

FOR LEASE

# Seagate Corporate Center

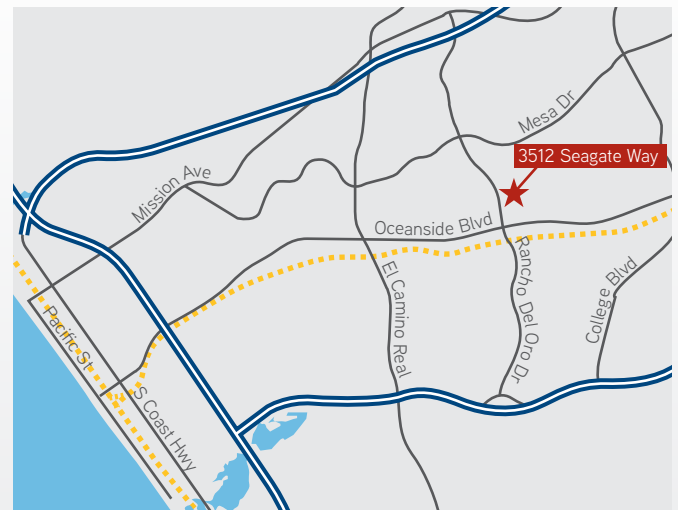
3512 SEAGATE WAY, SUITE 120 | OCEANSIDE, CA 92056

**HIGH IMAGE  
FLEX SPACE**



## Property Highlights

- » 2,403 SF Unit with 1,329 SF office space + 1,074 SF warehouse
- » Built in 2007
- » 10' W x 12' H overhead door, 24' clear height warehouse ceiling with skylight, grade level loading in unit & common loading dock
- » 200 amp - 3 phase power; no gas in unit, but plumbing stubbed to building, one restroom, fire sprinklers, air conditioning
- » Ample parking - 3 spots/1,000 SF
- » Short walk to corporate hotels, retail, restaurants & commuter train station
- » Part of a greater business park development that includes Gilead Sciences, Genentech Pharmaceuticals Campus, Titleist, FedEx, Coca-Cola & two Marriot hotels
- » Easy commute from both San Diego & Orange County
- » Available immediately
- » Call to show



**LEASE RATE: \$1.19/SF/MONTH + ELECTRICITY**

JOHN WITHERALL  
First Vice President  
Lic. No. 01759453  
+1 760 930 7927  
[john.witherall@colliers.com](mailto:john.witherall@colliers.com)

