

# 2555 JASON CT - OCEANSIDE, CA 92056

## FOR LEASE: 18,920 SF INDUSTRIAL BUILDING



**TENANT INCENTIVE:**  
**ONE (1) MONTH OF FREE RENT  
PER YEAR OF TERM**  
*\*MINIMUM 3-YEAR LEASE TERM REQUIRED*

**CLICK TO VIEW  
VIRTUAL TOUR**





# BROKER CONTACTS

Isaac Little  
ilittle@lee-associates.com  
760.929.7862  
CalBRE #01702879

Rusty Williams  
rwilliams@lee-associates.com  
760.488.2453  
CalBRE #01390702



# AT A GLANCE

## PROPERTY HIGHLIGHTS



**18,920 Square Feet**  
Single Tenant Building



**Minimal Office**  
2,100 SF (11%) Office



**Clear Height**  
± 20'



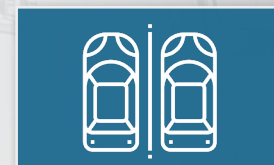
**Heavy Power**  
800 Amps 277/480V



**Skylights**  
Skylights Throughout



**Grade Level Loading**  
Three (3) Grade Level Doors



**Parking Ratio**  
2.0/1,000 SF



**Freeway Proximity**  
I-5: 5.7 Miles  
H-78: 1.5 Miles



**SUBJECT PROPERTY**  
2555 Jason Ct

North Ave

Jason St

Jason Ct

# PREMISES OVERVIEW

<b>STREET ADDRESS:</b>	2555 Jason Ct
<b>CITY:</b>	Oceanside, CA
<b>ACCESS:</b>	Drive Around
<b>TOTAL SQUARE FEET:</b>	18,920 Square Feet
<b>OFFICE AREA:</b>	2,100 Square Feet (11%)
<b>WAREHOUSE AREA:</b>	16,820 Square Feet (89%)
<b>LOT SIZE:</b>	1.13 Acres
<b>LOADING:</b>	Three (3) Grade Level Doors 12' x 14'
<b>POWER:</b>	800 amps - 277/480 V Power

<b>YEAR BUILT</b>	Constructed in 1999
<b>CLEAR HEIGHT:</b>	± 20'
<b>PARKING RATIO:</b>	2.0/1000 SF
<b>SKYLIGHTS:</b>	Skylights Throughout
<b>LOCATION:</b>	End of Cul-de-sac
<b>PROXIMITY TO I-5:</b>	5.7 Miles
<b>PROXIMITY TO H-78:</b>	1.5 Miles
<b>LEASE RATE:</b>	\$1.10/SF NNN (NNN's estimated at \$0.24/SF)
<b>AVAILABILITY:</b>	Immediately

