



2636 Vista Pacific Drive

OCEANSIDE, CA 92056

FOR SALE OR LEASE



PRICE REDUCTION

A 21,260 Square Foot Freestanding Single-Story Industrial Building

PRICE **\$3,656,000**

RENTAL RATE entire building \$0.85 NNN
PSF/ partial building \$0.89 NNN PSF

DIVISIBLE ±15,100 SF (Suite A) and
±6,160 SF (Suite B)

FENCED and gated drive around

HEAVY POWER 277 / 480V

4 GRADE LEVEL doors

18' clear height

APPROXIMATELY 30% Office

RUSS JABARA
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**Kidder
Mathews**

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FEATURES

Available	21,260 SF
Loading	Four (4) grade-level doors
Power	277/480V
Frontage	Corner location at North Ave and Vista Pacific Drive
Yard	Fenced and secured
Roof	New roof installed 9/2014
Sale Price	\$3,656,000

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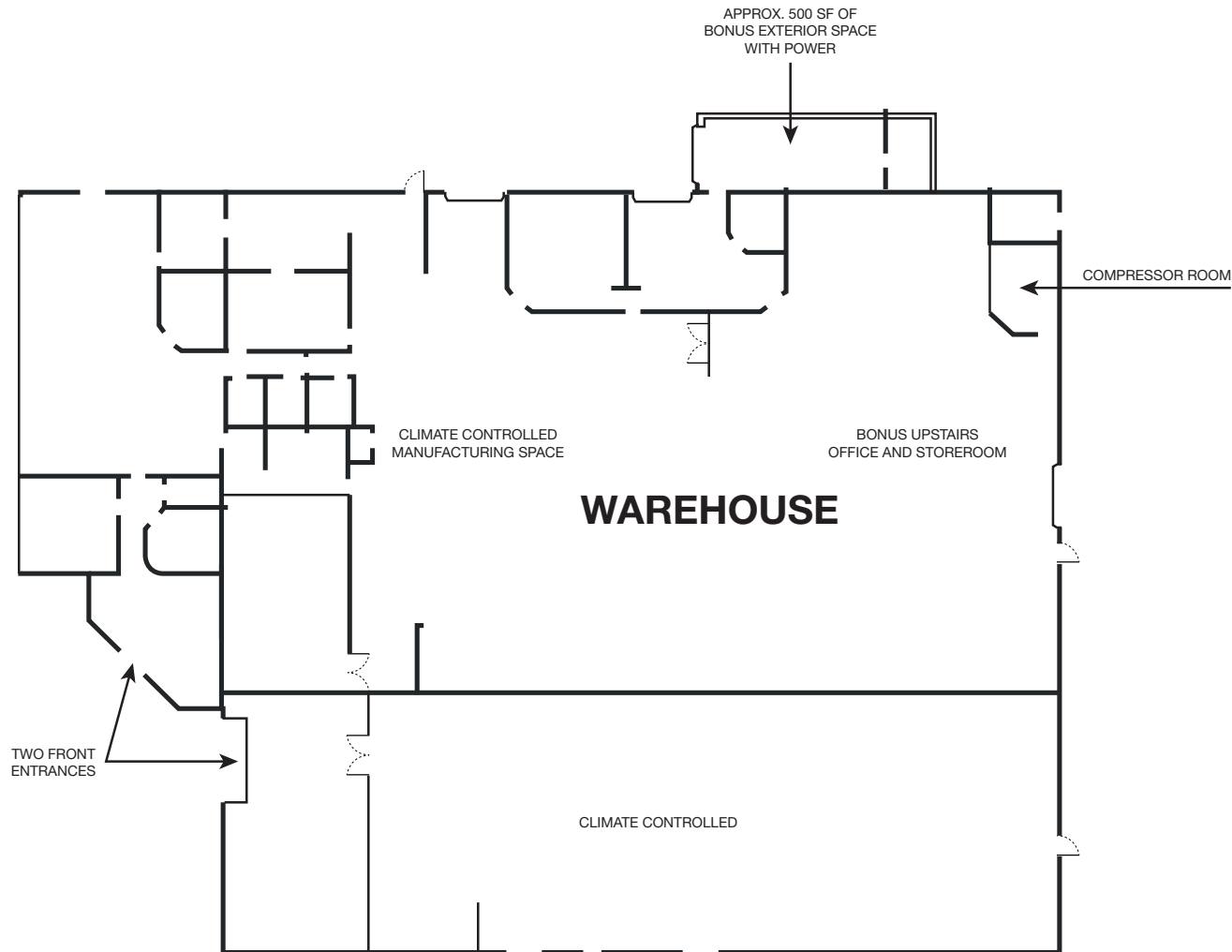
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NOW

