

4630

NORTH AVENUE

OCEANSIDE, CA 92056



FOR LEASE

21,988 SF INDUSTRIAL / OFFICE SPACE



PROPERTY HIGHLIGHTS



FREESTANDING CORPORATE HEADQUARTERS

High-Image Industrial/Flex Facility Situated on a 1.95 Acre Parcel



OUTSIDE STORAGE WITH ABUNDANT PARKING

Fenced Parking and Loading Areas with 4.0/1,000 SF Parking Ratio



EXCELLENT WAREHOUSE FUNCTIONALITY

±22' Clear Height & Two Grade Loading Doors



MULTI USE AVAILABILITIES

Utilize open warehouse areas for manufacturing or storage and high end corporate office to house employees



PRIME NORTH COUNTY SAN DIEGO LOCATION

Excellent Access to Highway 78 and Interstate 5 with Prominent Signage Opportunity



AFFORDABLE FLEX OPTION

Rare opportunity to utilize flex warehouse and office space in a high image facility



PROPERTY FEATURES



BUILDING OVERVIEW			
Total Size	26,784 SF	Clear Height	±22'
Available Size	21,988 SF	Power	Heavy Power (To Be Verified)
Office Size	±12,000 (±45%)	Parking Ratio	4.00/1,000 SF
Lot Size	1.95 Acres	Year Built	1988
Loading	Two (2) Grade Level Doors	Zoning	Limited Industrial (IL)

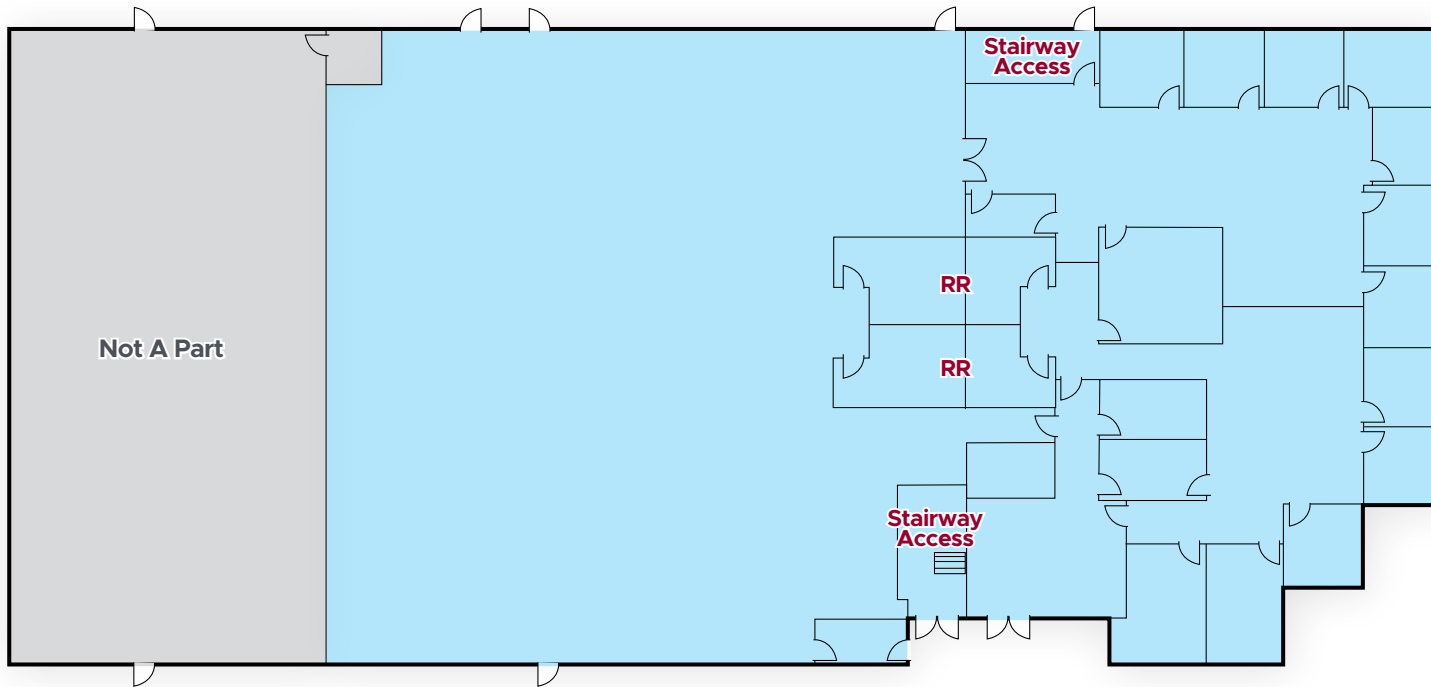
AVAILABILITY					
	TOTAL SIZE	OFFICE	WAREHOUSE	AVAILABILITY	ASKING RATE
UNIT A	15,644	±40%	±60%	2/1/2027	\$0.95 NNN
UNIT B	6,344	100%	0%	30 Days Notice	\$4,000 NNN
UNIT A-B	21,988	±60%	±40%	2/1/2027	\$0.89 NNN

