



LEED Silver Designated



BentallGreenOak 



**DELIVERING  
Q2 2024**

**FOR LEASE  
PRESCOTT INDUSTRIAL PARK  
1851 ORD WAY**

**CLASS A INDUSTRIAL | 70,908 SF ON 4.74 ACRES  
OCEANSIDE, CA**

# HIGHLIGHTS

## FUNCTIONALITY + FLEXIBILITY

- 2.26:10,000 SF Dock Ratio
- 32' clear creates cubic storage advantage, allowing tenants to lease less square footage while racking higher
- Modern spec office improvements
- Divisibility starting at ±35,000 SF



## NEWER IS BETTER

Breaking ground soon and delivering June 2024. Tenants can mitigate risk and maximize efficiency in a first-generation warehouse



## STRONG IDENTITY

Class A finishes and prominent visibility/signage potential to promote brand recognition



## STRATEGIC LOCATION

Equidistant to downtown SD, Orange County and Southwest Riverside, Oceanside is the first submarket in San Diego for inbound product from ports of Los Angeles/Long Beach, strong labor demographics and access to public transportation including 7 sprinter stations in Oceanside



## LIFESTYLE

Minutes away from the Pacific Ocean and Oceanside's burgeoning coastal retail corridor



## STRENGTH + STABILITY

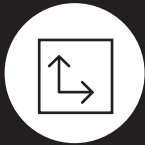
Institutional ownership and management results in pride of ownership, long term perspective, and access to capital for improvements



# PROJECT OVERVIEW



4 Buildings



337,026 SF



21.7 Acres



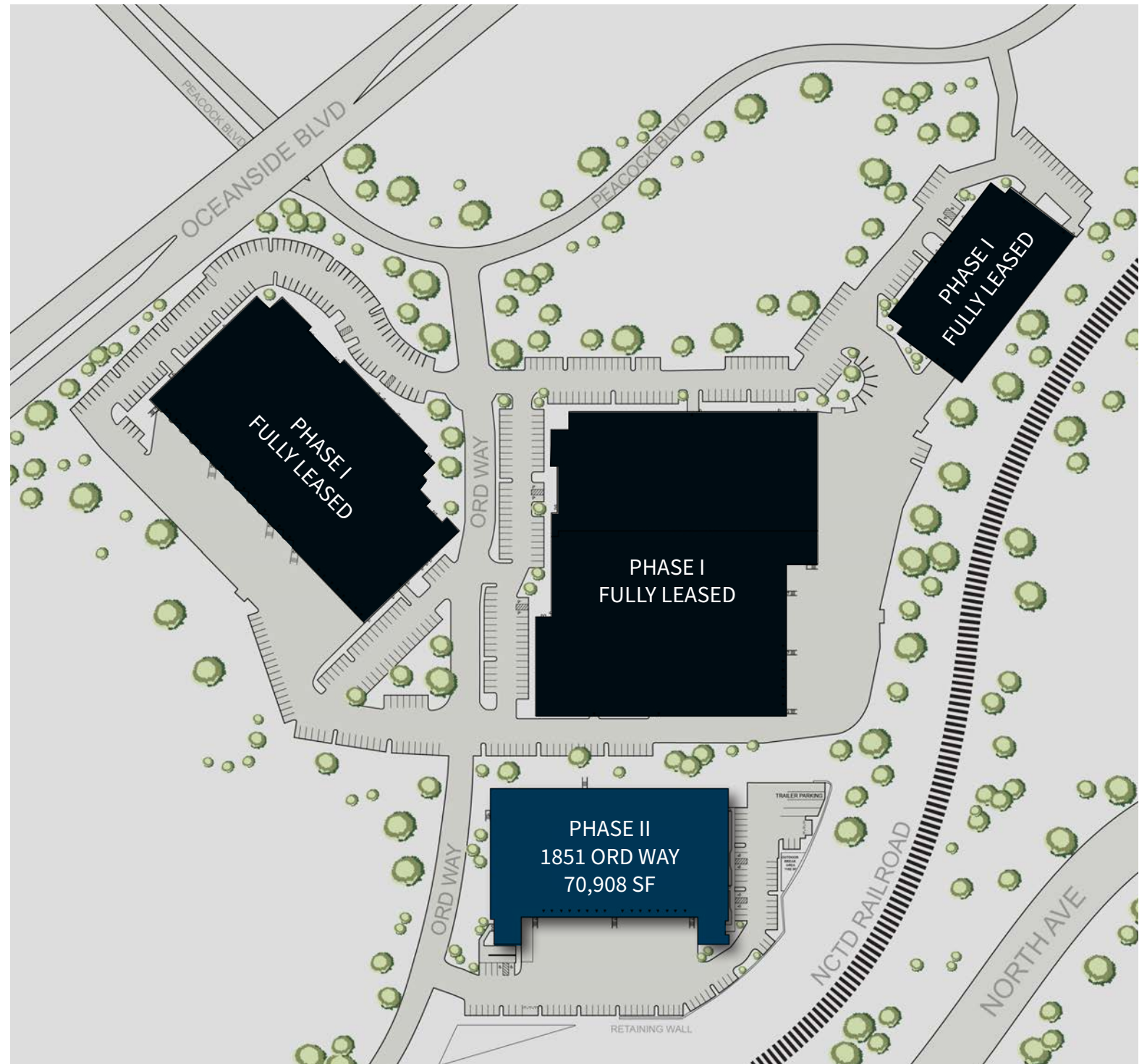
Convenient access to  
I-5, SR-76 & SR-78