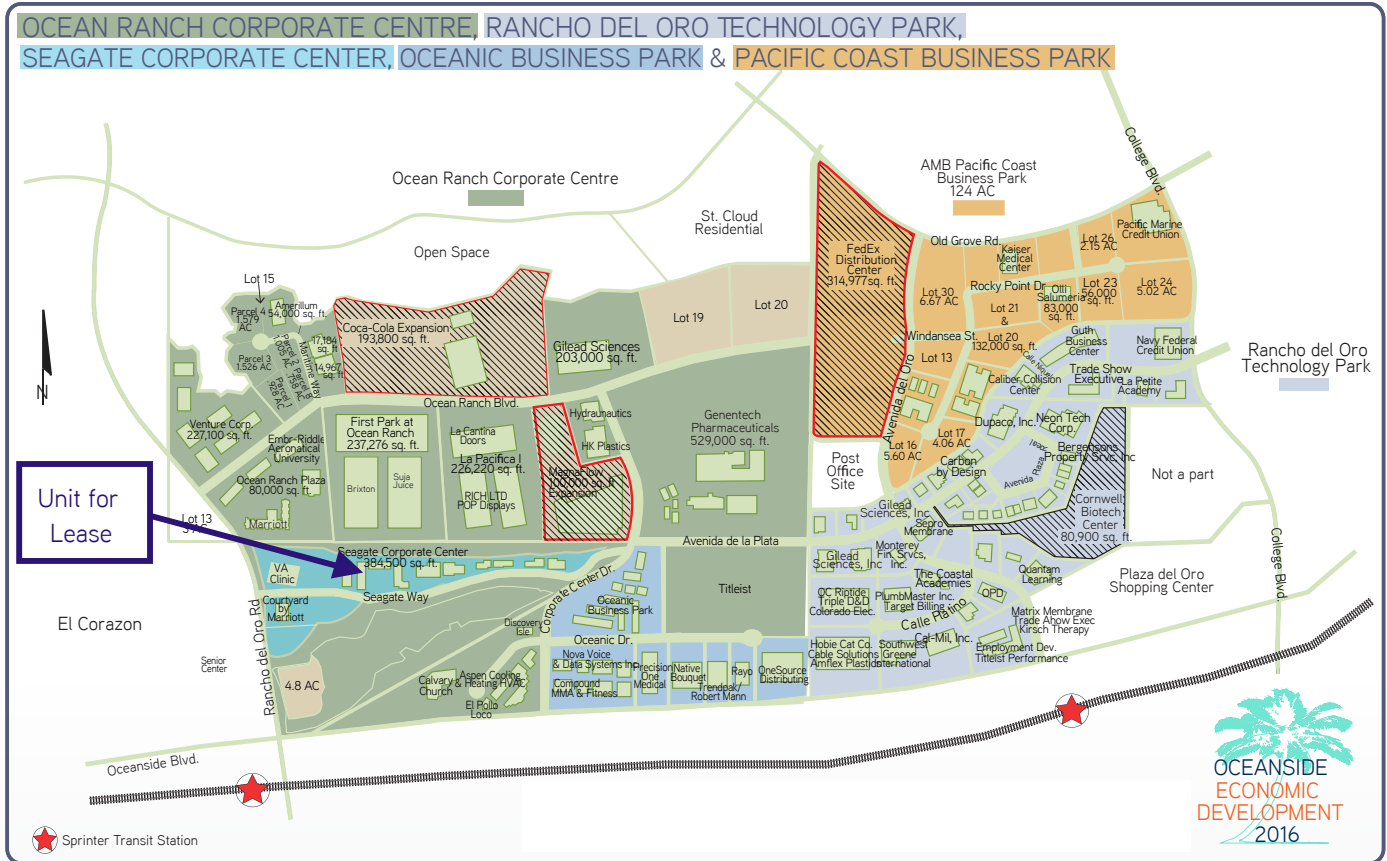


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## > Site Plan/Map



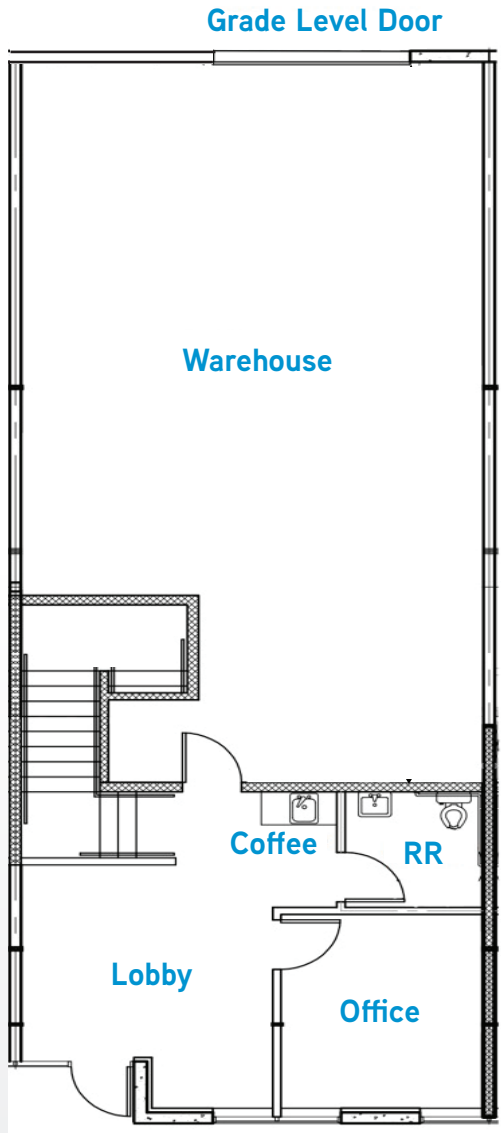
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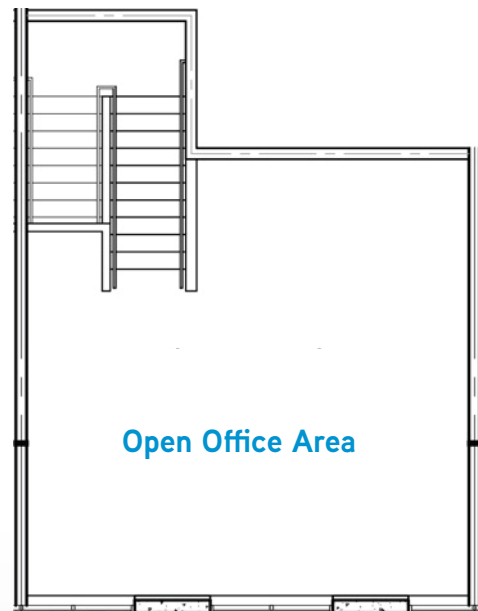
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## > Floor Plans

### First Floor



### Second Floor



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