

FOR SALE or LEASE FREE STANDING INDUSTRIAL BUILDING WITH YARD 580 AIRPORT ROAD, OCEANSIDE CA 92058

15,150 SF BUILDING WITH 13,050 SF READY FOR USER TO OCCUPY NOW

**PRICE
REDUCED!**



- In Oceanside Approved "Green Zone" for Cannabis Associated Business
- Minutes to/from Hwy 76 and I-5
- Approximately \$4,700 Monthly Income from Existing Tenant
- Divisible into 3 Units with Separate Entrances and Restrooms
- Large Fenced and Secure Yard and Parking
- Fee Simple Opportunity
- 12'-14' Clear Height
- 4 Grade Level Doors
- 1,600 amps, 3 Phase
- Sale Price: \$3,299,999
- Lease Rate - Negotiable



MIKE CONGER
Principal
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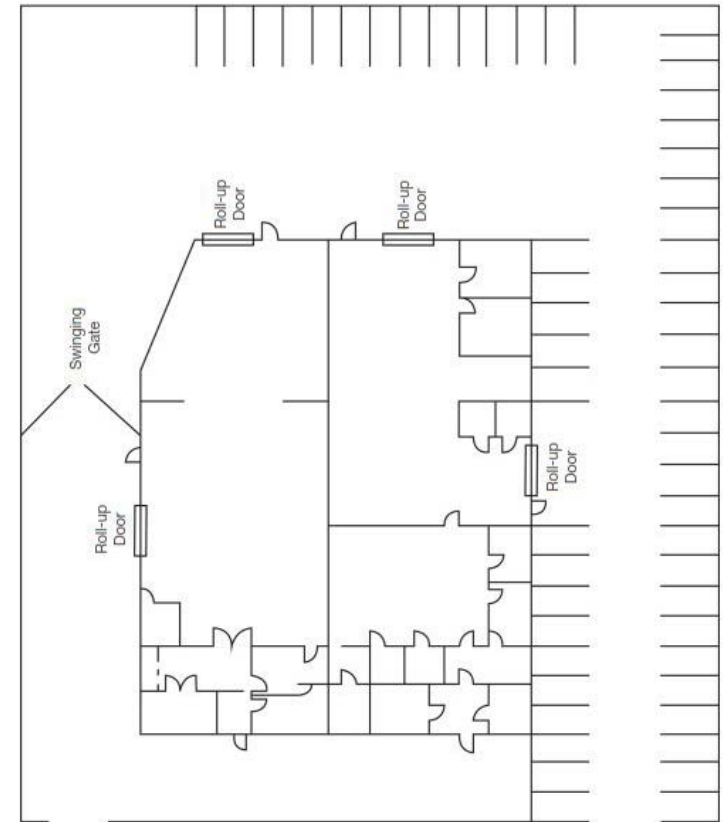
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SITE PLAN



AIRPORT RD



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580 AIRPORT RD

76

HWY 76

MISSION AVE

76

**COMMERCIAL
ASSET
ADVISORS**

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AFTER TAX EFFECTIVE COST PER RSF ANALYSIS - OWNER/USER



APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:	13,050
APPROXIMATE TOTAL SQUARE FOOTAGE:	15,150
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$217.82
TOTAL PROJECT COST:	\$3,299,999
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$495,000
LOAN AMOUNT:	\$2,804,999
INTEREST RATE:	4.50%
AMORTIZATION:	25.00

ESTIMATED RENTAL INCOME WITH LEASEBACK TENANT INCOME (ANNUAL) \$56,400

ESTIMATED ANNUAL PROPERTY EXPENSES (4):			
COMMON AREA MAINTENANCE (Estimate exclusive of electric)	Estimated		14,000
INSURANCE (Estimate)			2,500
TAXES (1.15% of Sales Price)			37,950
		TOTAL (5)	\$54,450

ANNUAL MORTGAGE EXPENSE (1)	ANNUAL PROPERTY EXPENSES	ANNUAL TENANT INCOME	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	AVG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	DEPRECIATION ANNUAL TAX SAVINGS (3)	(=) Equals ANNUAL DEBT SERVICE EXP.
(\$187,093)	(\$54,450)	\$56,400	(\$185,143)	\$76,693	(\$108,450)	\$19,250	(\$89,200)

MONTHLY COST PER SQUARE FOOT (PROPERTY)	\$1.02	\$0.60	\$0.49
EFFECTIVE MONTHLY EXPENSE / SF (OCCUPIED SPACE)	\$1.18	\$0.69	\$0.57

1. Based on Loan Amortization Table
2. Average annual principal paydown based on 10 year accumulation from Loan Amortization Table
3. Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 39 year straightline estimated schedule - 65% (bldg value) of sale price. Consult your tax advisor.
4. Estimated expenses include estimated property taxes, plus estimated insurance, estimated maintenance, and estimated utilities. Please consult your tax advisor about property expenses which may be tax deductible.

Note: Consult with your tax advisor. There are no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.



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