

FOR SALE OR LEASE > INDUSTRIAL SPACE

Approx. 23,510 SF Industrial Space

4040 AVENIDA DE LA PLATA, OCEANSIDE, CA 92056

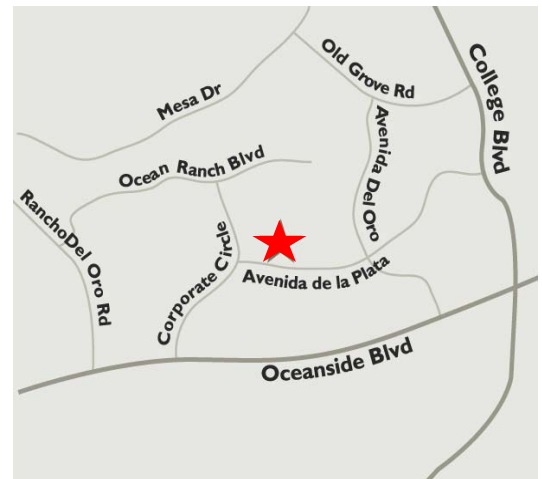


Property Features

- > Adjacent to Gilead Sciences Facility
- > Approximately 23,510 SF total
- > 4,000 SF office area
- > 21' clear height
- > 2.3/1,000 parking
- > Screened (securable) yard/parking area
- > 1,000 amps, 270/480 volt, 3 phase power
- > Three (3) grade-level roll-up doors

Lease rate: \$0.65/SF NNN* (NNN estimate \$0.15/SF)

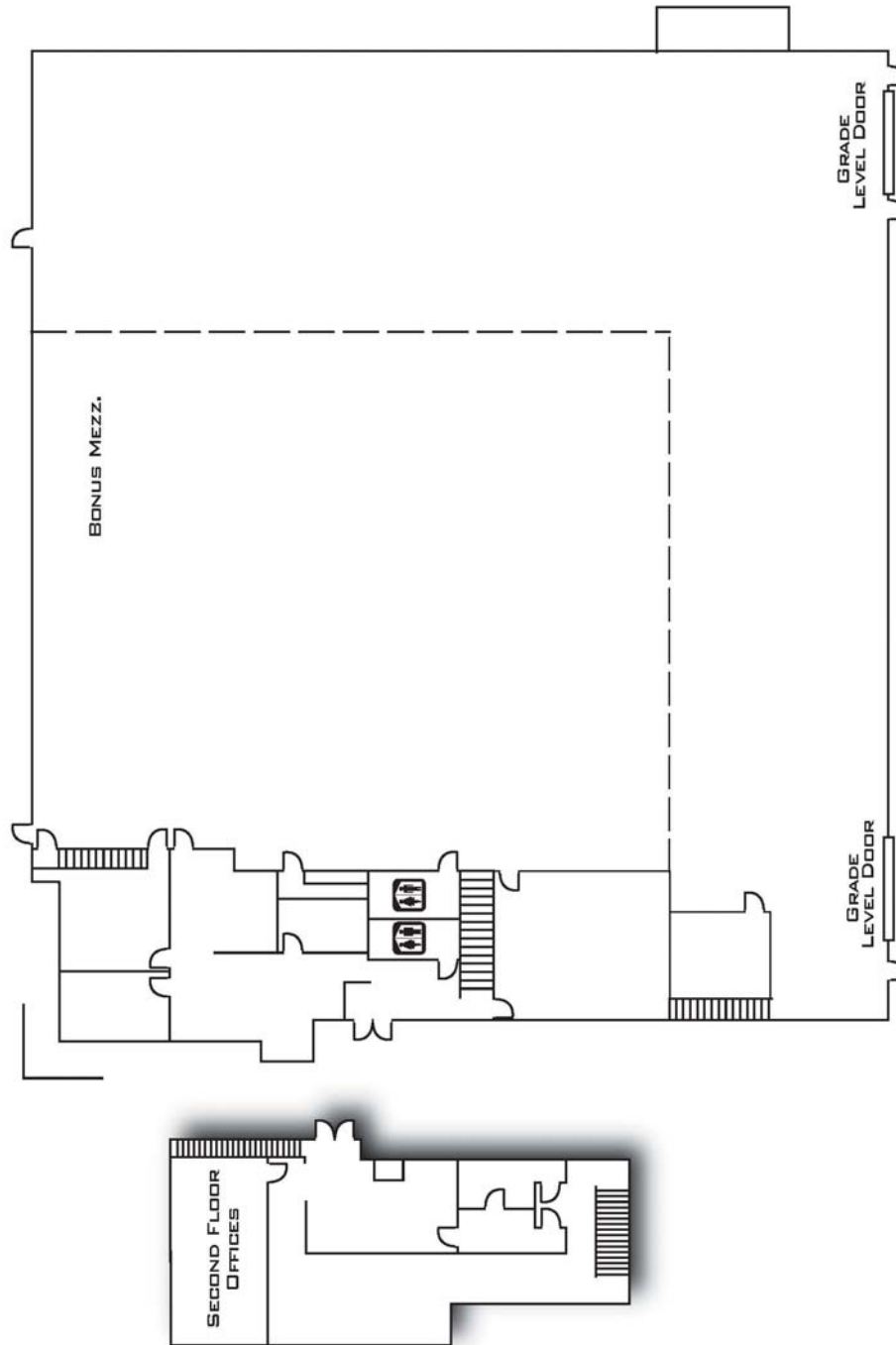
SALE PRICE: \$2,868,220.00



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