

FOR LEASE

A ±7,323 SF INDUSTRIAL BUILDING

602 AIRPORT ROAD

OCEANSIDE, CA 92056



BOYLE CROTTY STEMLEY
INDUSTRIAL TEAM



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HIGHLIGHTS

A ±7,323 SF industrial building in Oceanside, situated next to Oceanside Municipal Airport and with close proximity to State Route 76.

- ✓ Freestanding Industrial Building
- ✓ Heavy Power: 1,600 Amps 120/208V 3 Phase 4 Wire
- ✓ Fenced Yard
- ✓ Improvements: Reception Area, 2 Offices, 2 Restrooms
- ✓ Two 12'x12' Grade Level Doors
- ✓ Clear Height: 14'-16'
- ✓ Lease Rate: \$1.59/SF+Utilities



- › Situated next to the Oceanside Municipal Airport and in the coastal city of Oceanside
- › Surrounded by natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- › Good transportation and excellent community amenities



THE LOCATION

Oceanside, California, offers a promising landscape for commercial real estate ventures. Nestled along the beautiful Pacific coastline, Oceanside's prime location attracts businesses from multiple sectors. The city boasts a thriving economy, with a diverse range of industries including tourism, manufacturing, healthcare, and technology. Its proximity to major transportation networks, such as Interstate 5 and the nearby San Diego International Airport, enhances accessibility and connectivity.

Ongoing urban revitalization efforts and infrastructure development projects contribute to the city's desirability for commercial ventures. Oceanside provides a favorable environment for businesses looking to thrive in a dynamic coastal community.



AVG. HOUSEHOLD
INCOME

\$103,396



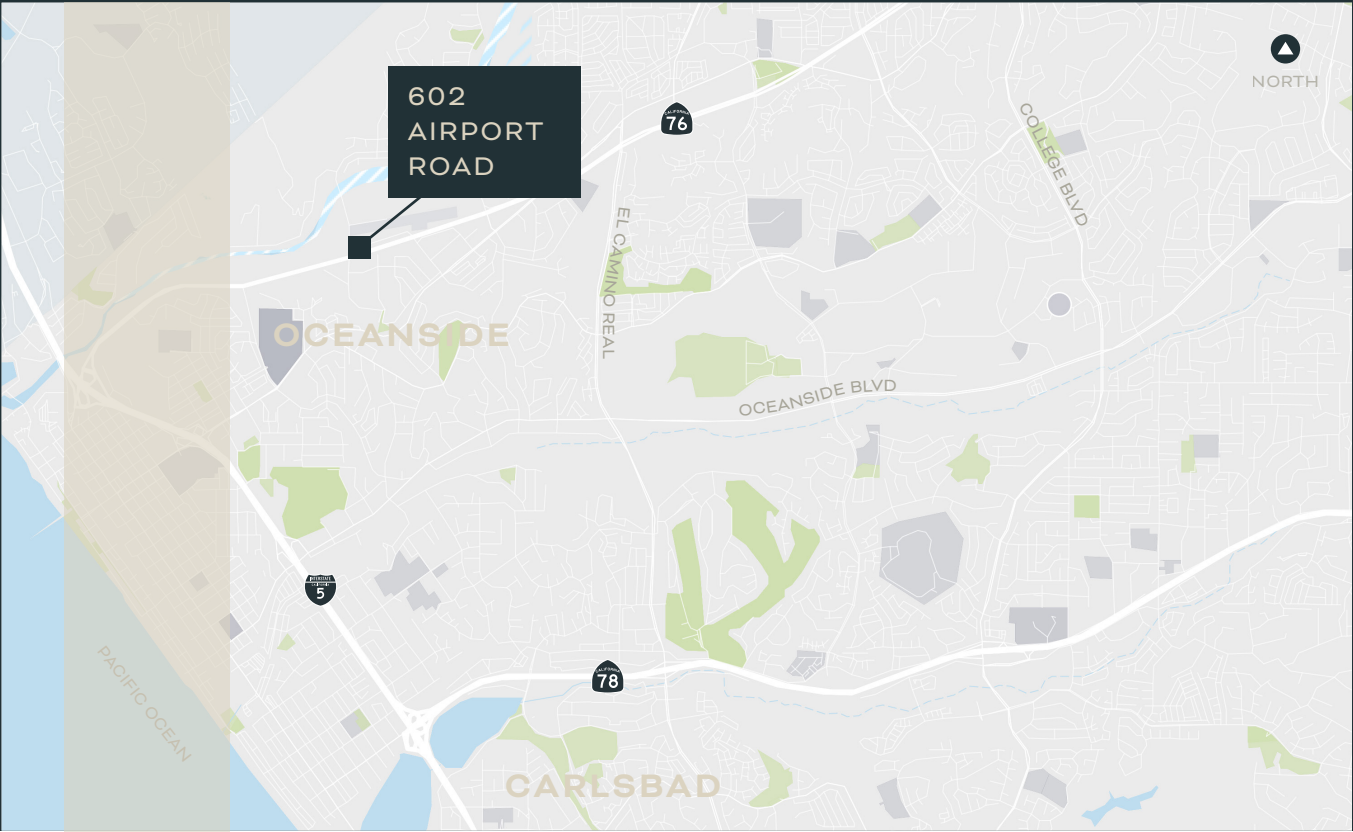
POPULATION

176,163



MEDIAN
AGE

34



BEACHES

7

Oceanside, or O'side (as locals affectionately call it), is Southern California's most authentic beach town—A quintessential California coastal neighborhood with wide sandy beaches, a quaint harbor, charming bungalow neighborhoods, and a historic wooden pier.



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