

TWO INDUSTRIAL BUILDINGS | TOTALING 17,505 SF



**HUGE PRICE REDUCTION!**

**26  
03**

**INDUSTRY  
STREET**

**OCEANSIDE  
CA, 92054**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WILLIAMS ROTH GROUP**  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE



# PROPERTY FEATURES

## 2603 Industry Street, Oceanside, CA 92054

- Total Building Size: ±17,505 SF
- Lot Size: 0.90 Acres / 39,204 SF
- Loading: Five (5) Grade Level Doors
- Zoning: IG
- Gas: Service to Building
- Parcel: 149-271-22

### BUILDING A:

- Building Size: ±11,905 SF
- Office: 2,500 SF (1<sup>st</sup> floor)
- Bonus Second Floor Mezzanine Office Space (2,400 SF)
- Heavy Power: 1,000A/120-280V, 3 Phase
- Loading: Three (3) Grade Level Doors (12' x 14')
- Clear Height: 22'

### BUILDING B:

- Building Size: ±5,600 SF
  - Office: NONE
  - Heavy Power: 1,000A/120-280V, 3 Phase
  - Loading: Two (2) Grade Level Doors (10' x 12')
  - Clear Height: 14'
- 
- High End Office Improvements
  - Quick Access to Hwy-78 and I-5
  - Fenced Yard Area Between Both Buildings
  - Heavy Power Distributed Through Warehouses
  - High Visibility Corner Location

### Asking Price:

**\$2,800,000 (\$160/SF) | \$2,700,000 (\$154/SF)**  
**NOW \$2,500,000 (\$143/SF)**



**BUILDING A**



**BUILDING B**



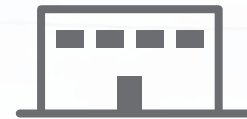
# PROPERTY HIGHLIGHTS



CENTRAL LOCATION  
NEAR FREEWAYS



SECURED FENCED  
YARD AREA



FREESTANDING  
BUILDINGS



HEAVY POWER



HIGH-END  
OFFICE IMPROVEMENTS



GRADE-LEVEL  
LOADING

# FLOOR PLAN- BUILDING A



# FLOOR PLAN- BUILDING B





# SITE OVERVIEW



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# PHOTOS



Executive Office with Private Restroom



Warehouse



Conference Room with Drop Down Projector



Frontage Along Industry Street  
with Ample Parking



Custom Built Cabinets and Granite  
Countertops in Executive Office



Fenced Yard Area Between Buildings



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# AMENITY MAP



SOCAL SPORTS  
COMPLEX

A-1 Self  
Storage

ExtraSpace  
Storage

SITE

SPRINTER LINE

El Camino Real

Oceanside Blvd

GOAT HILL  
PARK



FRAZIER FARMS  
NATURAL GROCERY SINCE 1979

ihop

SOAPY JOE'S



Smart & Final

FIRE MOUNTAIN

PACIFIC COAST PLAZA

BEST BUY

COST PLUS  
WORLD MARKET.  
One World. One Store.

Walmart  
Save money. Live better.

Party City

STAPLES

BED BATH &  
BEYOND

EL CAMINO NORTH

LA FITNESS

Michaels

BARNES & NOBLE  
BOOKSELLERS

chili's

CHIPOTLE  
MEXICAN GRILL

ULTA  
BEAUTY

BIG 5  
SPORTING GOODS

ROSS  
DRESS FOR LESS

BUFFALO WILD WINGS  
GRILL & BAR



PACIFIC COAST  
PLAZA



EL CAMINO  
NORTH

Marshalls

Orangetheory  
FITNESS

DOLLAR TREE

THE SHOPPES  
AT CARLSBAD

THE SHOPPES AT  
CARLSBAD

REGAL

24  
HOUR  
FITNESS

macy's

JCPenney

TIME AND  
PIZZERIES

The Cheesecake Factory

Panera  
BREAD

ISLANDS  
Fine burgers & drinks

Yard House



# LOCATION MAP



OCEANSIDE

Oceanside Blvd

VISTA

CARLSBAD

El Camino Real

Palomar Airport Rd

SAN MARCOS

ESCONDIDO





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