NNN's estimated at \$0.28/SF

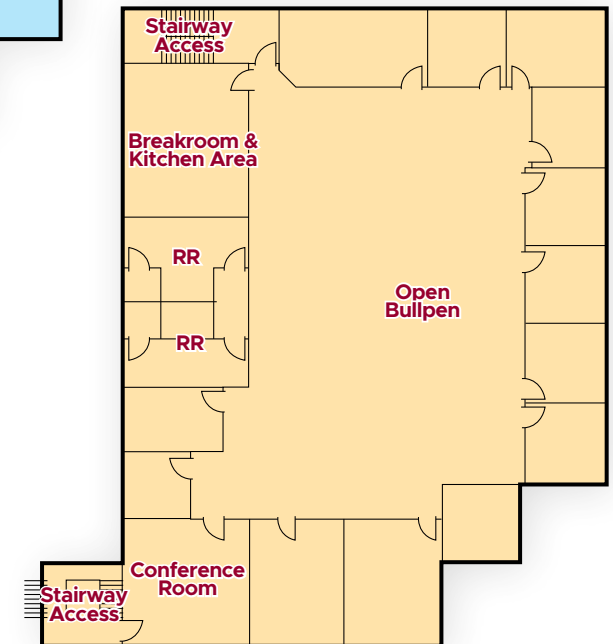
FLOOR PLAN



1st Floor



2nd Floor



Unit A = 15,644 SF | 1st Floor Office/Warehouse Space
| Available 2/1/27

Unit B = 6,344 SF | 2nd Floor office | 30 Days Notice

Unit A-B = 21,988 SF

PHOTOS



NEARBY RETAIL & AMENITIES



4 RANCHO DEL ORO RD



PACIFIC COAST BUSINESS PARK

4630 NORTH AVENUE

1 PLAZA RANCHO DEL ORO



3 RANCHO DEL ORO GATEWAY



2 DEL ORO MARKETPLACE



CORPORATE NEIGHBORS



FRONTWAVE ARENA
SOCAL SPORTS COMPLEX
WILLIAM A. WAGNER AQUATIC CENTER

OCEAN RANCH CORPORATE CENTRE

RANCHO DEL ORO TECHNOLOGY PARK

Old Grove Rd
College Blvd
Avenida De La Plata
Corporate Centre Dr
Oceanside Blvd
Sprinter Line

Oceanside

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

3.5 MILES OF PUBLIC BEACHES

1,954 FOOT-LONG PIER

1,000 SLIP PUBLIC MARINA

MEDIAN HOUSEHOLD INCOME

\$93,724

POPULATION

167,266

BUSINESSES

8,012

OCEANSIDE'S LOCAL INDUSTRIES

LIFE SCIENCE
MEDTECH
PHARMA
TOURISM

ADVANCED
MANUFACTURING
MILITARY
SPORTS & ACTIVE
LIFESTYLES

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