

3242 PRODUCTION AVE

±8,413 SF INDUSTRIAL SUITE FOR LEASE



**CUSHMAN &
WAKEFIELD**

BRANT ABERG, SIOR

Vice Chairman
License No. 01773573
Dir +1 858 546 5464
Main +1 858 413 5600
brant.aberg@cushwake.com

JOE CROTTY

SENIOR DIRECTOR
License No. 01369821
Dir +1 760 431 3851
Main +1 760 473 1811
joe.crotty@cushwake.com

TYLER STEMLEY

DIRECTOR
License No. 02003867
Direct +1 760 431 3841
Mobile +1 760 908 4270
tyler.stemley@cushwake.com

SITE FEATURES

3242 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARD |
LARGE, FENCED & SECURED

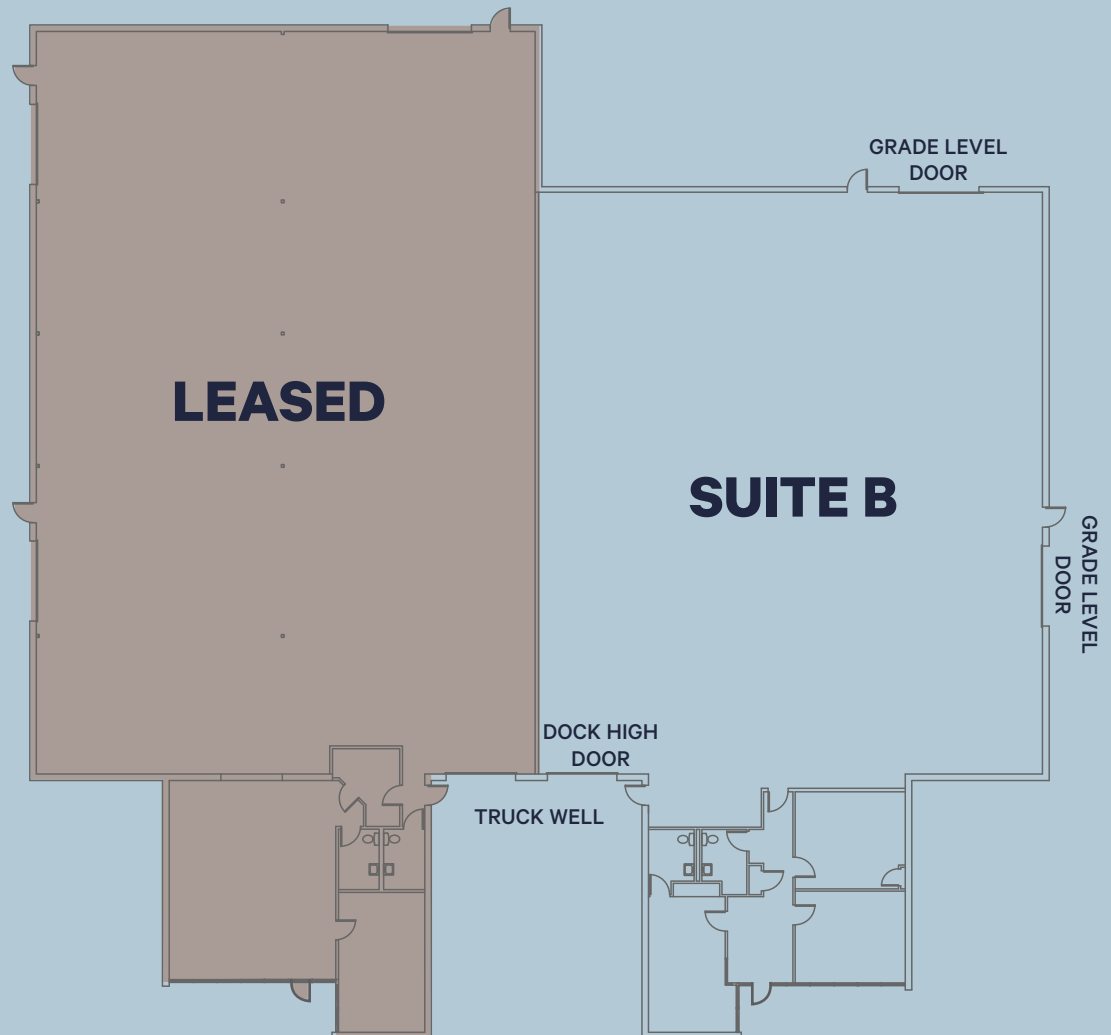
PROPERTY OVERVIEW

3242 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



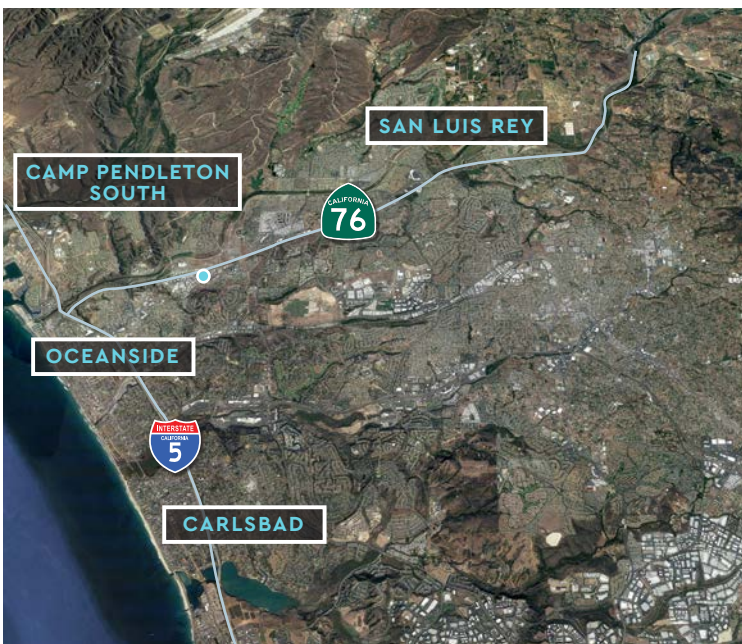
PROPERTY OVERVIEW

- ±8,413 SF industrial suite available for lease
- Two (2) grade level loading doors
- One (1) dock high loading door
- Fenced, secured yard
- Sprinklered
- 200 Amps, 3-Phase power available
(Expandable to 400 Amps)
- Gas service available
- Lease Rate: \$1.20/SF NNN