*Call Brokers to Schedule Showing*

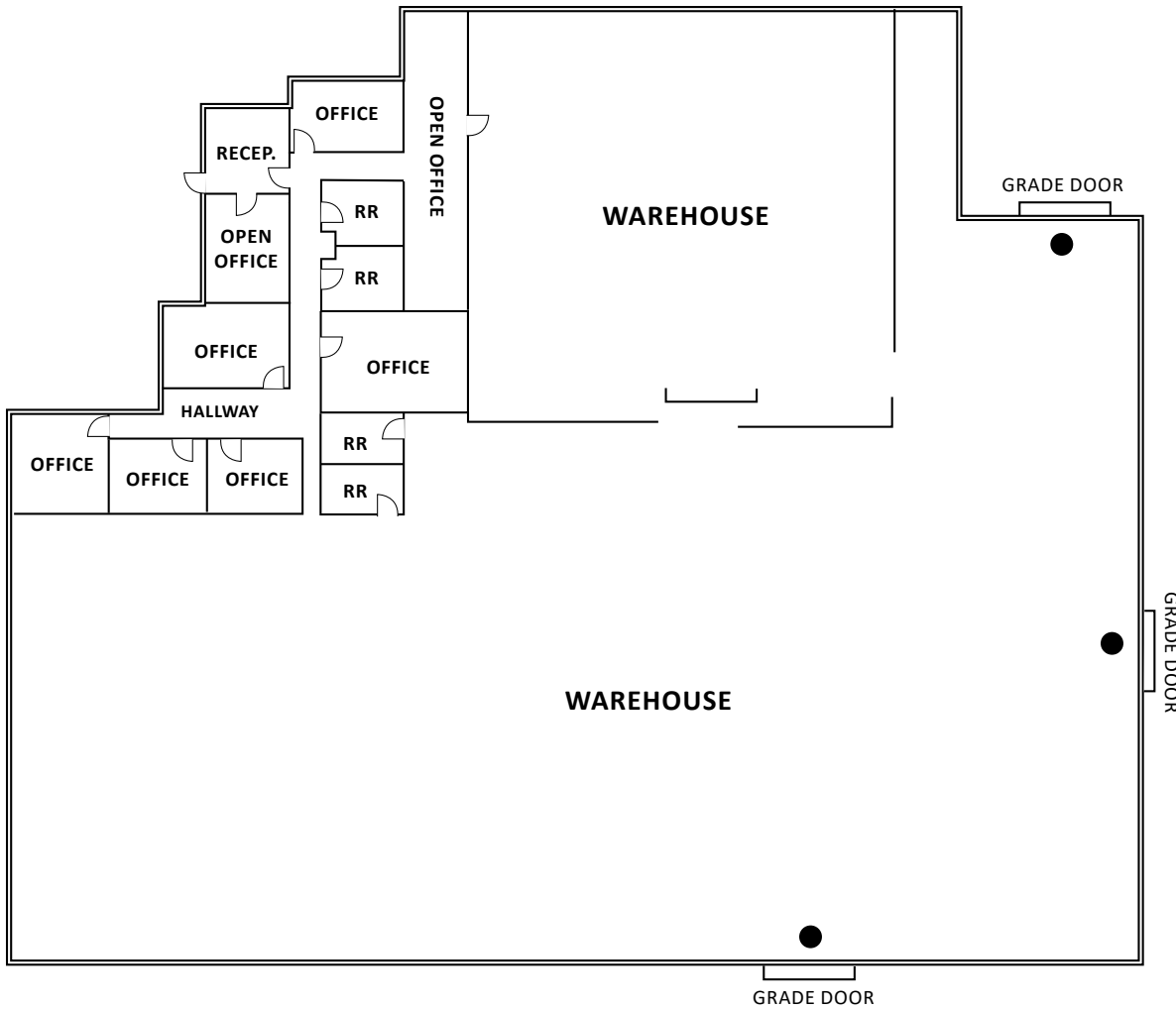




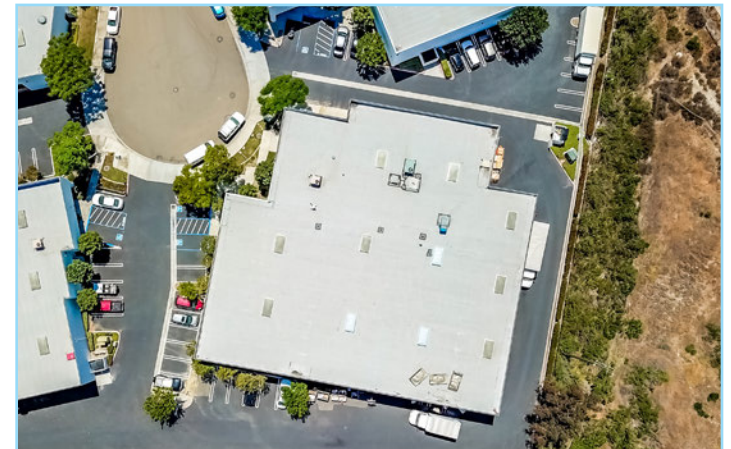
# INTERIOR WAREHOUSE



# FLOOR PLAN



