



**FOR SALE**

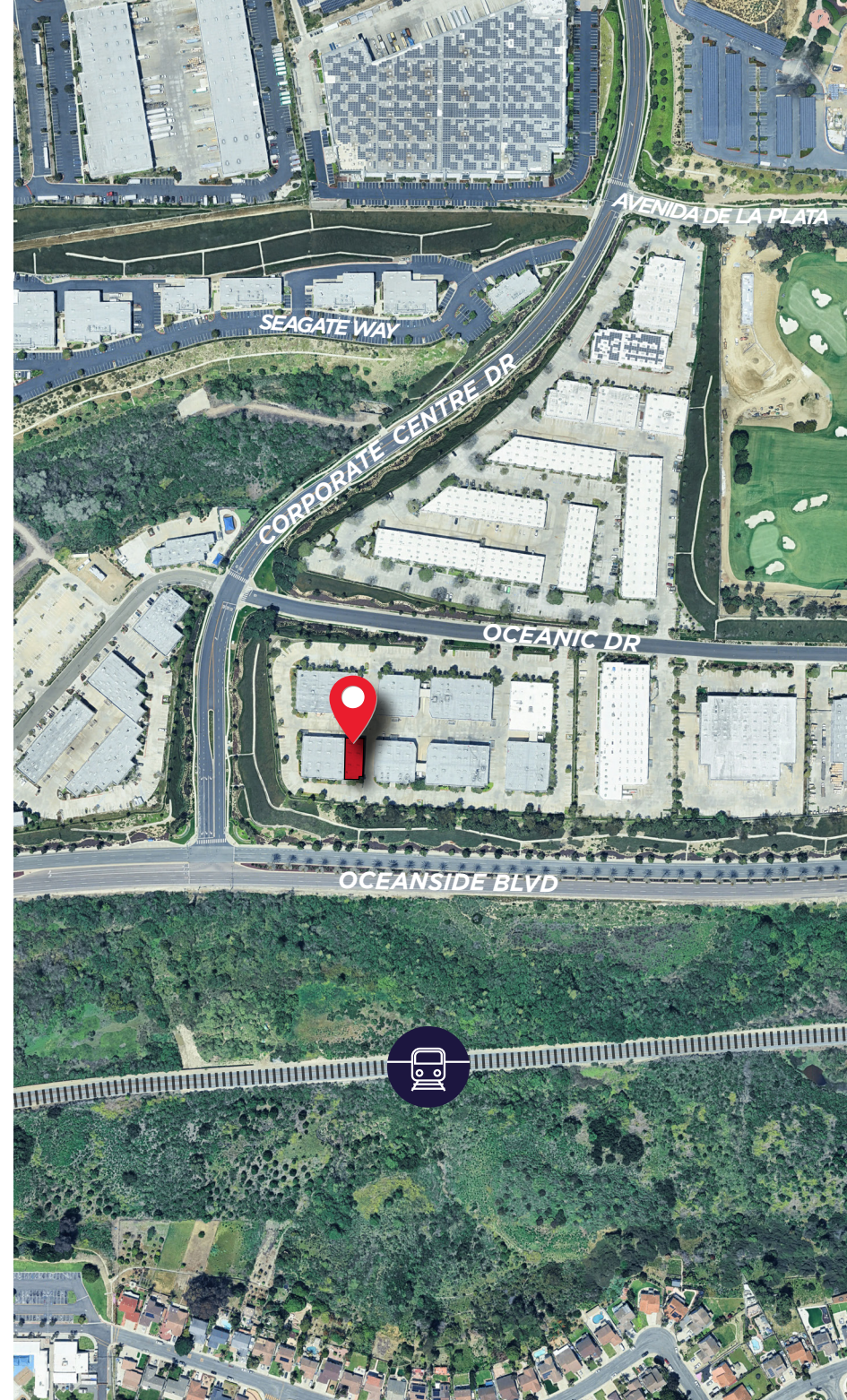
**3803 OCEANIC DRIVE,  
SUITE 203  
OCEANSIDE, CA**

