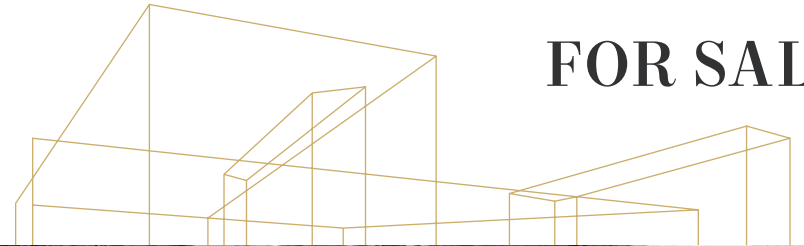




Leased NNN Investment
Multi-Tenant Industrial

FOR SALE



2625 Temple Heights Dr
MULTI-TENANT INDUSTRIAL BUILDING



±43,340 Square Foot Building
Located in Oceanside, CA

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FOR SALE

2625 Temple Heights Dr

OCEANSIDE, CA

Asking Price: \$8,525,000 (5.5% CAP Rate)



\$8,525,000

ASKING PRICE

Property Overview

Total SF	±43,340 SF
Custom Converting	±21,684 SF
Blisslights Inc.	±21,656 SF

Custom Converting, Inc. has been in business since 1983 and is located in Oceanside, California, in North San Diego County. Custom Converting is a 3M Preferred Converter and specializes in converting, precision slitting, rotary die cutting, assembly and packaging services, and manufacturing products for businesses throughout the U.S. and Worldwide.

Tenant since 2001 | Customconverting.com

Custom Converting Lease Details

Lease Term	March 1, 2016 to July 31, 2026
Base Rent	\$19,034.49 NNN per month (\$0.878/SF)
Annual Increase	3%

Blisslights Inc. specializes in creating unique indoor and outdoor laser lights that are ideal for different types of year-round applications. Their patented designs are transforming the lighting world. By redesigning the latest holographic, laser, and lighting technology—previously only used by lighting professionals—they make affordable, energy efficient and easy-to-use products available to all homeowners.

Tenant since 2020 | Blisslights.com

Blisslights Inc. Details

Lease Term	October 1, 2020 to October 31, 2023
Base Rent	\$20,032 NNN per month (\$0.925/SF) (Rent abatement Sept 2021)
Annual Increase	3%

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PROPERTY FEATURES

Building Type	Industrial/Manufacturing
Square Feet	43,520
Land Area	2.32 acres /101,494
APN	161-470-08
Zoning	City of Oceanside
Built/Renovated	1990
Power	2,000 Amps. 120/208
Clear Height	22'
Parking	76 spaces - 1.75/ 1,000 SF
Truck Doors	6 Dock / 5 Grade
Sprinklers	.33 GPM/3,000 SF
Amenities	Ability to fence & secure parking
Concrete	100% concrete paving/parking

RECENT BUILDING UPGRADES

\$160K in contemporary upgrades including refurbishment of suite C & suite D office spaces and second floor restroom