LOCATION

3242 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



±18,617 SF
INDUSTRIAL BUILDING
+ SECURED FENCED
YARD AREA

DRIVE TIMES

MILES FROM PROPERTY

3242 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



SAN DIEGO

REGIONAL OVERVIEW



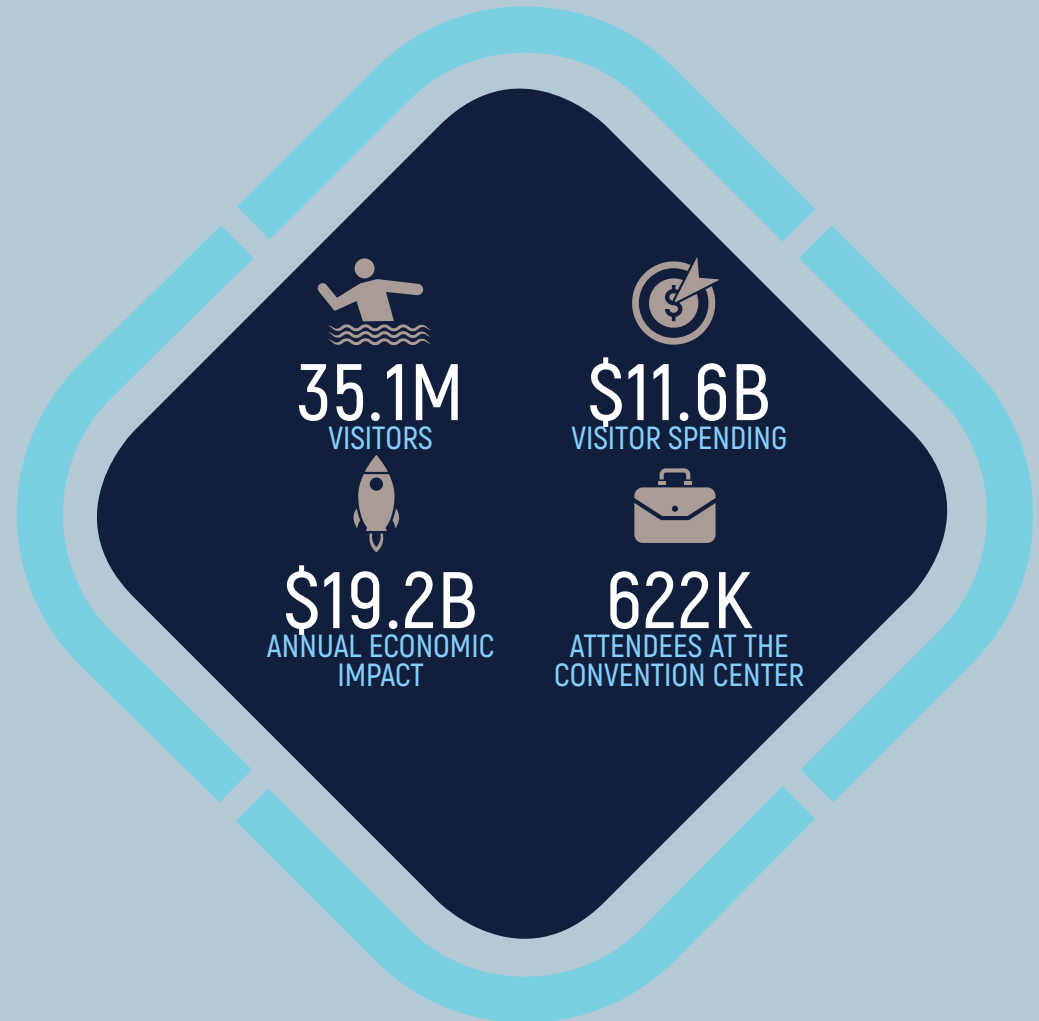
Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



NORTH COUNTY

REGIONAL OVERVIEW



BUILDING & DESIGN

Hunter Industries

Nitto Group – Hydranautics | Watkins Manufacturing Group



CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.



INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear



BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist – Acushnet | Suja Juice | Columbia Sportswear | Reef



E. COMMERCE

Wayfair | Amazon

LIFESTYLE

126

MILES OF
HIKING TRAILS

57%

OF SAN DIEGO
GOLF COURSES

28

BEACHES

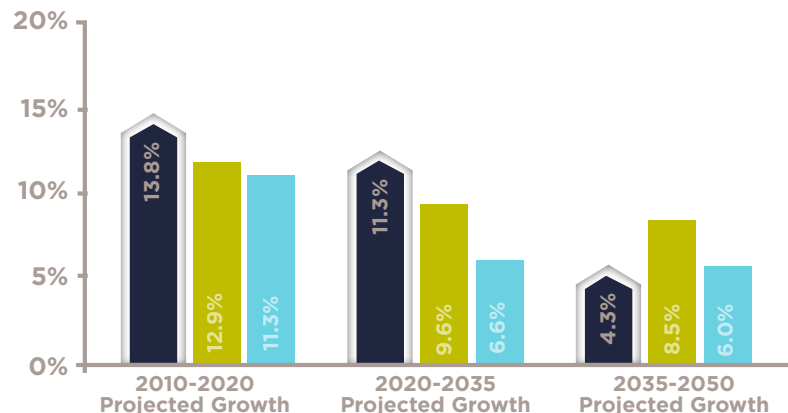
58

SCHOOLS
(RECEIVED 35% AWARDS)

45+

BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY



■ North County ■ San Diego County ■ Central County



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).



**CUSHMAN &
WAKEFIELD**

BRANT ABERG, SIOR

Vice Chairman
License No. 01773573
Dir +1 858 546 5464
Main +1 858 413 5600
brant.aberg@cushwake.com

JOE CROTTY

SENIOR DIRECTOR
License No. 01369821
Dir +1 760 431 3851
Main +1 760 473 1811
joe.crotty@cushwake.com

TYLER STEMLEY

DIRECTOR
License No. 02003867
Direct +1 760 431 3841
Mobile +1 760 908 4270
tyler.stemley@cushwake.com