 **CUSHMAN &  
WAKEFIELD**

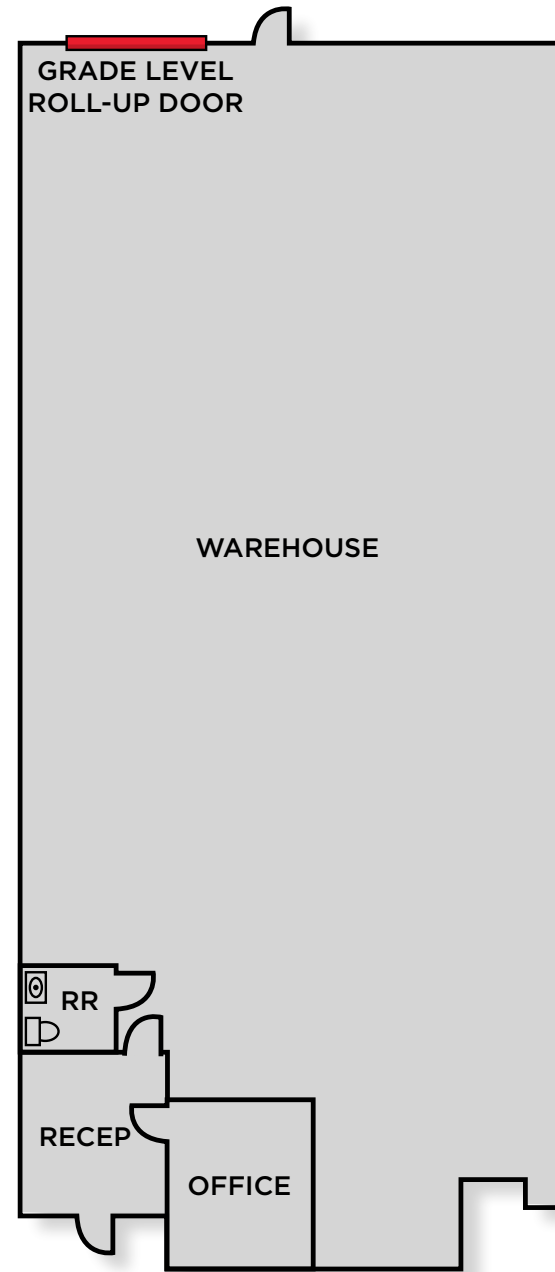
**±4,943 SF INDUSTRIAL CONDO  
LOCATED IN  
THE OCEANIC BUSINESS PARK**

# PROPERTY HIGHLIGHTS

- » ±4,943 SF industrial suite
- » Reception, private office, restroom, warehouse, and one (1) grade level roll-up
- » Clear Height: 20' minimum
- » Power: 600 Amps, 120/208 V
- » Parking: 16 spaces (2.61/1,000 SF)
- » Corner location with good visibility
- » Quick access to Oceanside Blvd and I-5
- » Close to commuter rail line, retail, and hotel services
- » Sale Price: \$1,779,480 (\$360/SF)



# FLOOR PLAN



# DRIVE TIMES



8  
MINUTES



10  
MINUTES



10  
MINUTES

THE SHOPPES  
AT CARLSBAD

10  
MINUTES



20  
MINUTES



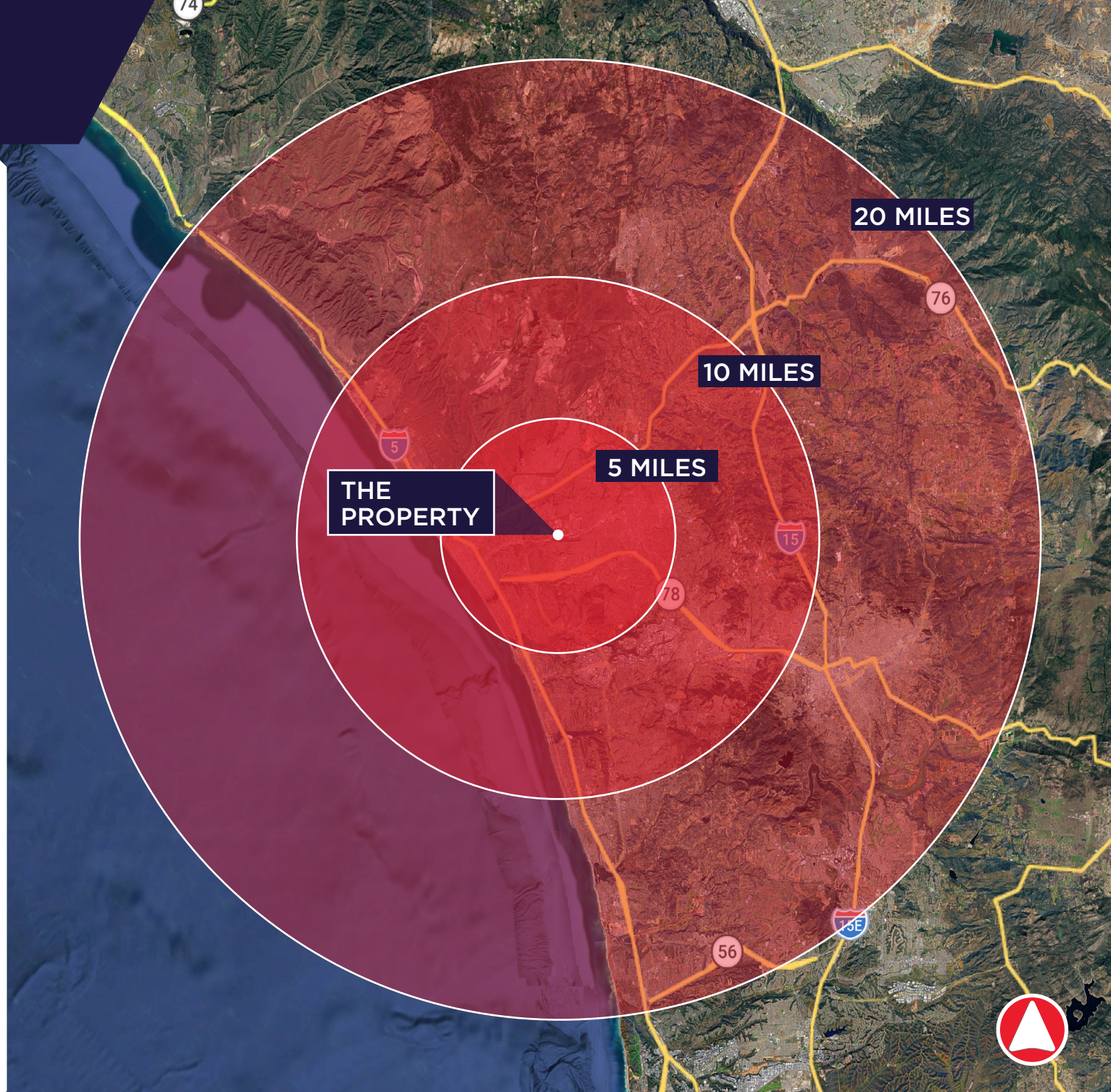
25  
MINUTES



45  
MINUTES



55  
MINUTES





**FOR MORE INFORMATION, CONTACT:**

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