

**FOR SALE OR LEASE**



±14,000 SF Industrial Building  
±1.18 Acre Lot | Paved & Fenced Yard

**395**

# VIA DEL MONTE

OCEANSIDE, CA



# PROPERTY SUMMARY



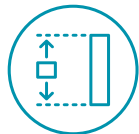
**±14,000 SF Industrial Facility**  
±1.18 Acre Lot



**Easy Access**  
to Highway 76 and Interstate 5



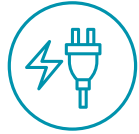
**2 Dock-High and 2 Grade Level Loading**  
w/ Additional Dock High Loading Platform



**Approximately 14' Clear Height**



**Large, Paved, Fenced Yard**



**600 Amps, 120/208v**



**Zoned Light Industrial**



**Sale Price**  
Call Broker For Details



**Lease Rate**  
Call Broker For Details



# PROPERTY FLOOR PLAN



# DRIVE TIMES



**3 MINUTES**



**6 MINUTES**



**10 MINUTES**



**20 MINUTES**



**25 MINUTES**



**45 MINUTES**



**55 MINUTES**

## VACANCY RATE

Oceanside  
Vacancy Rate

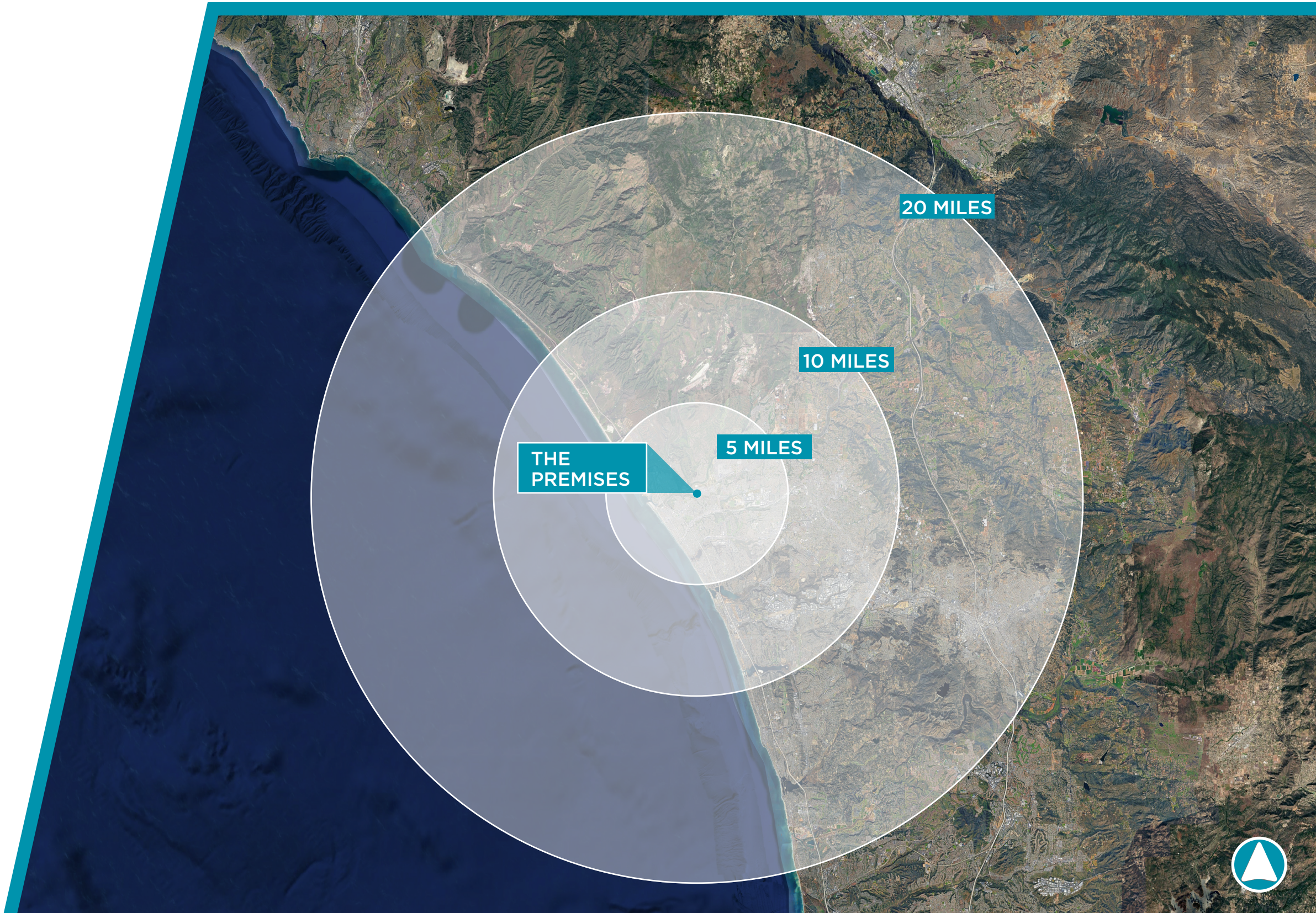
**2.5%**

North County  
Vacancy Rate

**6.3%**

San Diego  
Vacancy Rate

**6.8%**





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