FOR SALE OR LEASE



±14,000 SF Industrial Building
±1.18 Acre Lot | Fenced Yard



395 VIA DEL MONTE

OCEANSIDE, CA



CUSHMAN & WAKEFIELD

PROPERTY SUMMARY

±14,000 SF Industrial Facility
±1.18 Acre Lot

Easy Access
to Highway 76 and Interstate 5

2 Dock-High and 2 Grade Level Loading
w/ Additional Dock High Loading Platform

Large, Fenced Yard

800 Amps, 120/208v

Zoned Light Industrial

Sale Price
Call Broker For Details

Lease Rate
Call Broker For Details

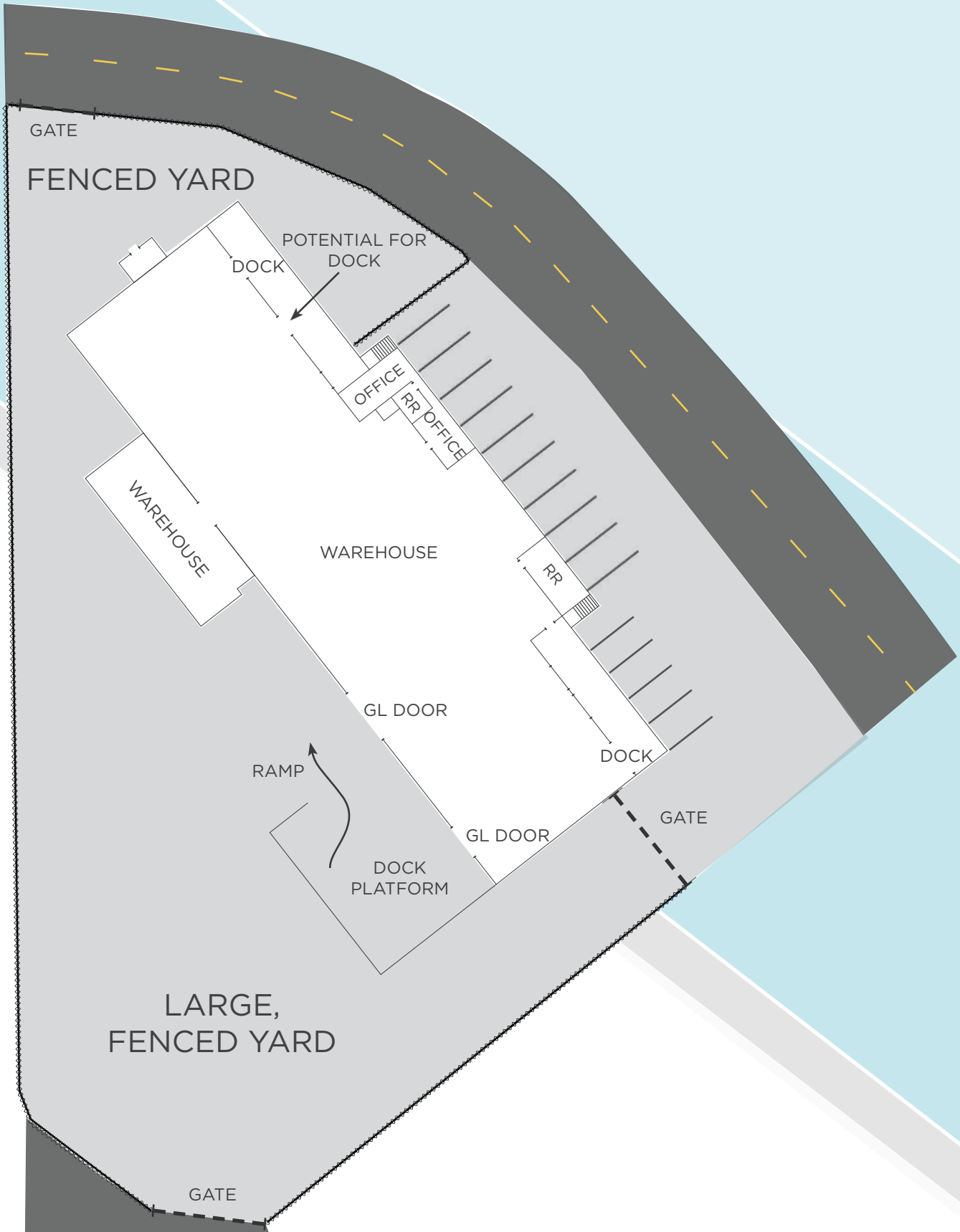


VIA DEL MONTE

PROPERTY FLOOR PLAN






GATE
FENCED YARD
POTENTIAL FOR DOCK
DOCK
OFFICE
RR
OFFICE
WAREHOUSE
WAREHOUSE
RR
GL DOOR
DOCK
RAMP
GL DOOR
GATE
DOCK PLATFORM
LARGE, FENCED YARD
GATE

