

OCEANIC BUSINESS PARK

Two ±1,767 SF Industrial
Suites Available For Lease

3800-3840 OCEANIC DR | OCEANSIDE, CA 92056

EXCLUSIVELY LISTED BY

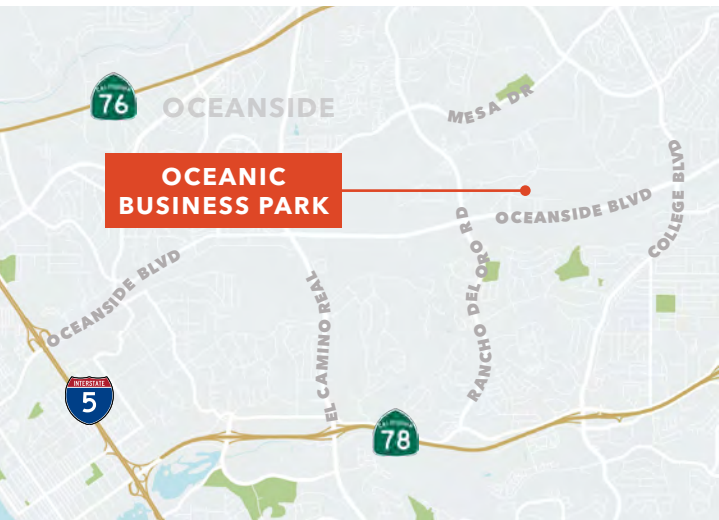
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km Kidder
Mathews

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Property Features



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



**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**



**TWO INDUSTRIAL
SUITE AVAILABLE
FOR LEASE**

A minimalist line drawing of a modern building with multiple levels and a prominent staircase, rendered in a light beige color. The drawing uses simple lines to define the structure, including a large rectangular base, a smaller rectangular section on top, and a staircase with a diagonal railing. The overall style is clean and architectural.

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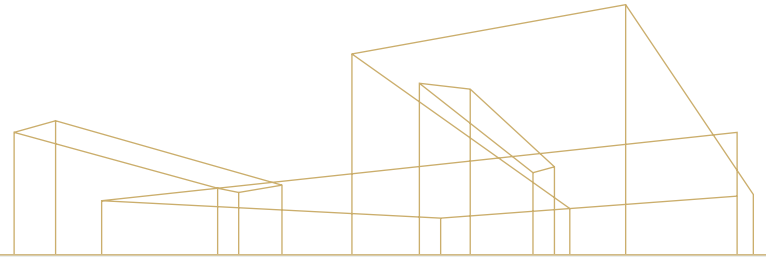


Current Availabilities

Building	Suite	Size	Monthly Lease Rate (MG)	Description	Loading	Date Available
3800	115	±1,767	\$1.54 MG + CAM (\$0.176 PSF)	Reception, one private office, restroom & 70% warehouse space	1 grade level door	Now
3840	504	±1,767	\$1.54 MG + CAM (\$0.176 PSF)	Reception, one private office, restroom & 70% warehouse space	1 grade level door	Now

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3800 Oceanic Dr | Suite 115

±1,767

SQUARE FEET AVAILABLE

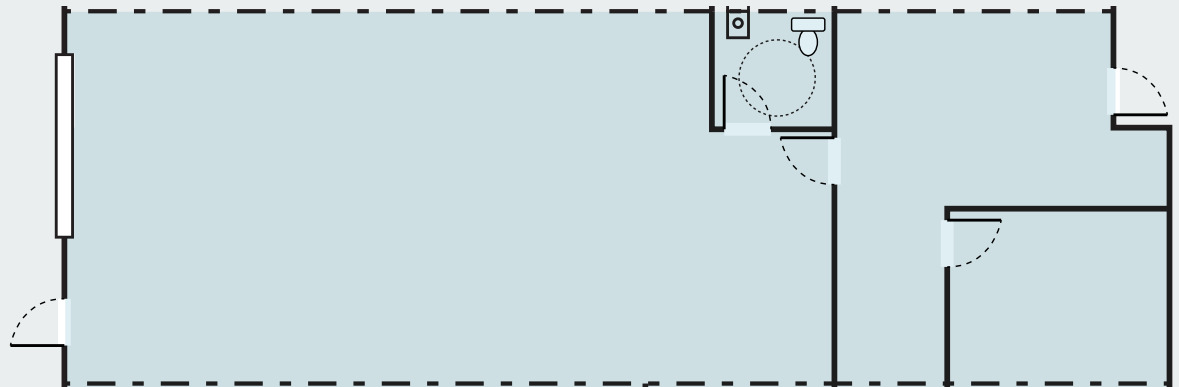
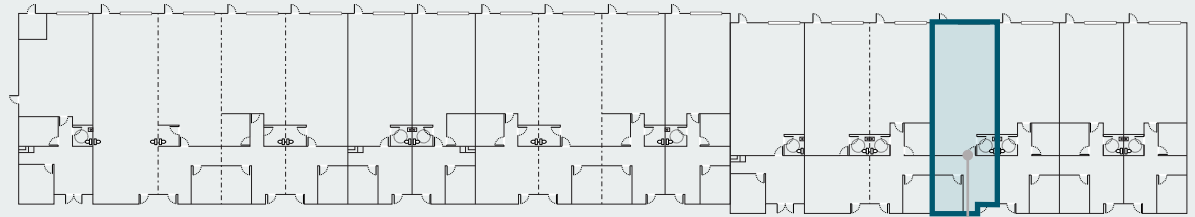
\$1.54/SF

