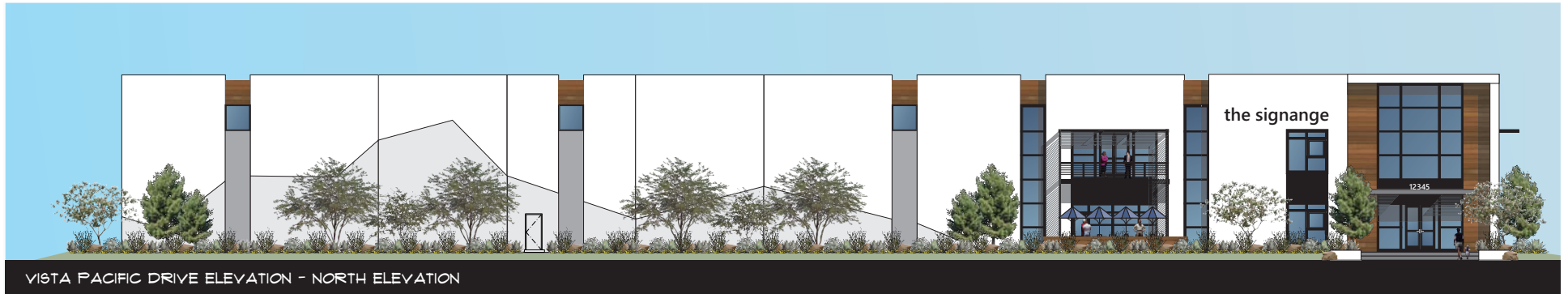




Fully Entitled & Permit Ready 49,538 SF Industrial Building

VISTA PACIFIC DR & NORTH AVE, OCEANSIDE, CA 92056

FOR LEASE OR SALE



VISTA PACIFIC DRIVE ELEVATION - NORTH ELEVATION



NORTH AVENUE ELEVATION - WEST ELEVATION

For More
Information
Contact

BOB WILLINGHAM, SIOR
858.369.3013
bob.willingham@kidder.com
LIC N° 01469841

RON KING, SIOR
858.369.3011
ron.king@kidder.com
LIC N° 00868661

**Kidder
Mathews**

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OCEANSIDE, CA 92056



Site Features

PERMIT READY SITE with plans/permits for 49,538 sf warehouse building*

30 FT clear height

ESFR fire sprinklers

FIVE (5) loading docks & grade level loading

±2.56 acre site

±3,415 SF of two story office

BUILDING CONTRACTOR in place (if desired)

ROOF TRUSSES to be delivered 1/2023

CLOSE ON SITE and occupy new building within 12 months!

