

2620

TEMPLE HEIGHTS DRIVE
Oceanside, CA 92056



FOR **SALE OR LEASE**
34,168 SF INDUSTRIAL BUILDING

PROPERTY FEATURES

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BUILDING SIZE	34,168 SF
OFFICE SIZE	Approximately 30%
LAND SIZE	2.08 Acres (90,605 SF)
LOADING	4 Grade Level Doors (10' x 12')
PARKING	55 Spaces - 1.60/1,000 SF
MINIMUM CLEAR HEIGHT	17'
POWER	600amps, 277/480v
SPRINKLERED	Yes
YEAR BUILT	1984
ZONING	<u>IL – Limited Industrial</u>
LOW NNN	\$0.18
LEASE RATE	\$0.95/SF NNN
SALE PRICE	CONTACT BROKER



PROPERTY HIGHLIGHTS



2620



Single Story Office - No Mezzanine



Divisibility Option



Grade Level Loading Access



Near Retail & Amenities

SIGNIFICANT RECENT IMPROVEMENTS



Roof Replacement & Repairs



Fire Sprinkler System Upgrade



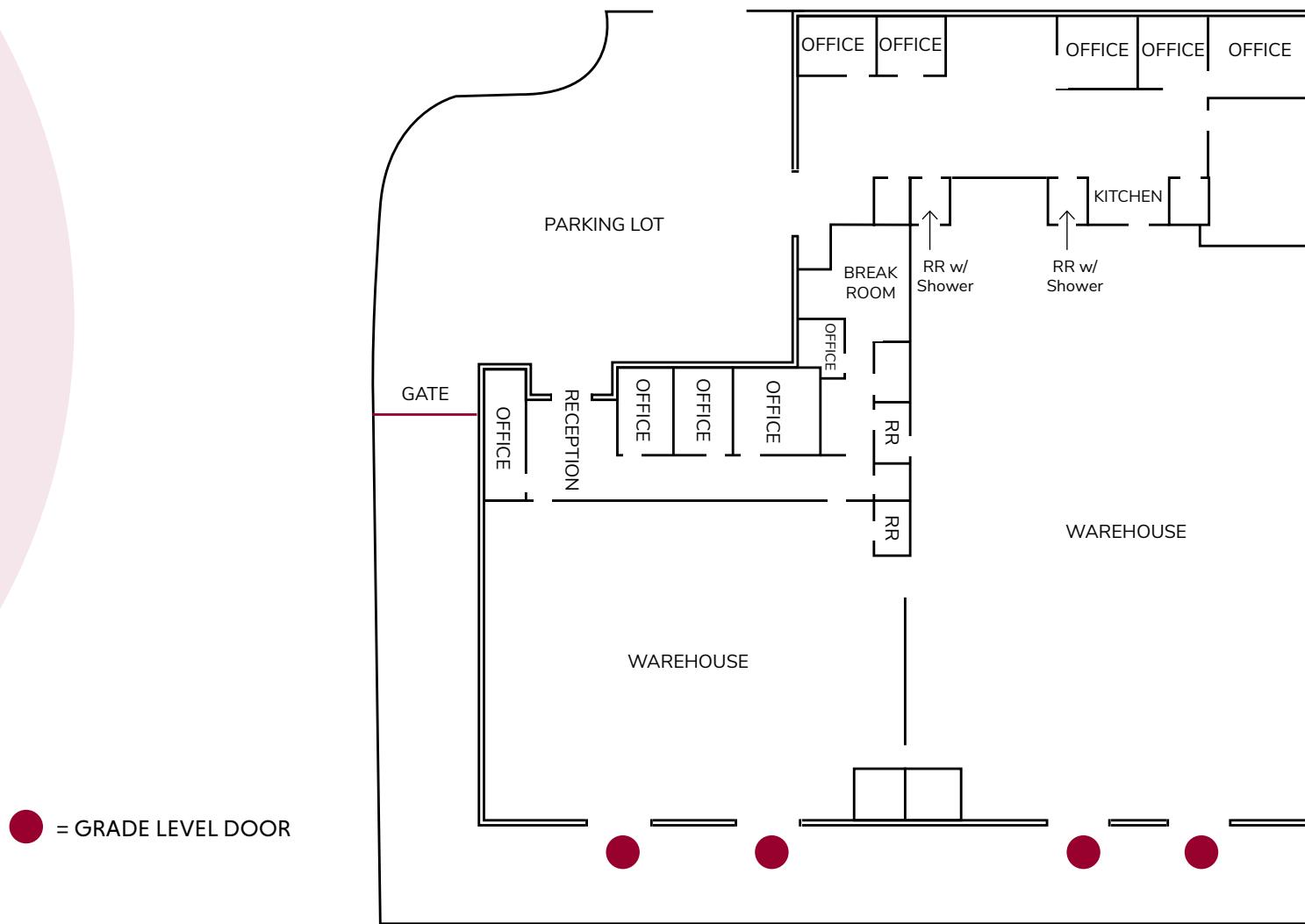
Sewer Line Rehab



Lighting & Electrical Panel Upgrade

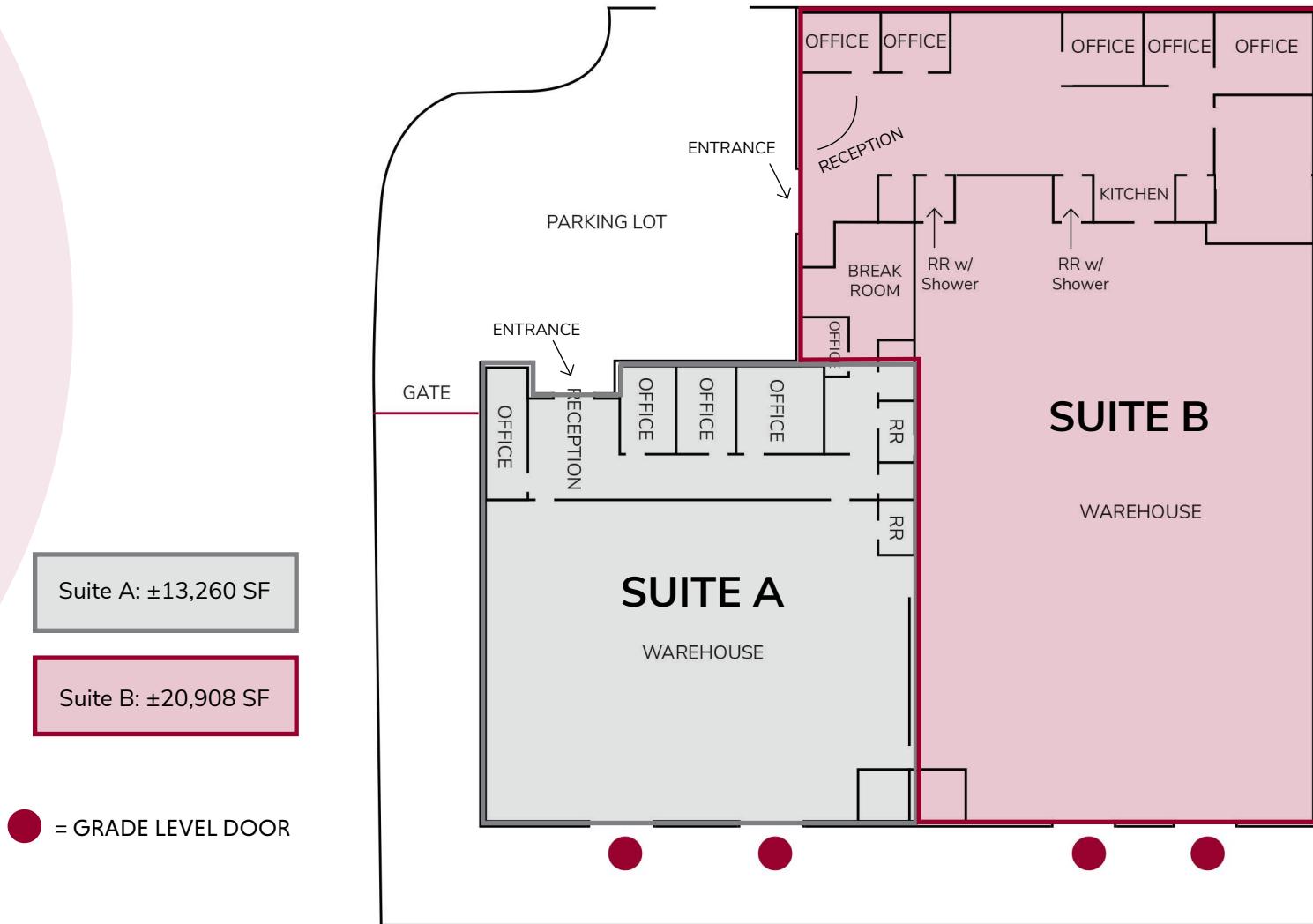
CURRENT FLOOR PLAN

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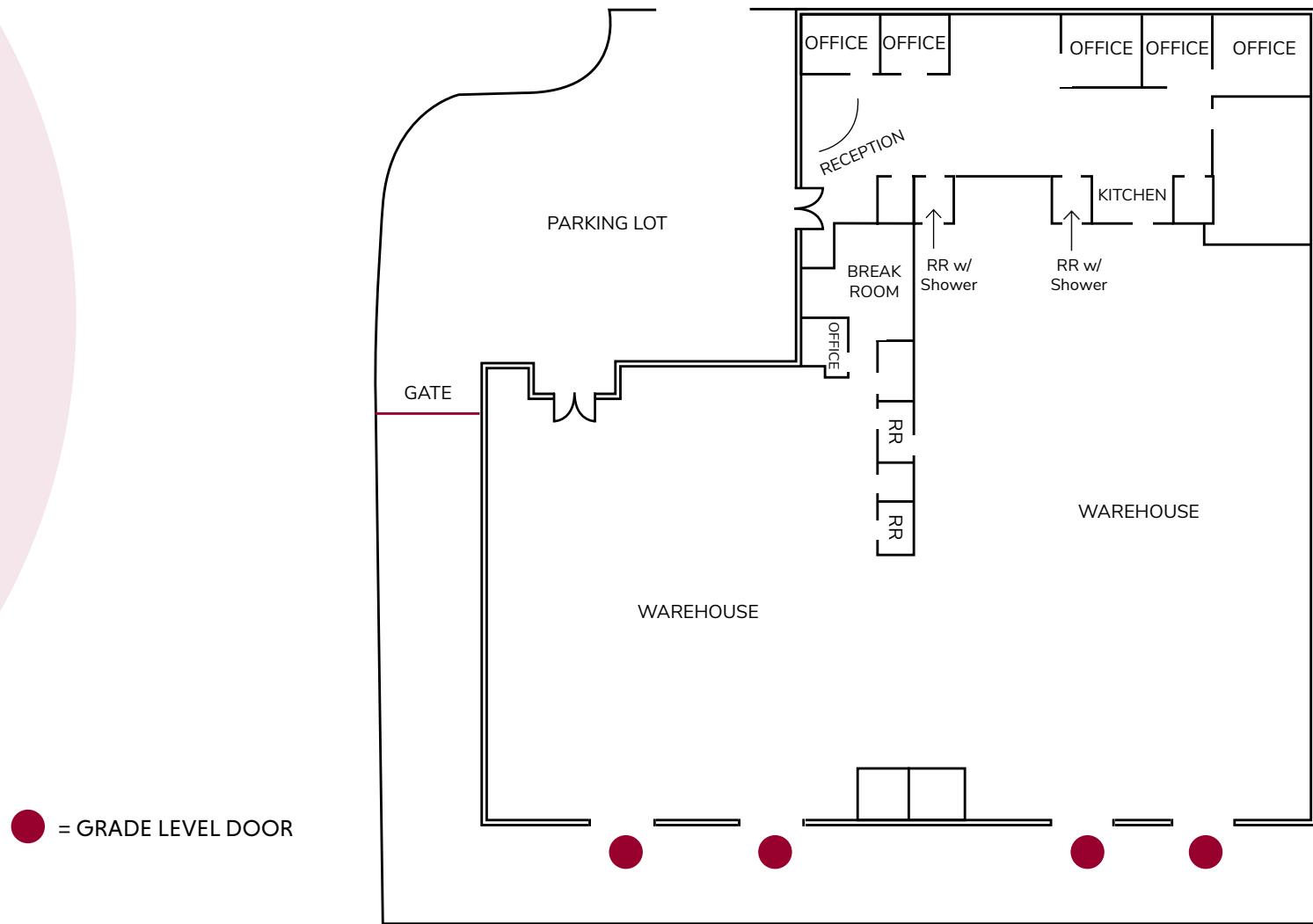
DIVISIBILITY FLOOR PLAN