MONTHLY GROSS LEASE RATE+CAM

NOW

DATE AVAILABLE

Reception, one private office,
restroom & 70% warehouse space



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3840 Oceanic Dr | Suite 504

±1,767

SQUARE FEET AVAILABLE

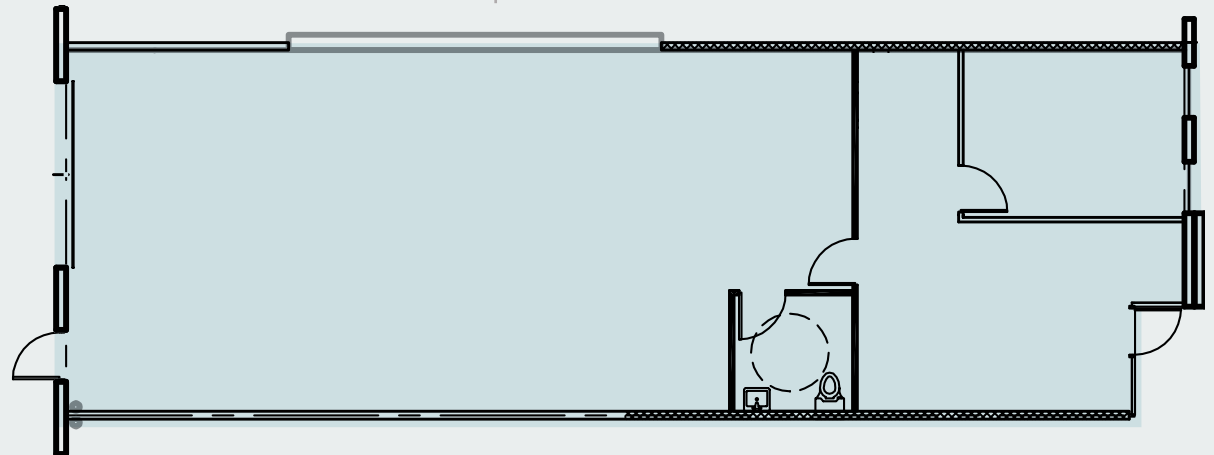
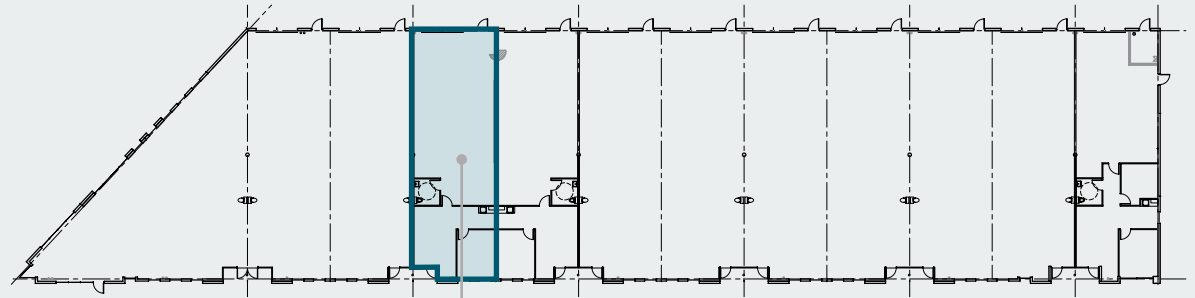
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Located at the northernmost end of San Diego's coastline, Oceanside is home to some of Southern California's widest beaches, historical landmarks and a distinct Southern California surf culture.

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



A Member of the Roche Group

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For leasing information contact

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