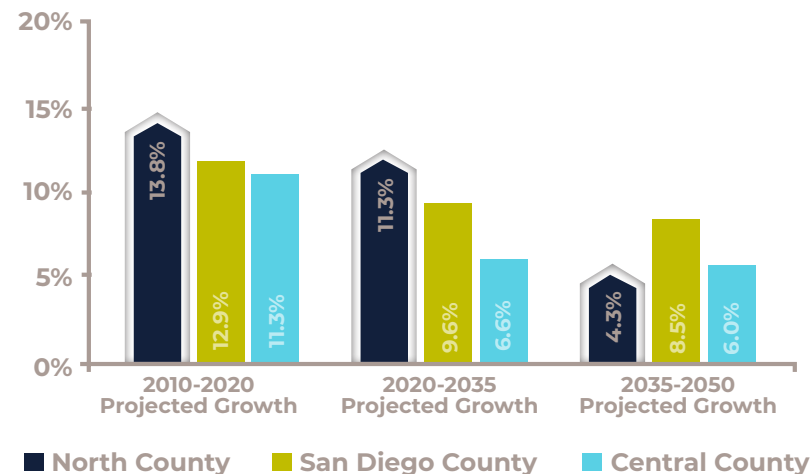
57%  
OF SAN DIEGO  
GOLF COURSES

28  
BEACHES

58  
SCHOOLS  
(RECEIVED 35% AWARDS)

45+  
BREWERIES

## JOB GROWTH FASTEST IN NORTH COUNTY





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## JOSH MCFADYEN

Senior Vice President | San Diego Region  
License No. 01255566  
Dir +1 760 930 7945  
Main +1 760 438 8950  
Fax +1 442 244 6045  
[josh.mcfadyen@colliers.com](mailto:josh.mcfadyen@colliers.com)

## JOE CROTTY

Senior Vice President | San Diego Region  
License No. 01369821  
Dir +1 760 930 7906  
Main +1 760 438 8950  
Fax +1 442 244 6006  
[joe.crotty@colliers.com](mailto:joe.crotty@colliers.com)

## TYLER STEMLEY

Associate | San Diego Region  
License No. 02003867  
Dir +1 760 930 7929  
Main +1 760 438 8950  
Fax +1 442 244 6029  
[tyler.stemley@colliers.com](mailto:tyler.stemley@colliers.com)



Colliers International  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008 | USA  
[www.colliers.com](http://www.colliers.com)