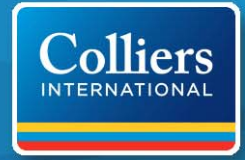


FOR LEASE OR SALE > INDUSTRIAL / MANUFACTURING



35,856 SF Freestanding Building

4039 AVENIDA DE LA PLATA, OCEANSIDE, CA 92056



Building Amenities

- > ±35,856 SF freestanding building
- > Approximately 6,000 SF of two-story HVAC office space
- > Approximately 30,000 SF of assembly/manufacturing/warehouse area
- > Seven (7) grade-level loading doors
- > Power capacity: 2,500 amps, 277/480 volt, 3 phase
- > Floor drains throughout
- > Parking: 101 spaces (2.82/1,000 SF)
- > Fire sprinkler system: .45/3,000
- > 26' to 40' clear height
- > Fenced parking area
- > **LEASE RATE: \$0.69/SF NNN**

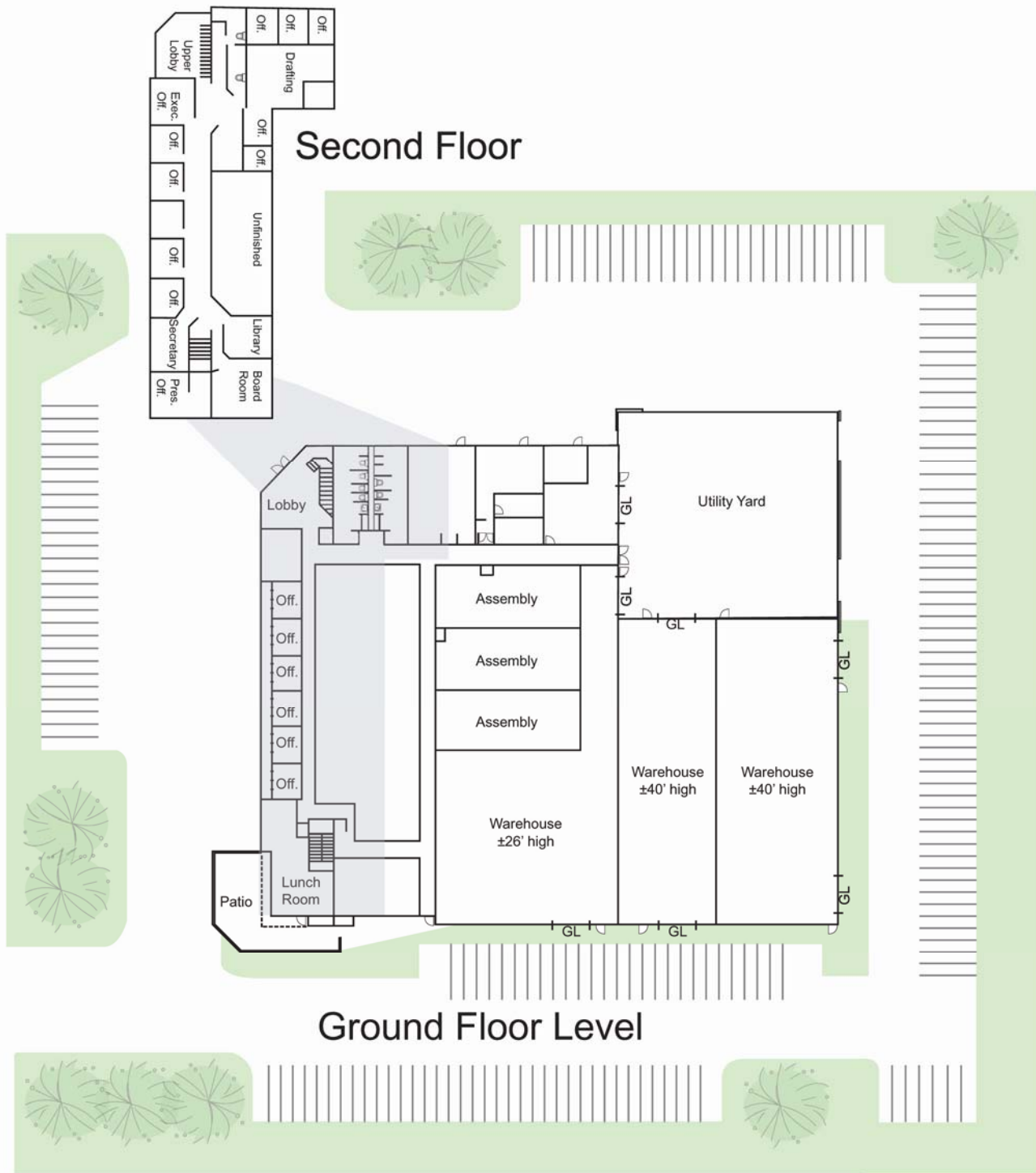


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4039 Avenida de La Plata > Floor Plan



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