

# OCEANIC BUSINESS PARK

±1,767 SF Industrial Suite  
Available For Lease

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056

EXCLUSIVELY LISTED BY

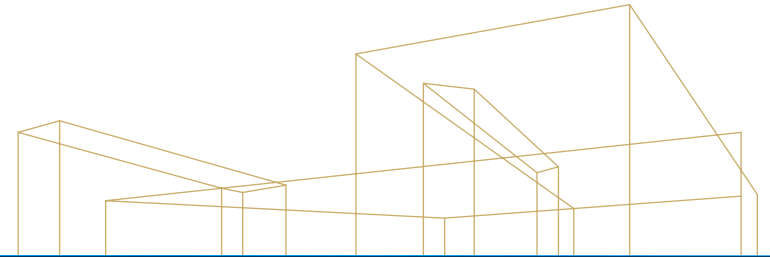
**BOB WILLINGHAM, SIOR**  
Executive Vice President  
858.369.3013  
bob.willingham@kidder.com  
LIC N° 01469841

**RONALD L. KING, SIOR**  
Executive Vice President  
858.369.3011  
ron.king@kidder.com  
LIC N° 00868661

**km** Kidder  
Mathews

# OCEANIC BUSINESS PARK

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056



## Property Features



**12'X14' GRADE-LEVEL  
LOADING DOOR**



**COMMON LOADING  
DOCK & CONCRETE  
LOADING AREA**



**18' MINIMUM  
CLEAR HEIGHT  
IN WAREHOUSE**



**120/208 VOLT, 3  
PHASE POWER**



**3.0/1,000 SF  
PARKING RATIO**



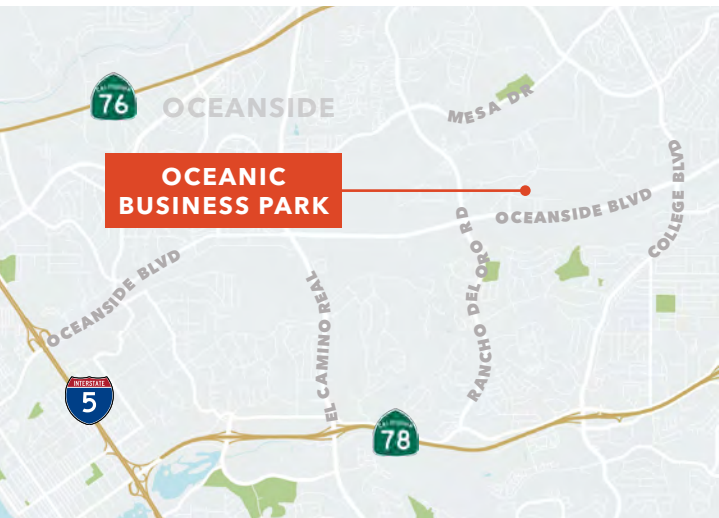
**BUILT IN  
2004**



**CENTRALLY LOCATED  
NEARBY NUMEROUS  
AMENITIES**



**ONE INDUSTRIAL  
SUITE AVAILABLE  
FOR LEASE**



# OCEANIC BUSINESS PARK

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056



# OCEANIC BUSINESS PARK

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056

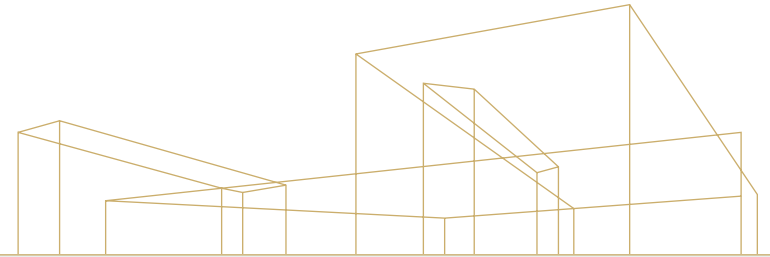


## Current Availabilities

Building	Suite	Size	Monthly Lease Rate (MG)	Description	Loading	Date Available
3800	115	±1,767	\$1.49 MG + CAM (\$0.176 PSF)	Reception, one private office, restroom & warehouse space	1 grade level door	Now

