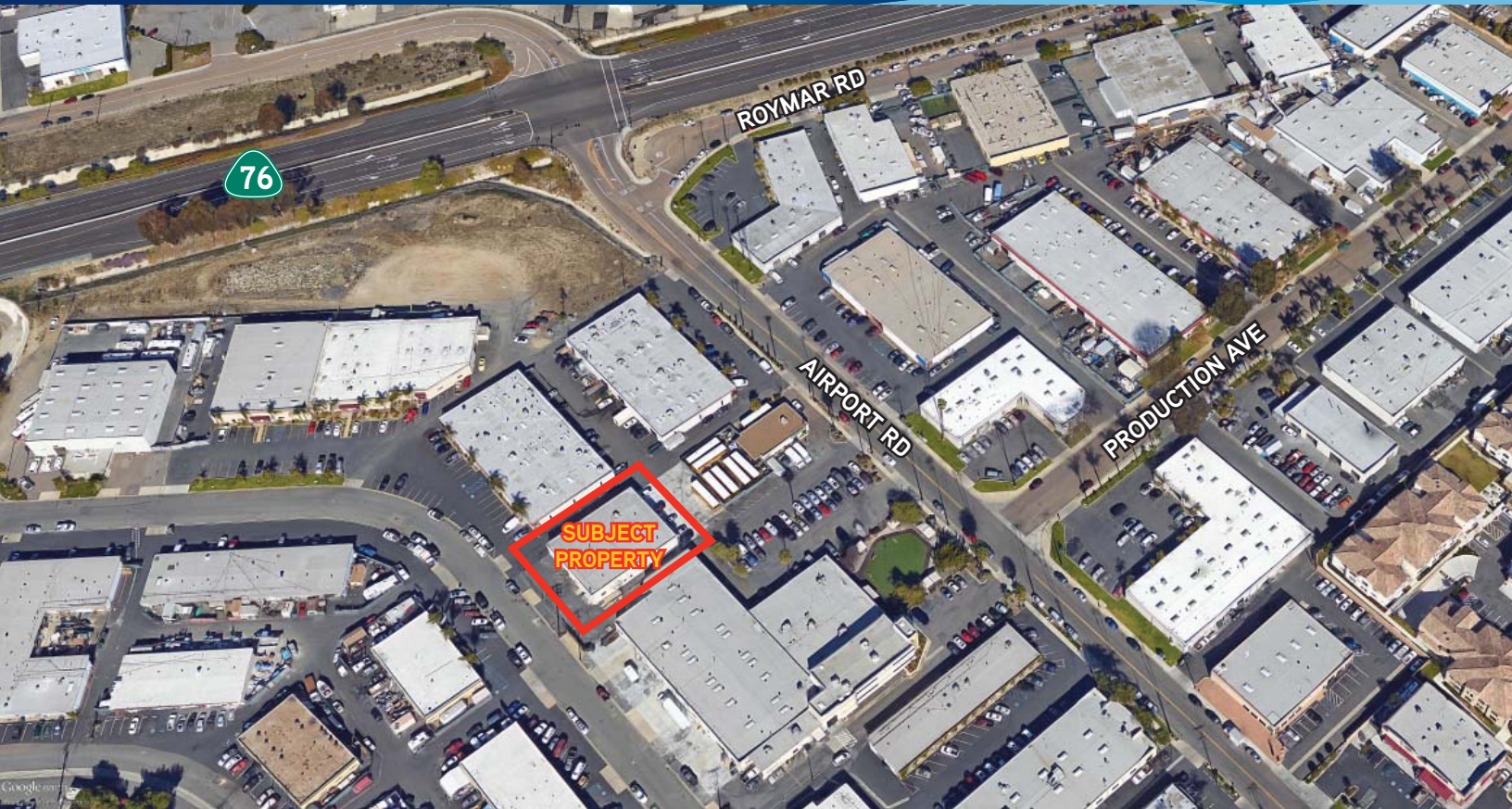


# FOR LEASE > INDUSTRIAL BUILDING WITH FENCED YARD AREA

## 309 Airport Road

Oceanside, CA 92058

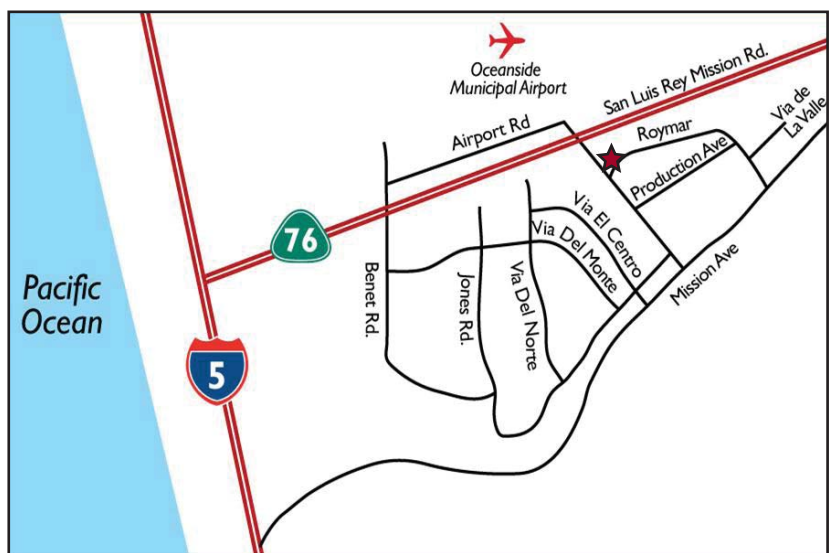


### PROPERTY HIGHLIGHTS

- » 8,000 SF free-standing industrial building
- » Approximately 14'-16' clear height
- » Fenced yard area (approx. 1,600 SF)
- » Two 12' x 12' grade-level truck doors
- » 400 Amps/277/480 volts, 3-Phase