DRIVE TIMES

CALIFORNIA 76 — **3** MINUTES

INTERSTATE 5 — **6** MINUTES

CALIFORNIA 78 — **10** MINUTES

CARLSBAD PREMIUM OUTLETS® A SIMON CENTER — **20** MINUTES

PALOMAR AIRPORT — **25** MINUTES

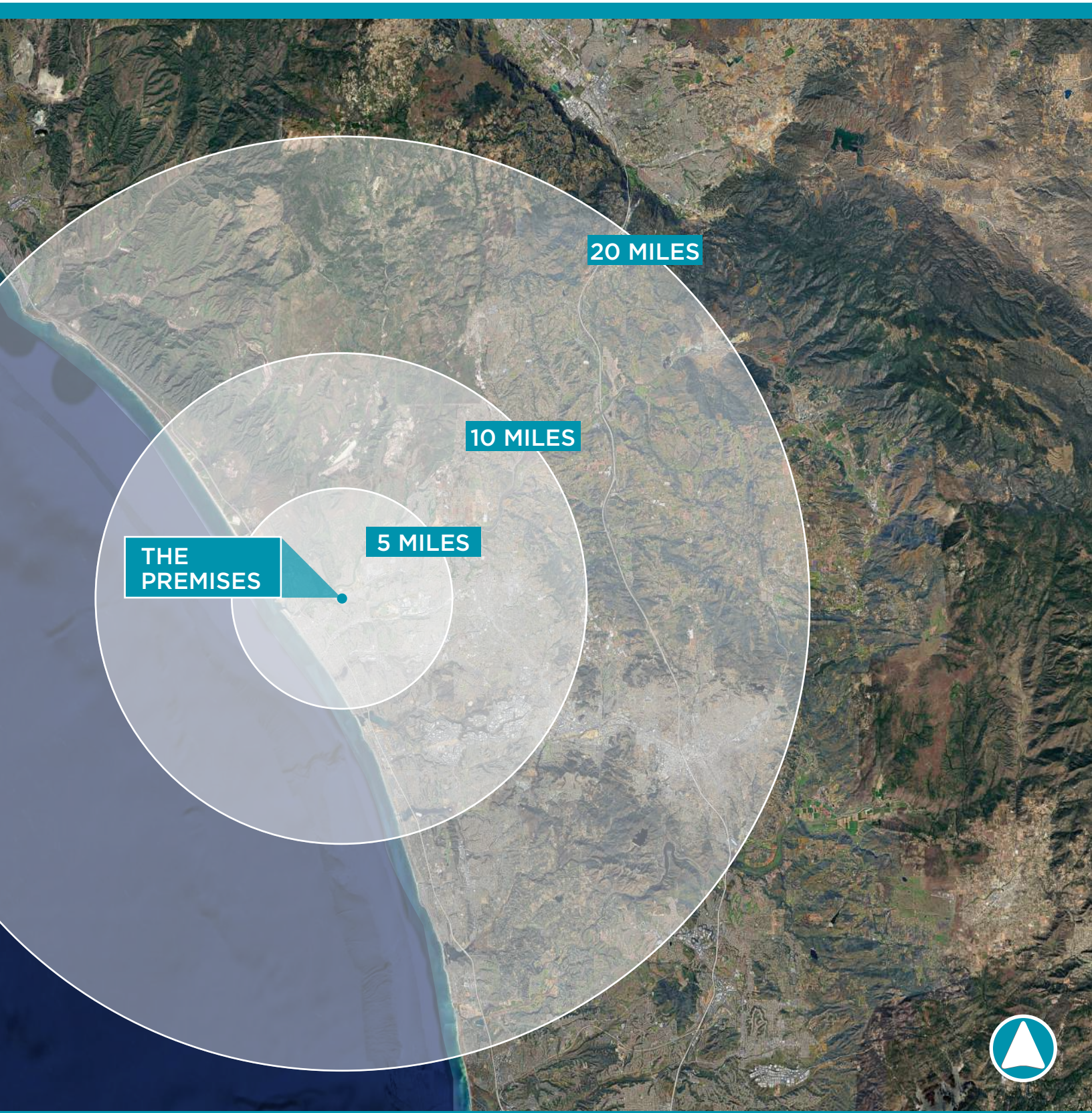
IRVINE SPECTRUM CENTER® — **45** MINUTES

SAN DIEGO INTERNATIONAL — **55** MINUTES



VACANCY RATE

Oceanside Vacancy Rate	North County Vacancy Rate	San Diego Vacancy Rate
2.5%	**6.3%**	**6.8%**





Tyler Stemley
+1 760 908 4270
tyler.stemly@cushwake.com
LIC #02003867

Joe Crotty
+1 760 473 1811
joe.crotty@cushwake.com
LIC #01369821

Conor Boyle
+1 760 458 5739
conor.boyle@cushwake.com
LIC #01813305

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