# OCEANIC BUSINESS PARK

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056



3800 Oceanic Dr | Suite 115

**±1,767**

SQUARE FEET AVAILABLE

**\$1.49/SF**

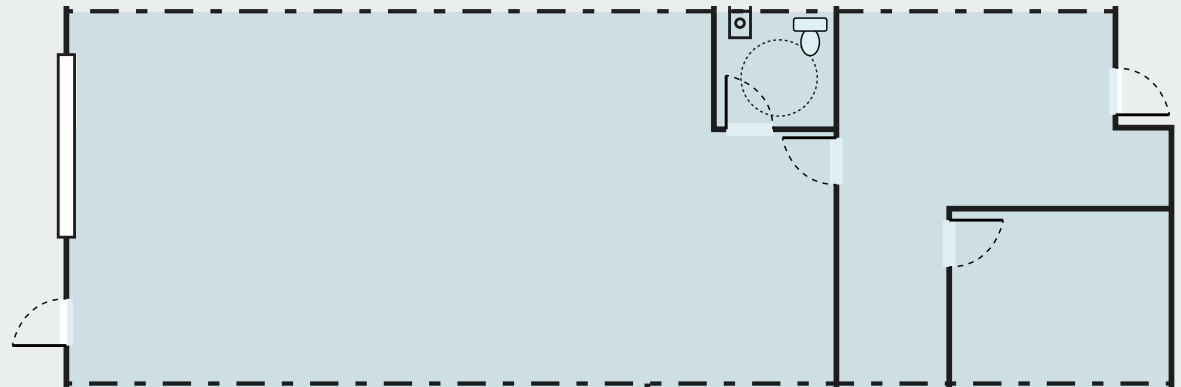
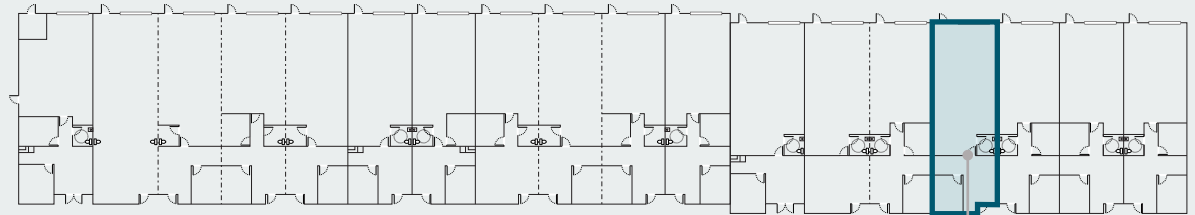
MONTHLY GROSS LEASE RATE+CAM

**NOW**

DATE AVAILABLE

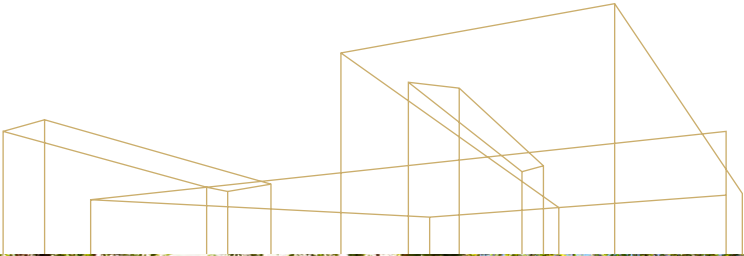
---

Reception, one private office,  
restroom & warehouse space.



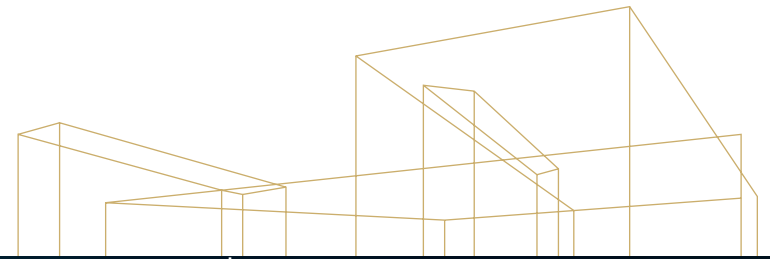
# OCEANIC BUSINESS PARK

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056



# OCEANIC BUSINESS PARK

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056



Located at the northernmost end of San Diego's coastline, Oceanside is home to some of Southern California's widest beaches, historical landmarks and a distinct Southern California surf culture.

## LOCATION

Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coastal beauty and autonomy.

## THE COMMUNITY

Oceanside is known for palm-dotted Harbor Beach and nearby Oceanside Harbor, with its marina and

shops. To the south, the long Oceanside Pier juts into the Pacific Ocean. The California Surf Museum traces the sport's history with a surfboard collection and exhibits on famous surfers. Sculptures, paintings and drawings from the region are on display at the Oceanside Museum of Art.

Oceanside currently enjoys a diverse economic portfolio and has a number of business advantages. To encourage new investment in the City, an incentive plan for new commercial, industrial and office construction is available and the property tax is one of the lowest in the county. Oceanside has a large sporting and recreational goods manufacturing sector as well as a large number of biotech and medtech companies, including Gilead and Genentech. Agriculture is also important to Oceanside's economy. San Diego County is a major agricultural producer and the warm climate of Oceanside makes it ideal for the growing of tomatoes, avocados, citrus fruit, nursery stock, and flowers.

## Notable Local Companies



Genentech  
A Member of the Roche Group

# OCEANIC BUSINESS PARK

For leasing information contact

**BOB WILLINGHAM, SIOR**  
858.369.3013  
[bob.willingham@kidder.com](mailto:bob.willingham@kidder.com)  
LIC N° 01469841

**RONALD L. KING, SIOR**  
858.369.3011  
[ron.king@kidder.com](mailto:ron.king@kidder.com)  
LIC N° 00868661

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