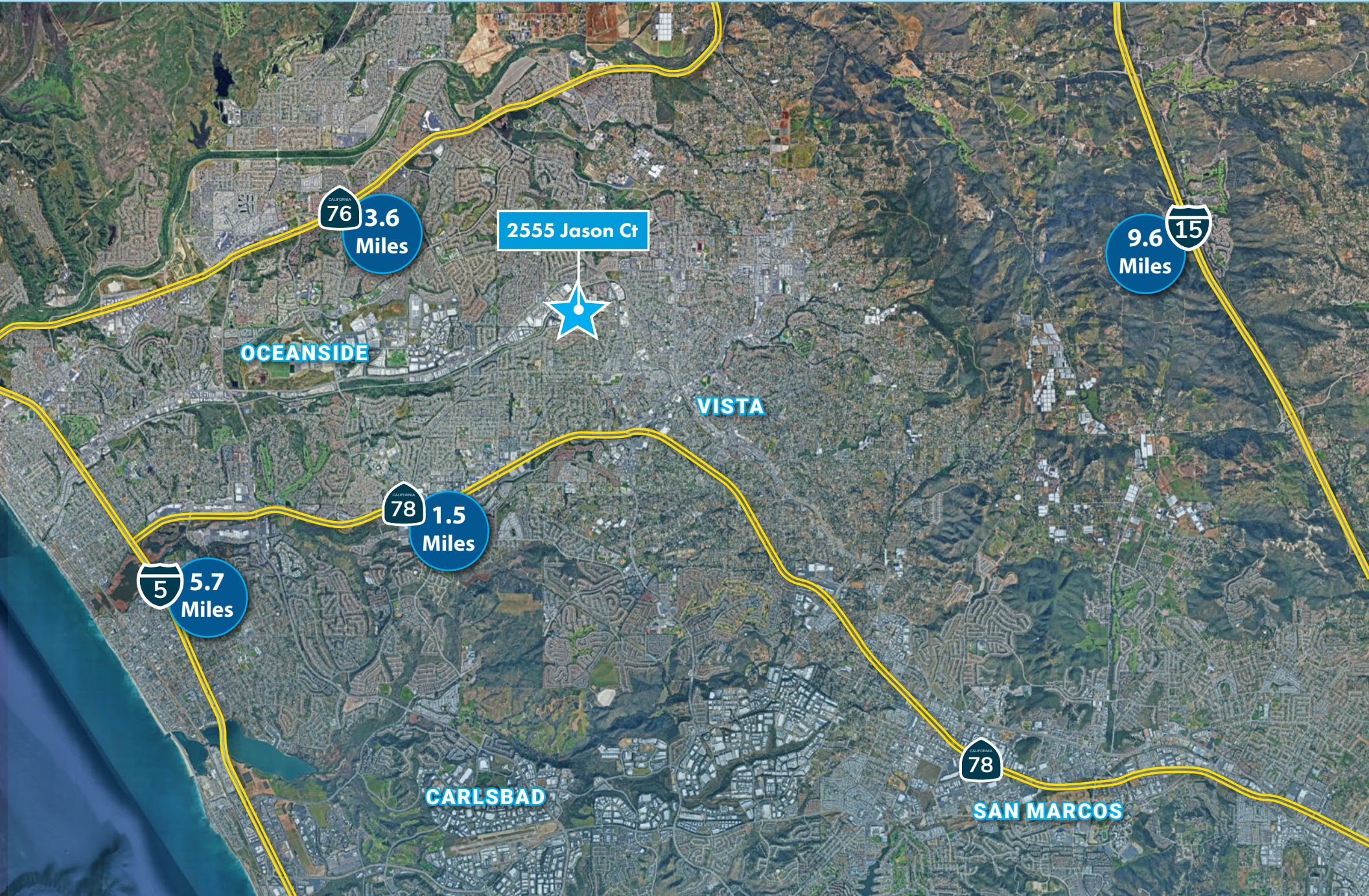
● = Grade Level Loading



# Interior Office



# LOCATION MAP



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