New roof coating in November 2019 at a cost of \$61,000

Building repainted in December 2019 at a cost of \$11,000

Trees pruned in December 2019 at a cost of \$5,000



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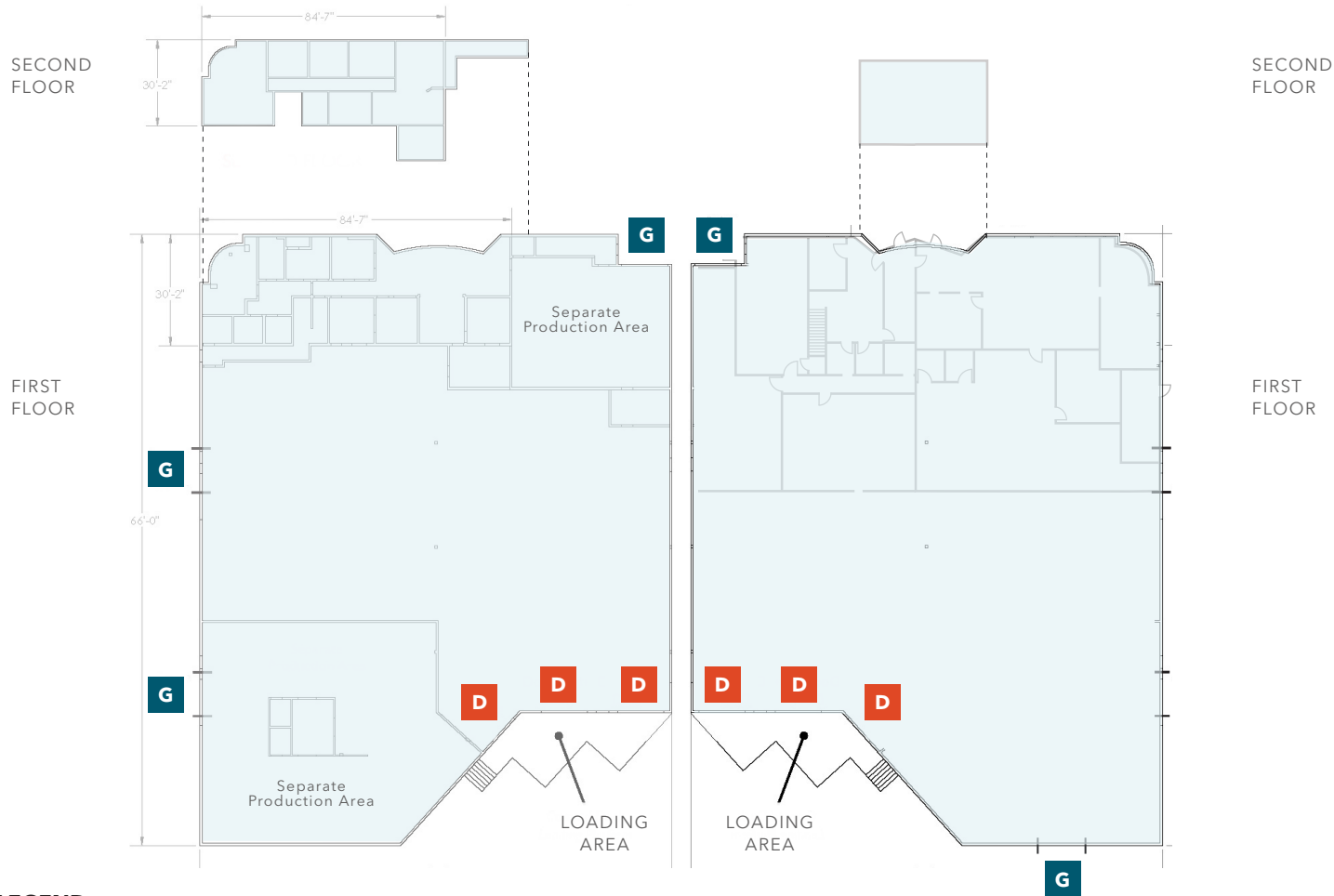
km Kidder Mathews

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Floor Plan



LEGEND

G Grade Level Door **D** Dock High Door

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Square Footage Breakdown of the 1st and 2nd Floor

1st Floor Total	40,110 SF
2nd Floor Total	3,230 SF (7.5%)
Total SF	43,340 SF

Office Square Footage

Suites A,B	5,180 SF
Suites C, D	4,226 SF
Total Office	9,406 SF (21.7%)

*4% is improved production area

Suites A, B

1st Floor Total	19,209 SF
2nd Floor Total	2,447 SF
Total SF	21,656 SF

Suites C, D

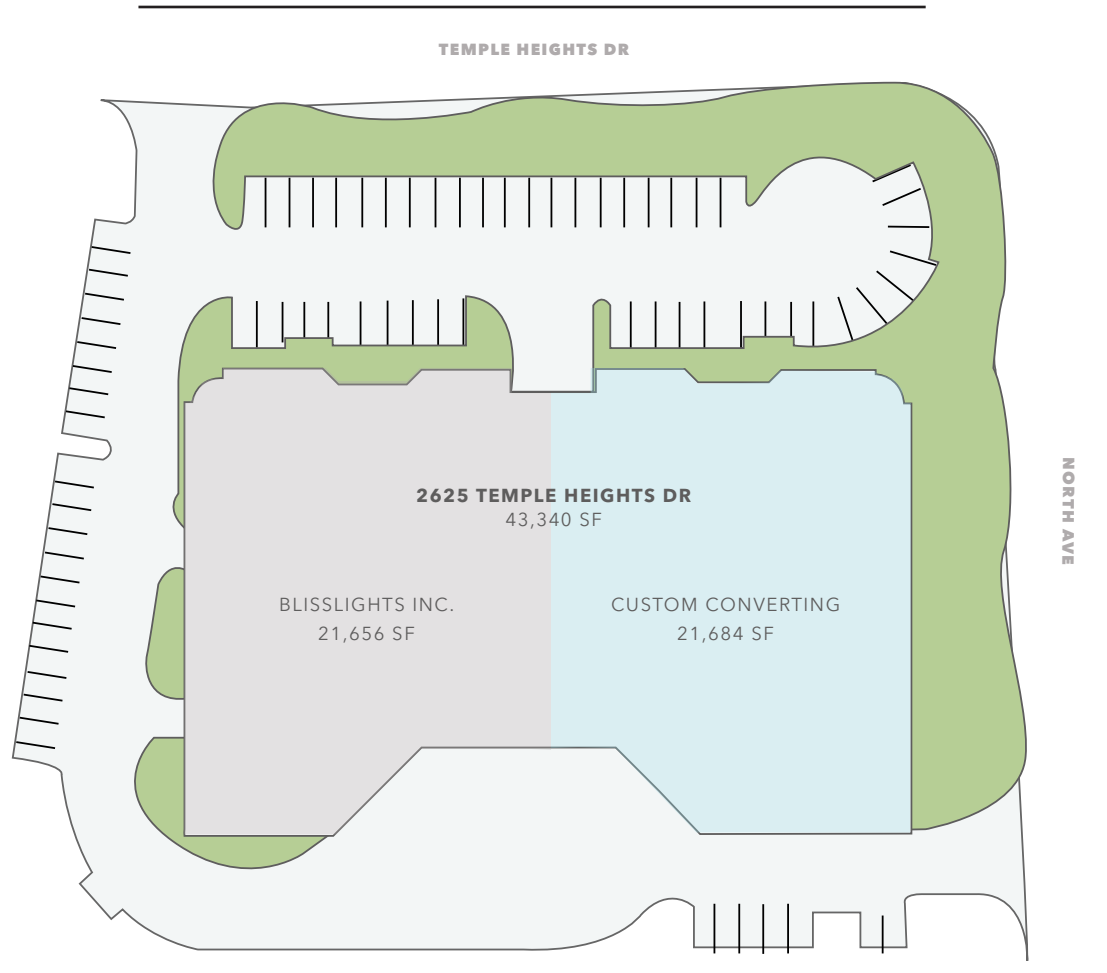
1st Floor Total	20,901 SF
2nd Floor Total	783 SF
Total SF	21,684 SF

