



**FOR SALE**

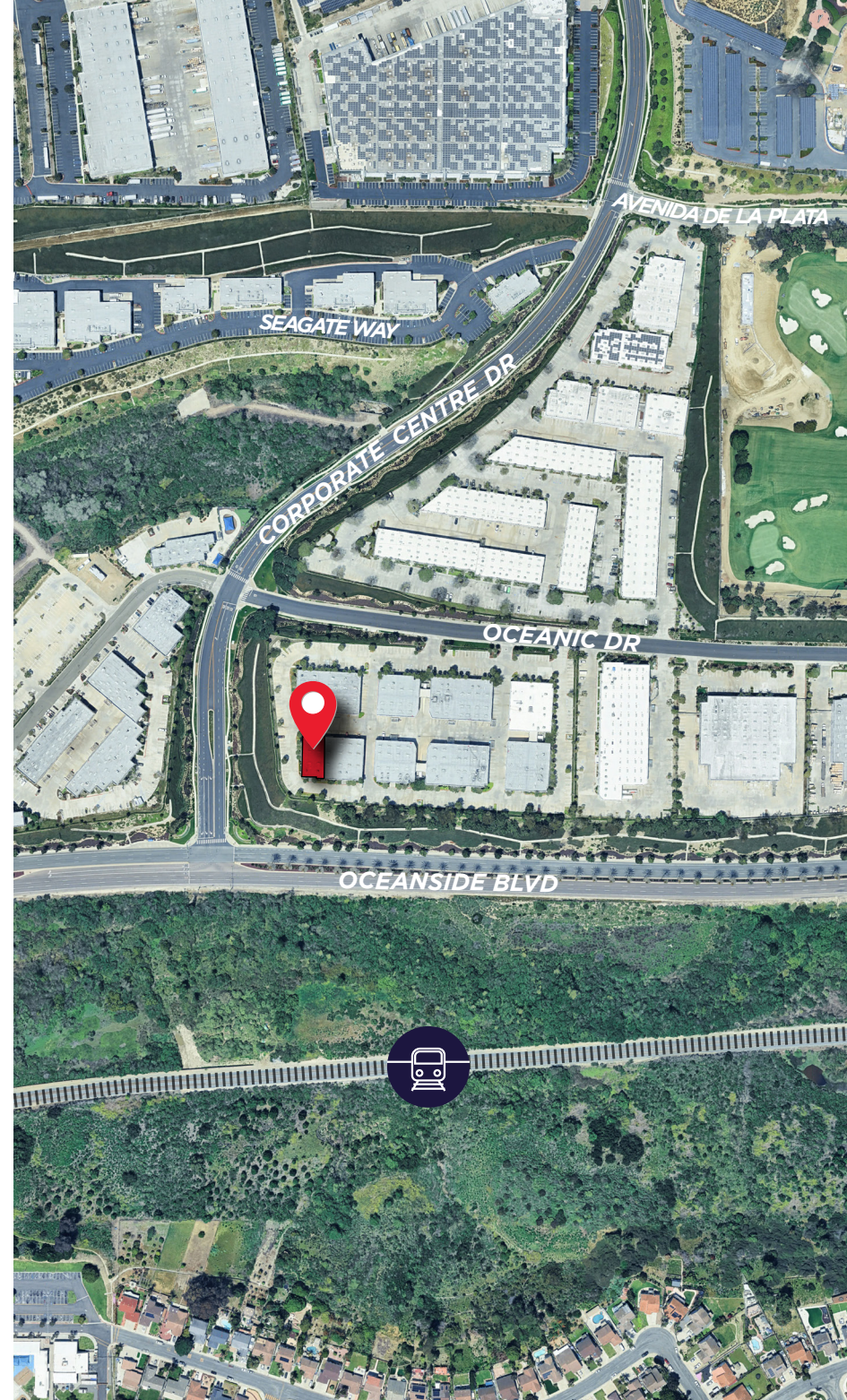
**3803 OCEANIC DRIVE,  
SUITE 201  
OCEANSIDE, CA**