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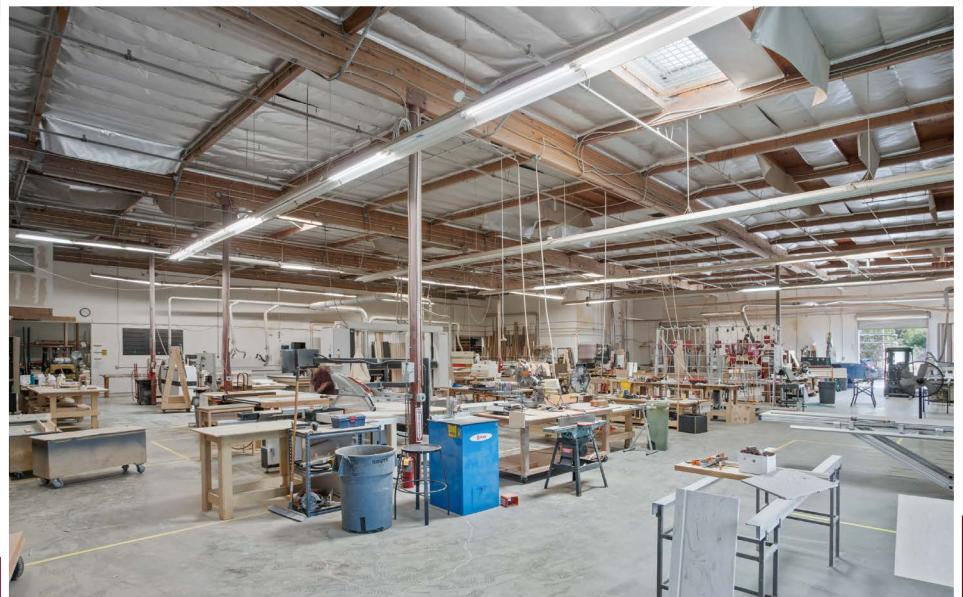
CONCEPTUAL FLOOR PLAN

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PROPERTY PHOTOS

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SITE PLAN

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RETAIL & AMENITIES

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4 RANCHO DEL ORO RD



CORPORATE NEIGHBORS



PACIFIC COAST BUSINESS PARK

2620 TEMPLE HEIGHTS DR

1 PLAZA RANCHO DEL ORO



1

3

2

3

2 DEL ORO MARKETPLACE



3 RANCHO DEL ORO GATEWAY



LOCATION MAP

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Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

MEDIAN
HOUSEHOLD
INCOME

\$93,724

POPULATION

167,266

BUSINESSES

8,012

30 CITY PARKS

3.5 MILES OF
PUBLIC BEACHES

1,954 FOOT-LONG
PIER

1,000 SLIP PUBLIC
MARINA

OCEANSIDE'S LOCAL INDUSTRIES

LIFE SCIENCE
MEDTECH
PHARMA
TOURISM

ADVANCED
MANUFACTURING
MILITARY
SPORTS & ACTIVE
LIFESTYLES

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