

FOR SALE OR LEASE
INDUSTRIAL | FLEX
W/ COMMON DOCK

3516 Seagate Way, Suite 150

OCEANSIDE, CA 92056

Seagate Corporate Center

Approx.

2,722 SF

Industrial/Flex
Suite

JOE CROTTY

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- Common loading dock
- Grade level loading
- Corner suite w/ great glass line
- Built in 2007



- Warehouse racks/forklift can be available for sale or lease



- Centrally located near I-5, Hwy 78, and Hwy 76



- Excellent parking (3.3/1,000)



- Sprinter access > 5 Mins



- 24' clear height in warehouse

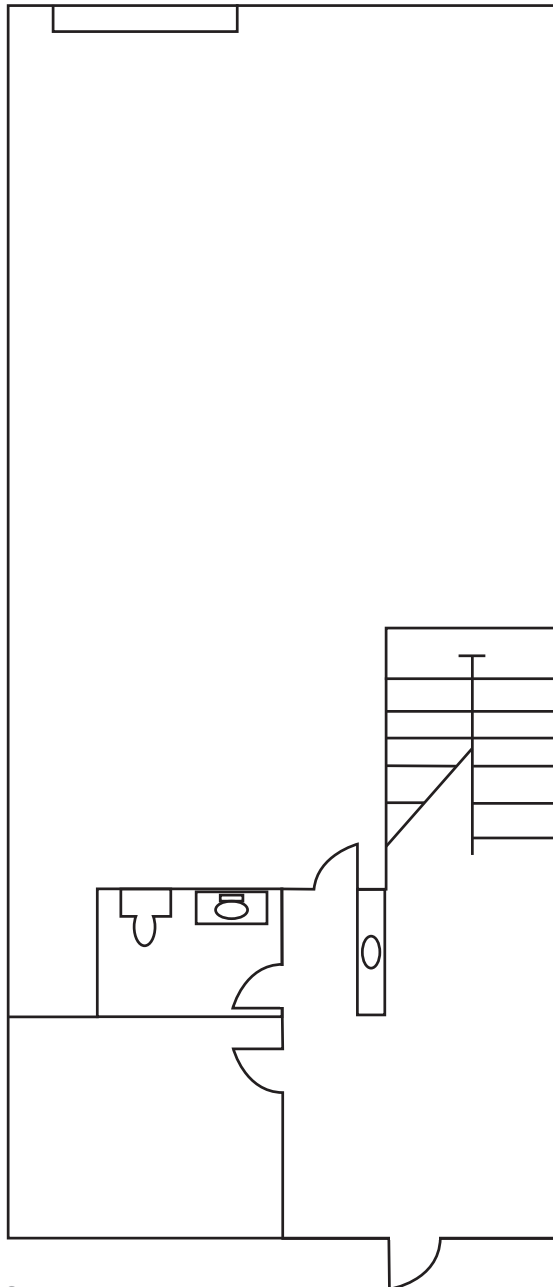


- 200 Amps, 120/208 Volts



Floor plan

First Floor

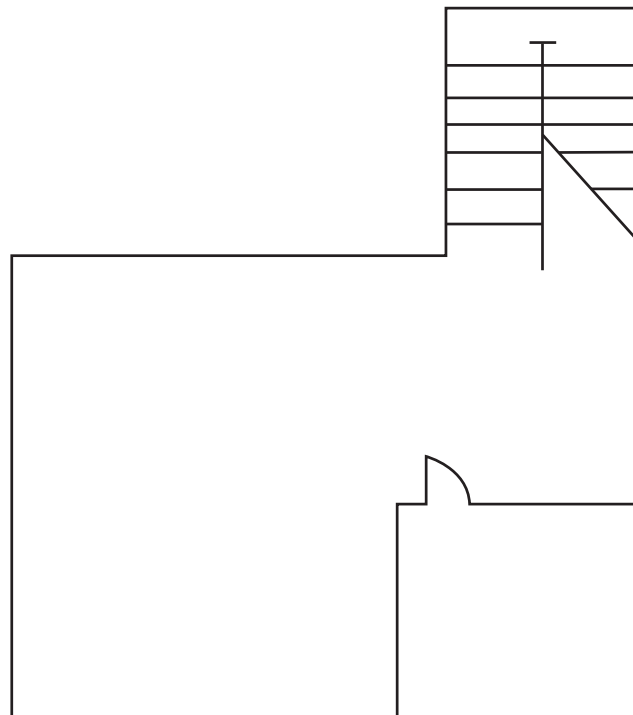


Sale Price: \$845,000

Lease Rate: \$1.30/SF NNN*

*Est. NNN: \$0.35/SF

Second Floor





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CALL BROKERS FOR DETAILS

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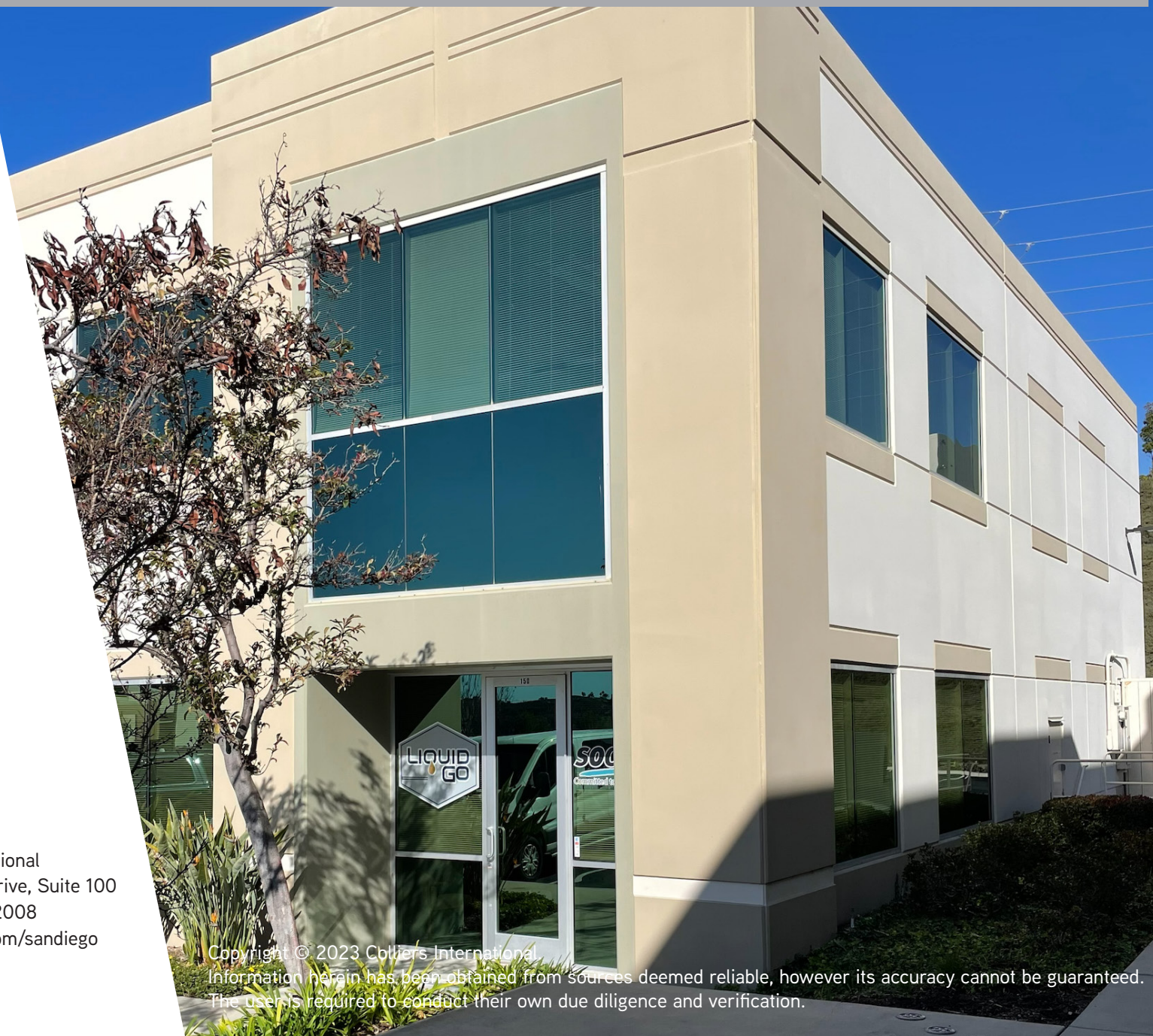
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