



2625
temple heights drive
suites a&b
OCEANSIDE, CA



FOR LEASE | 21,676 SF INDUSTRIAL SUITES

property features

2625 temple
heights drive

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size:	21,676 SF	sprinklers:	0.33GPM/3,000 SF
office:	1 st Floor: 2,733 SF 2 nd Floor: 2,447 SF TOTAL: 5,180 SF	parking:	43 spaces - 2.00/1,000 SF
dock high doors:	3	zoning:	IL - Limited Industrial
grade level doors:	3	date available:	2/1/2024
clear height:	22'	nnn expenses:	\$0.37/SF

LEASE RATE : \$1.13/SF NNN





Dock & Grade
loading



Separate Production
area



Drive Around
access



Adequate
parking ratio

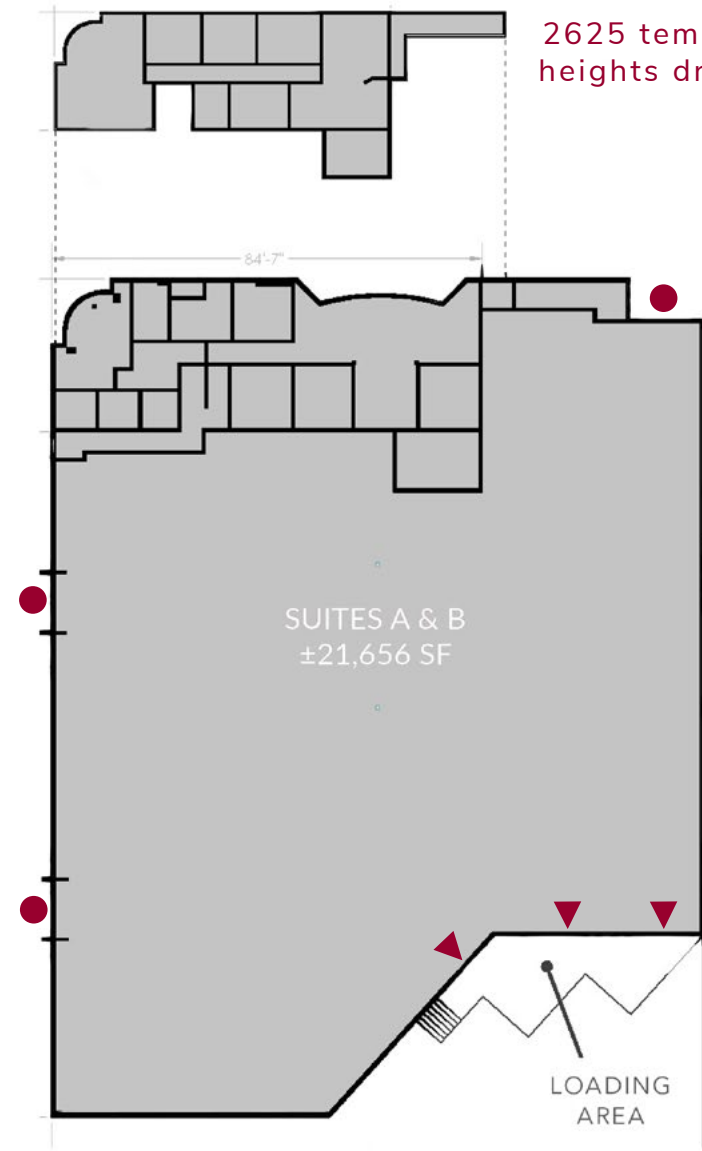
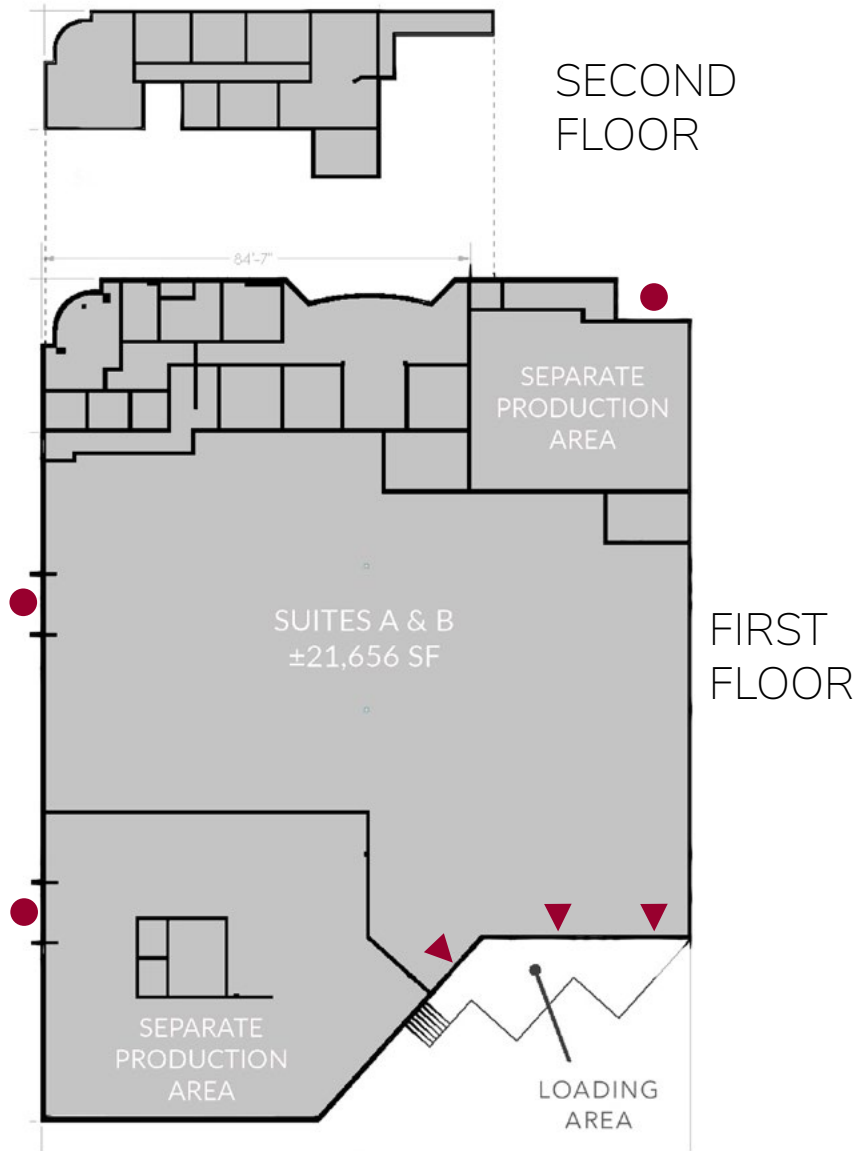


Recently Renovated
office



Nearby
retail & amenities

highlights



- = grade level door
- ▲ = dock high door

floor plan

conceptual floor plan

corporate neighbors & nearby amenities/retail

IVEY RANCH / RANCHO DEL ORO

2625 temple heights drive

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corporate neighbors



amenities

- 1 Oceanside Sports Complex
- 2 El Corazon Aquatic Center Site
- 3 Residence Inn by Marriott
- 4 Sprinter Station at Rancho Del Oro
- 5 Courtyard by Marriott
- 6 Plaza Rancho Del Oro

retail



Oceanside

2625 temple heights drive

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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.

30 city parks

1,954 foot-long pier

3.5 miles of public beaches

1,000 slip public marina

median household income

\$72,697

population

176,950

businesses

6,198

oceanside's local industries

life science

advanced manufacturing

medtech

military

pharma

sports & active

tourism

lifestyles

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Any of the foregoing information will need to be separately verified by Buyer. Oceanside Demographics Source: www.innovate78.com