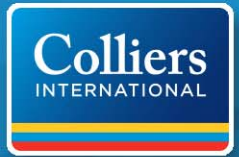


FOR LEASE > FLEX SPACE



Flex Property with Yard

340-50 VIA EL CENTRO, OCEANSIDE, CA 92058



Property Features

- > 8,640 SF available
- > Building visible from Highway 76
- > See reverse for details

Access

- > Signalized immediate access to Highway 76, six minutes to Highway 78, and three minutes to Interstate 5
- > 25 minutes to Orange County
- > 5 minutes to the beach and coaster corridor
- > Surf at lunch!

Rate

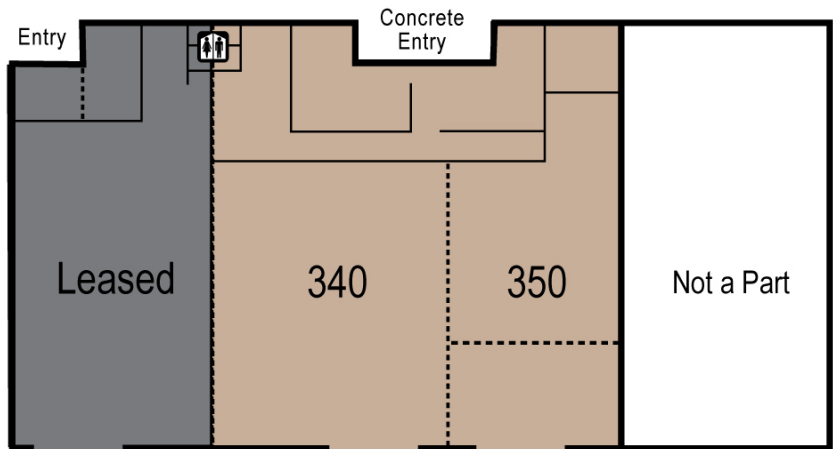
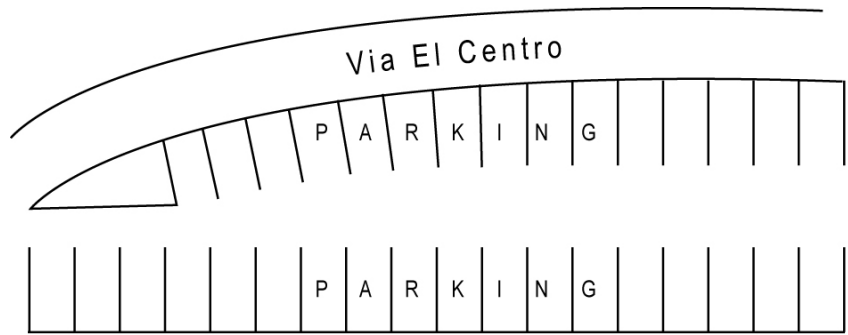
- > Flexible, reasonable lease rate, modified gross
- > Flexible, reasonable, local owner



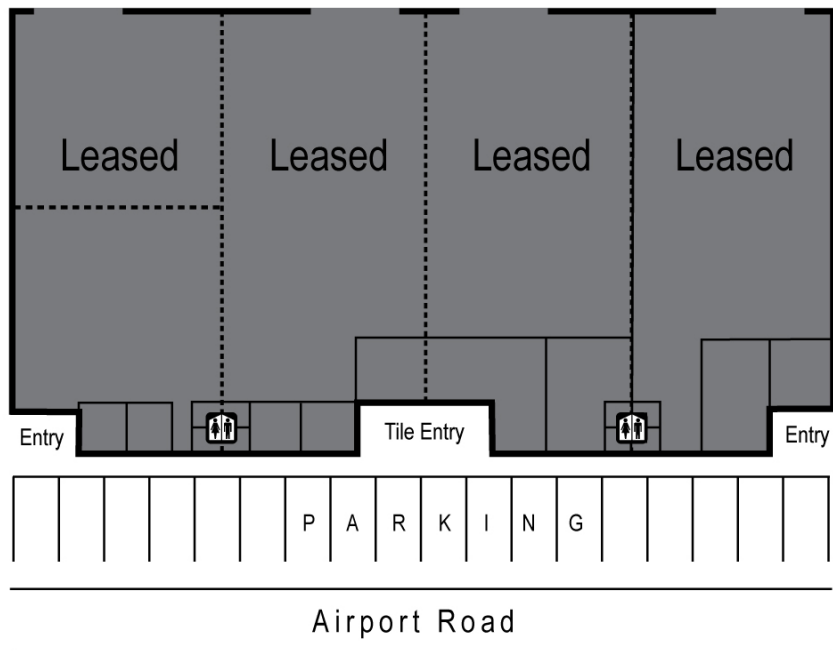
**SPECIAL
INTRO RATE
\$0.40 SF/Modified Gross**

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Common Yard Area



ADDRESS	SIZE SF	POWER	% OFFICE	CLIMATE CONTROLLED	RATE
340-50 Via El Centro Combined double unit	8,640 SF	600 amps 120/280 volts	10%	Yes	\$0.40/SF MG

Building Features

- > 12' x 12' loading doors
- > Gas
- > Approximately 14' clear height
- > Ample parking
- > Skylights
- > Open yard area





Location Amenities

- › Centrally located between Orange and San Diego Counties
- › On Highway 76, minutes from Highway 78, and Interstate 5
- › 5 minutes to the beach and coaster corridor
- › Surf at lunch!

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