QUALIFIES FOR SBA 504 financing with only 10% down**

PRICING CALL BROKER

* Close of escrow after permits are approved, estimated to be November 2022

** 10% of total project cost

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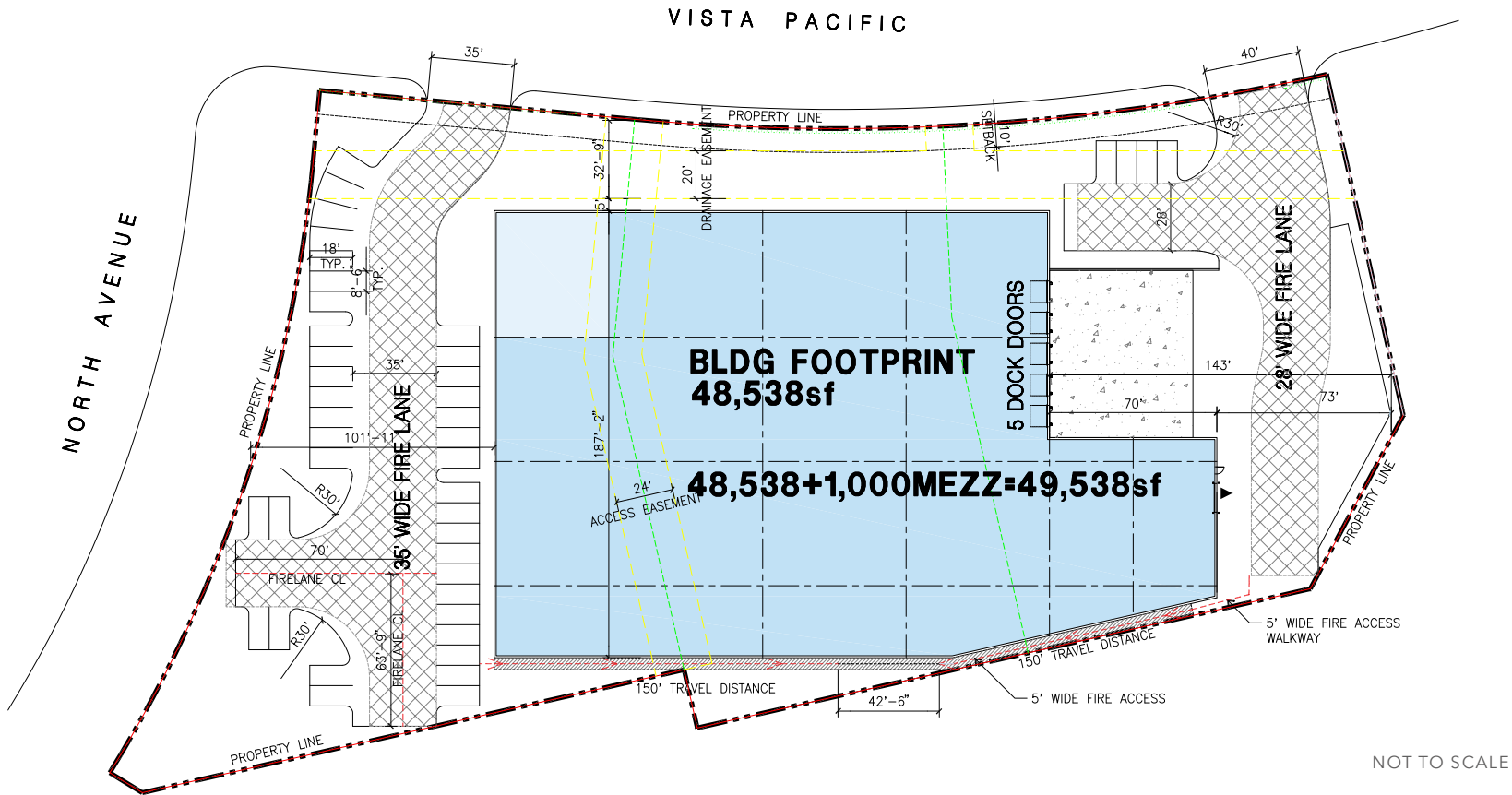
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Site Plan