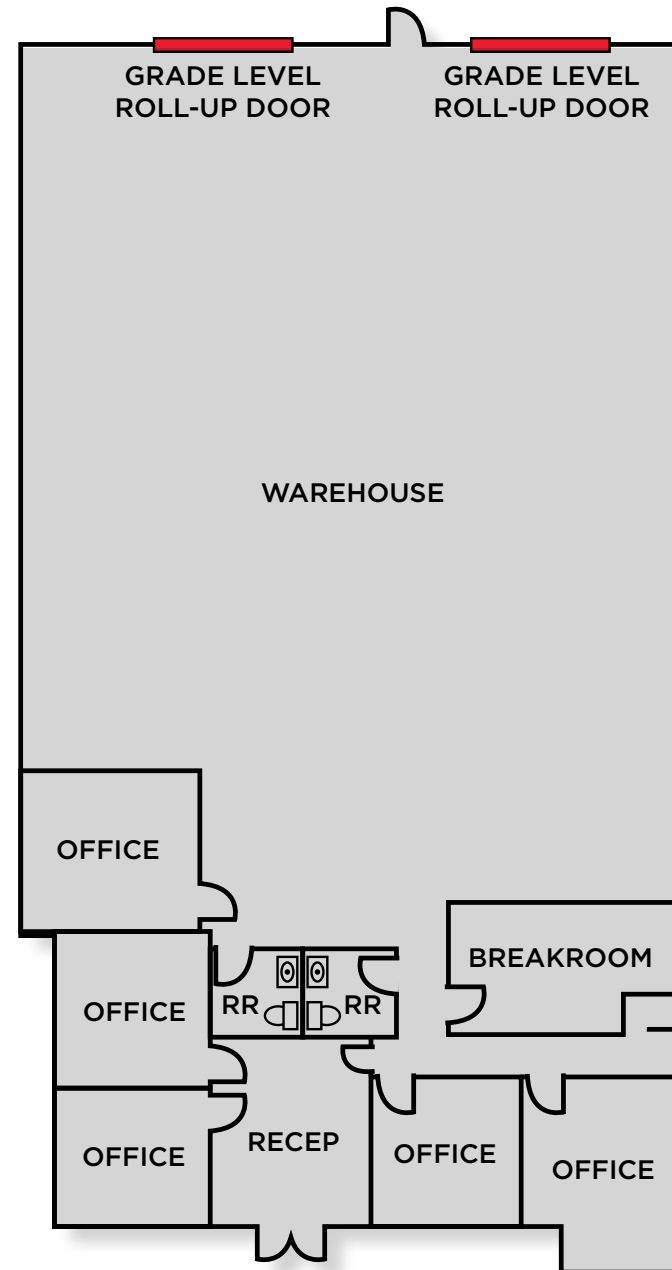
**±6,073 SF INDUSTRIAL CONDO  
LOCATED IN  
THE OCEANIC BUSINESS PARK**

# PROPERTY HIGHLIGHTS

- » ±6,073 SF industrial suite
- » Reception, private offices, breakroom, two (2) restrooms, warehouse, and two (2) grade level roll-up doors
- » Clear Height: 20' minimum
- » Power: 600 Amps, 120/208 V
- » Parking: 16 unreserved spaces
- » Great corner location with good visibility
- » Quick access to Oceanside Blvd and I-5
- » Close to commuter rail line, retail, and hotel services
- » Sale Price: \$2,186,280 (\$360/SF)