- » Warehouse Lighting
- » Great access to I-5 Freeway
- » Zoned light industrial
- » **LEASE RATE: \$0.86/SF, MODIFIED GROSS**
- » **CAM FEE: \$0.06/SF CAM FEE**

\*Call to set-up tours

### LOCATION



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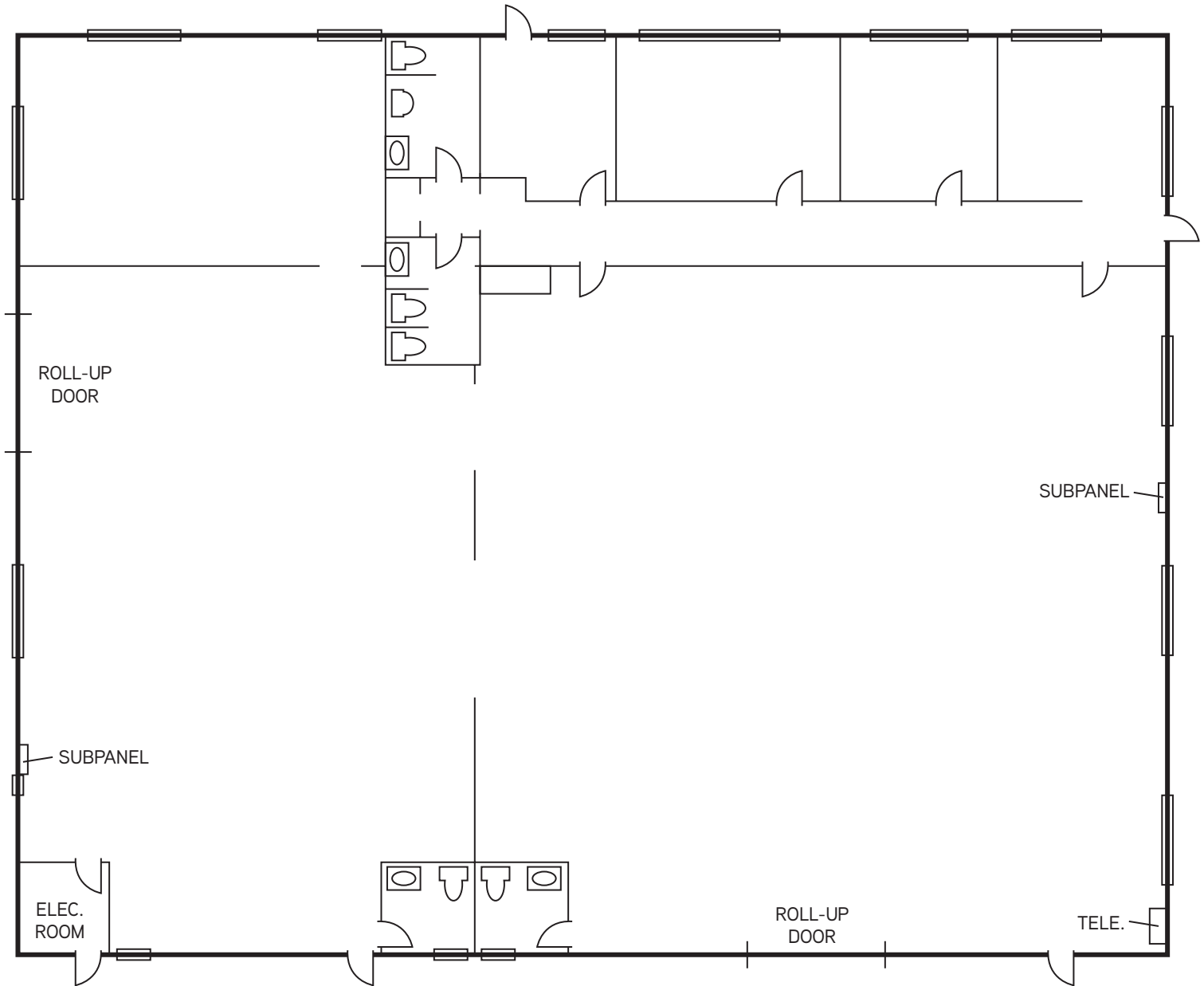


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### FLOOR PLAN



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