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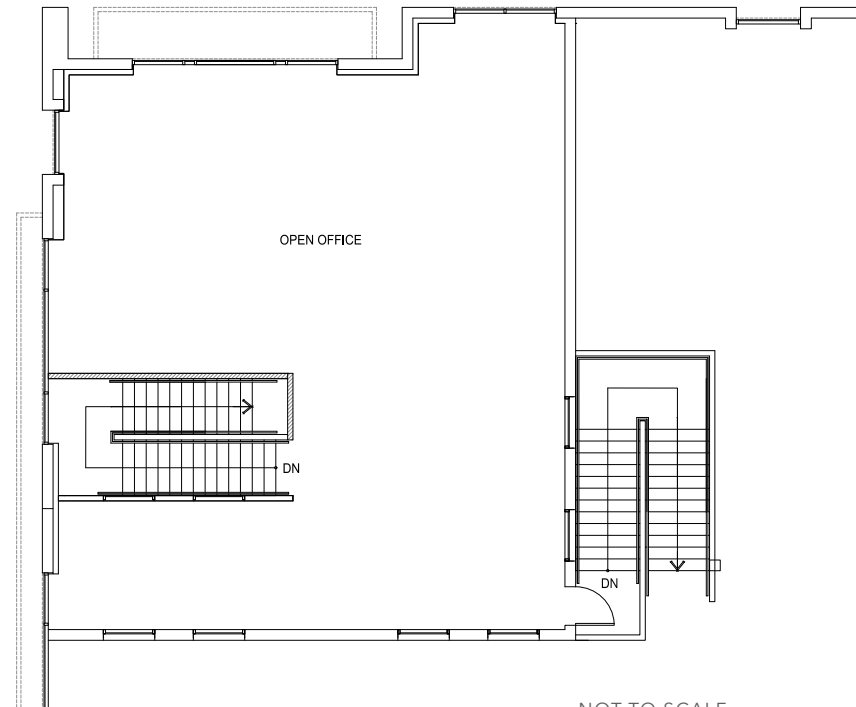
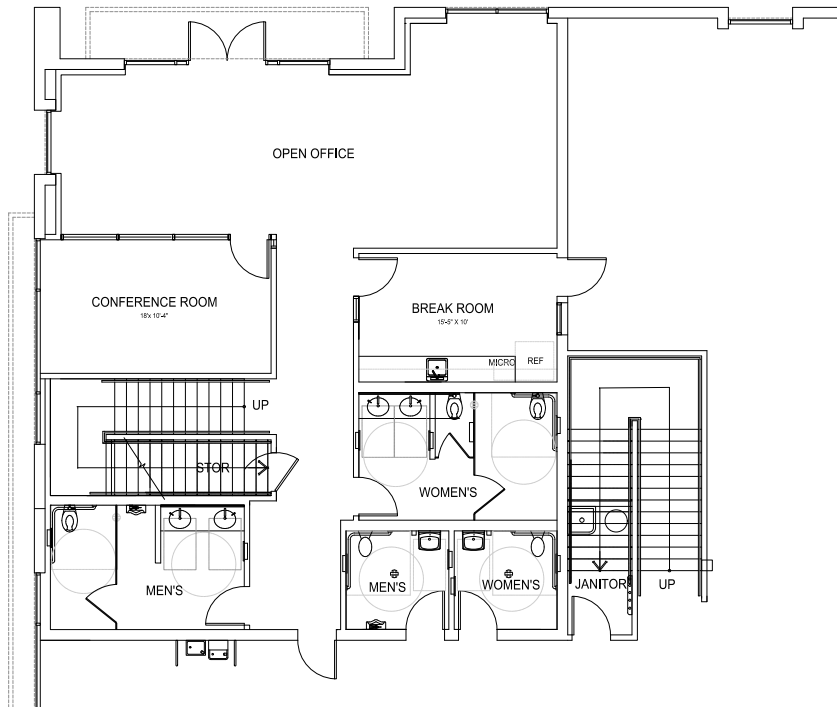


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Floor Plan



NOT TO SCALE

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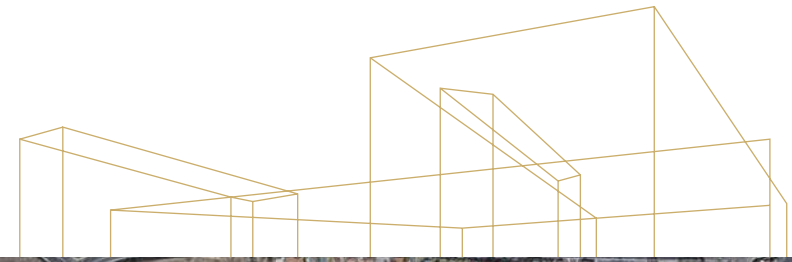
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KIDDER.COM

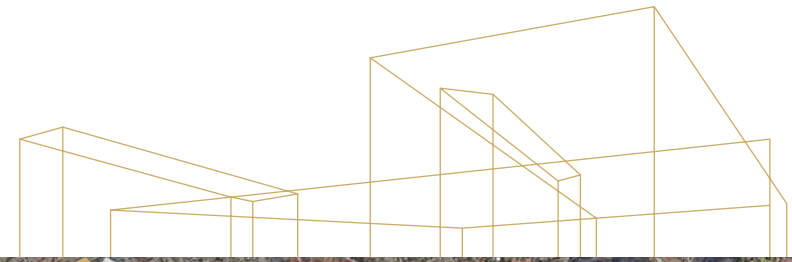
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