# FLOOR PLAN



# DRIVE TIMES



8  
MINUTES



10  
MINUTES



10  
MINUTES

THE SHOPPES  
AT CARLSBAD

10  
MINUTES



PALOMAR  
AIRPORT

20  
MINUTES



25  
MINUTES

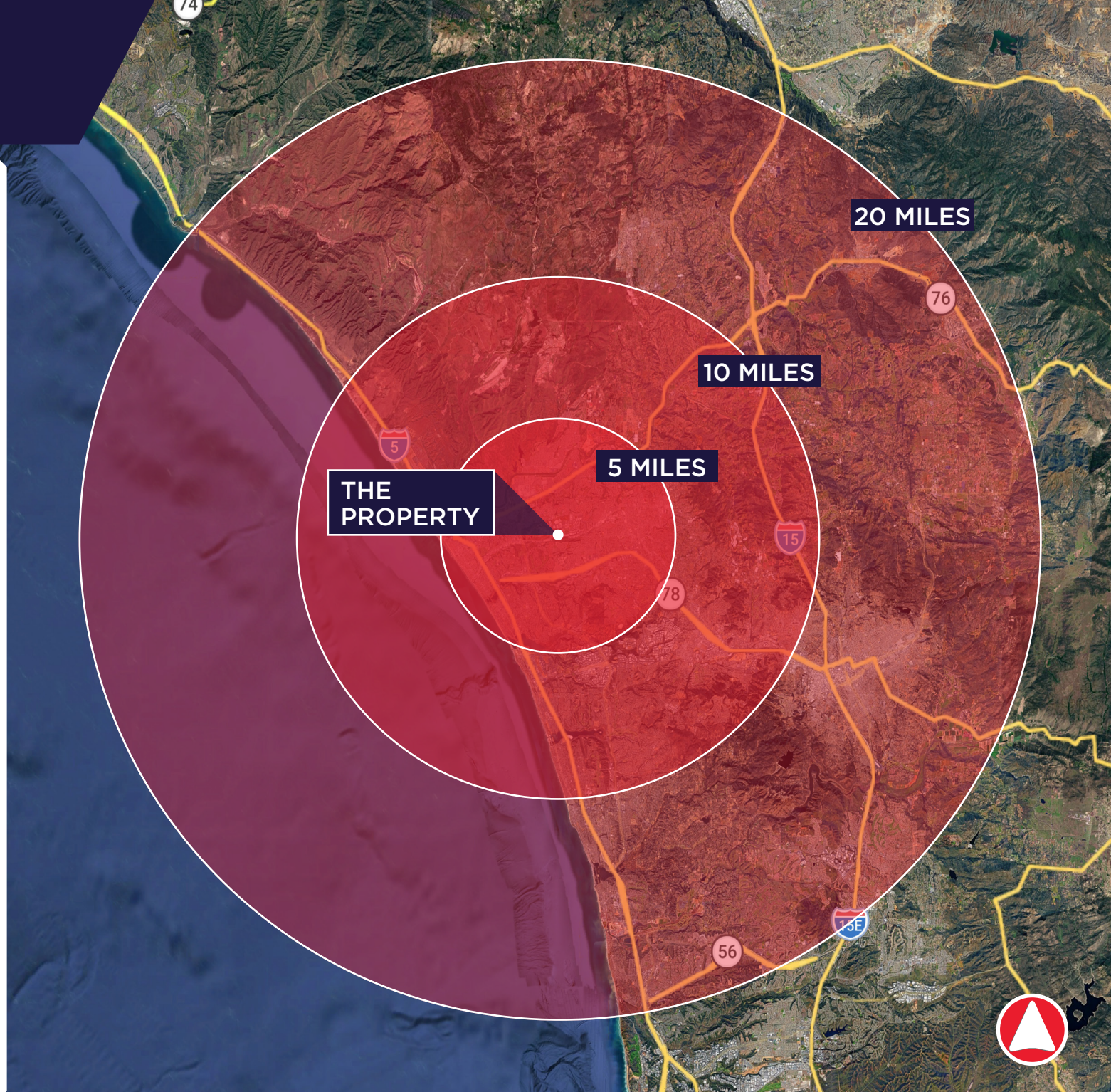


SAN DIEGO  
INTERNATIONAL

45  
MINUTES



55  
MINUTES





**FOR MORE INFORMATION, CONTACT:**

**Joe Crotty**

Senior Director  
+1 760 473 1811  
joe.crotty@cushwake.com  
Lic. No. 01369821

**Carson Odabashian**

Senior Associate  
+1 760 431 3836  
carson.odabashian@cushwake.com  
Lic. No. 02207230

**Conor Boyle**

Senior Director  
+1 760 458 5739  
conor.boyle@cushwake.com  
Lic. No. 01813305

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