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Site Plan



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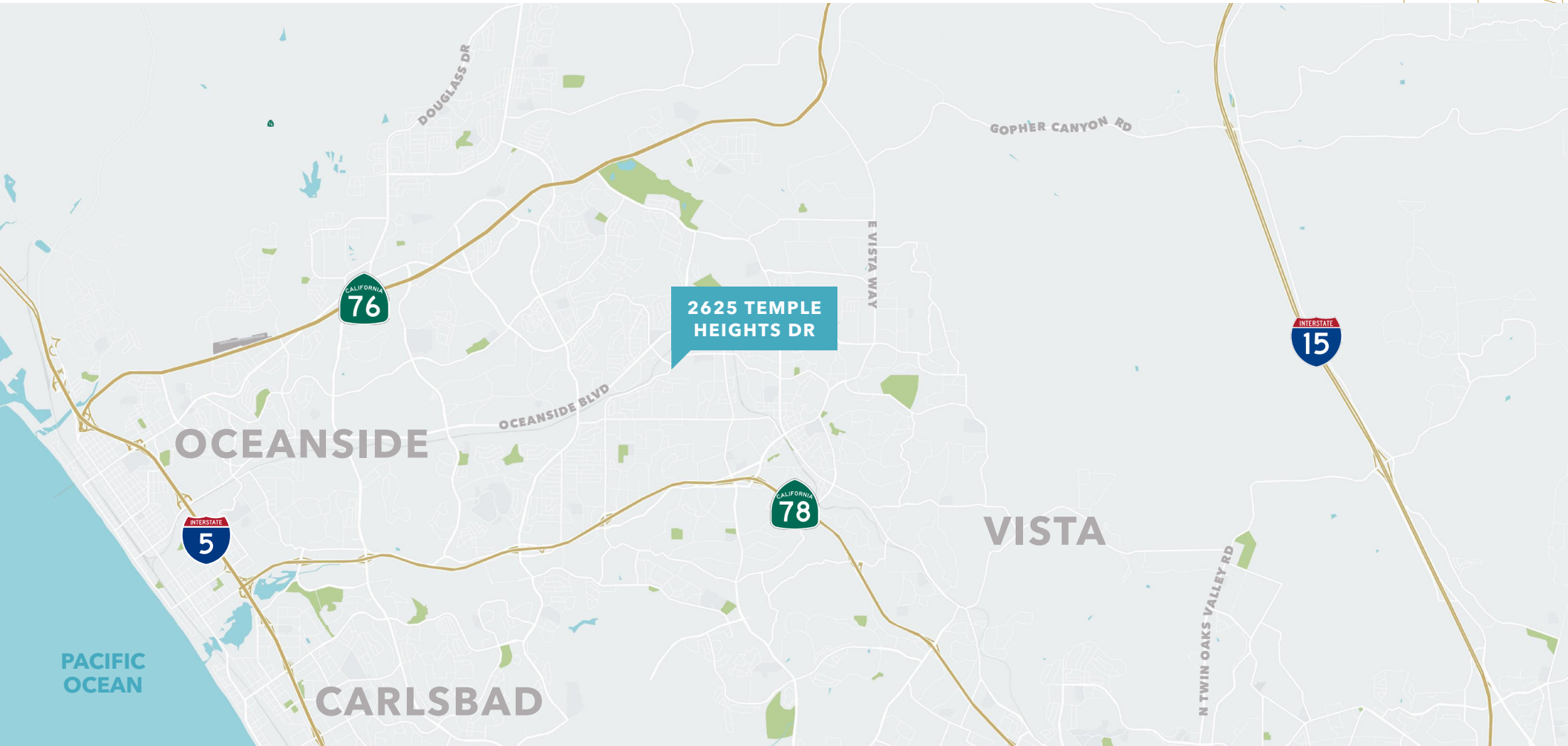
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