AVAILABLE

21,260 SF

SQUARE FEET

\$3,656,000

NEW SALE PRICE

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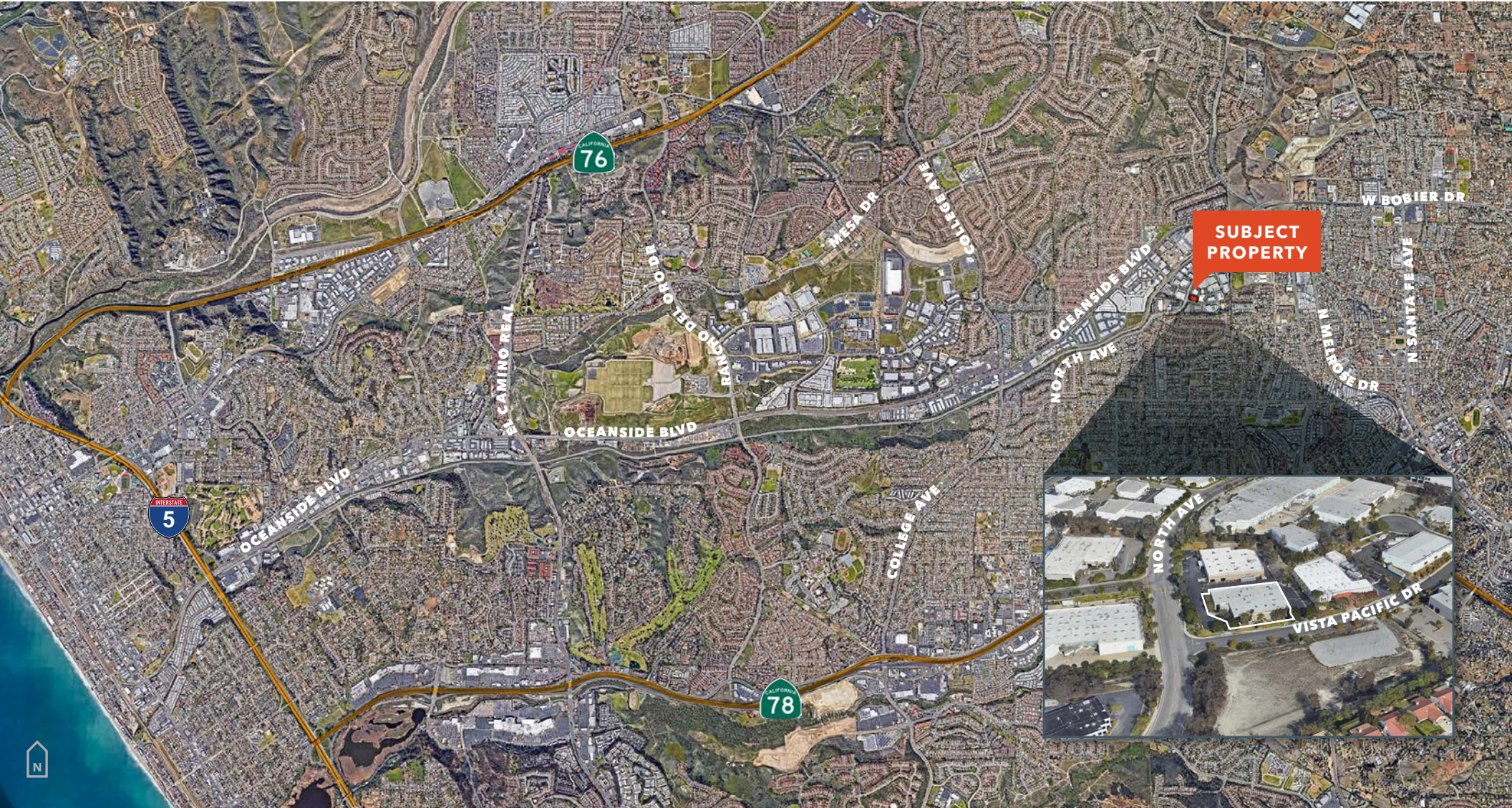
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