Zoned IL  
City of Oceanside



Large Outdoor Break &  
Enjoyment Areas



# SITE PLAN



## SECURED ENVIRONMENT

- Fully gated truck court
- Safeguarded trailer parking



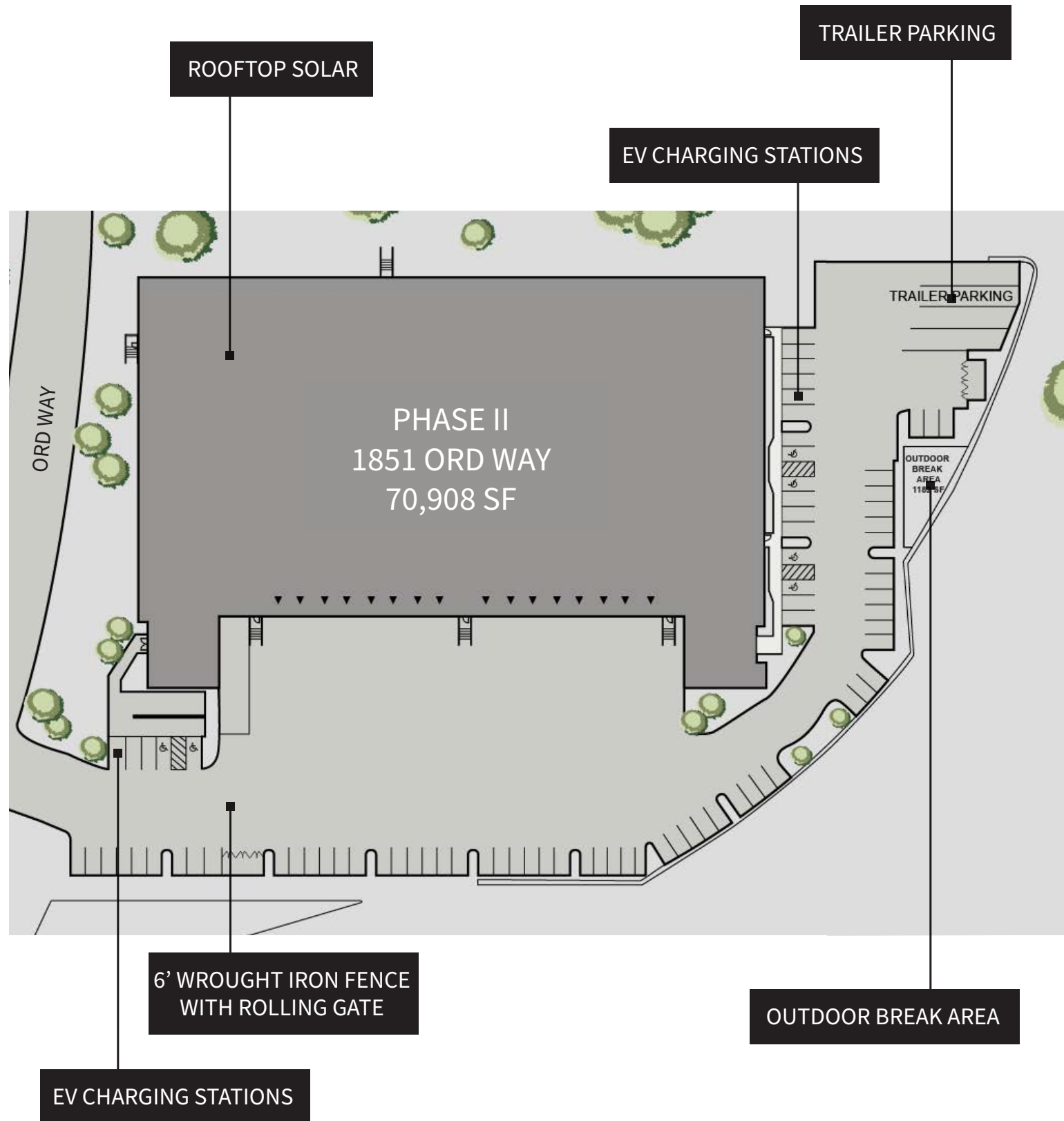
## EMPLOYEE SATISFACTION & RETENTION

- Bike racks near main entry
- Outdoor break areas



## SUSTAINABILITY

- Designed to meet LEED Silver designation including cool roof, low flow plumbing fixtures, and building materials that lower carbon emissions
- Solar sized to offset approximately 50% of power consumption, fully equipped EV charging stations



# AVAILABILITY



70,908 SF total building size



Divisibility starting at  $\pm 35,000$  SF



2,645 SF of office



16 dock high doors



2 grade level doors  
(4 future knock out panels)



32' clear height



4 trailer parking stalls



ESFR sprinkler system



4000 amps,  
277/480 volt power



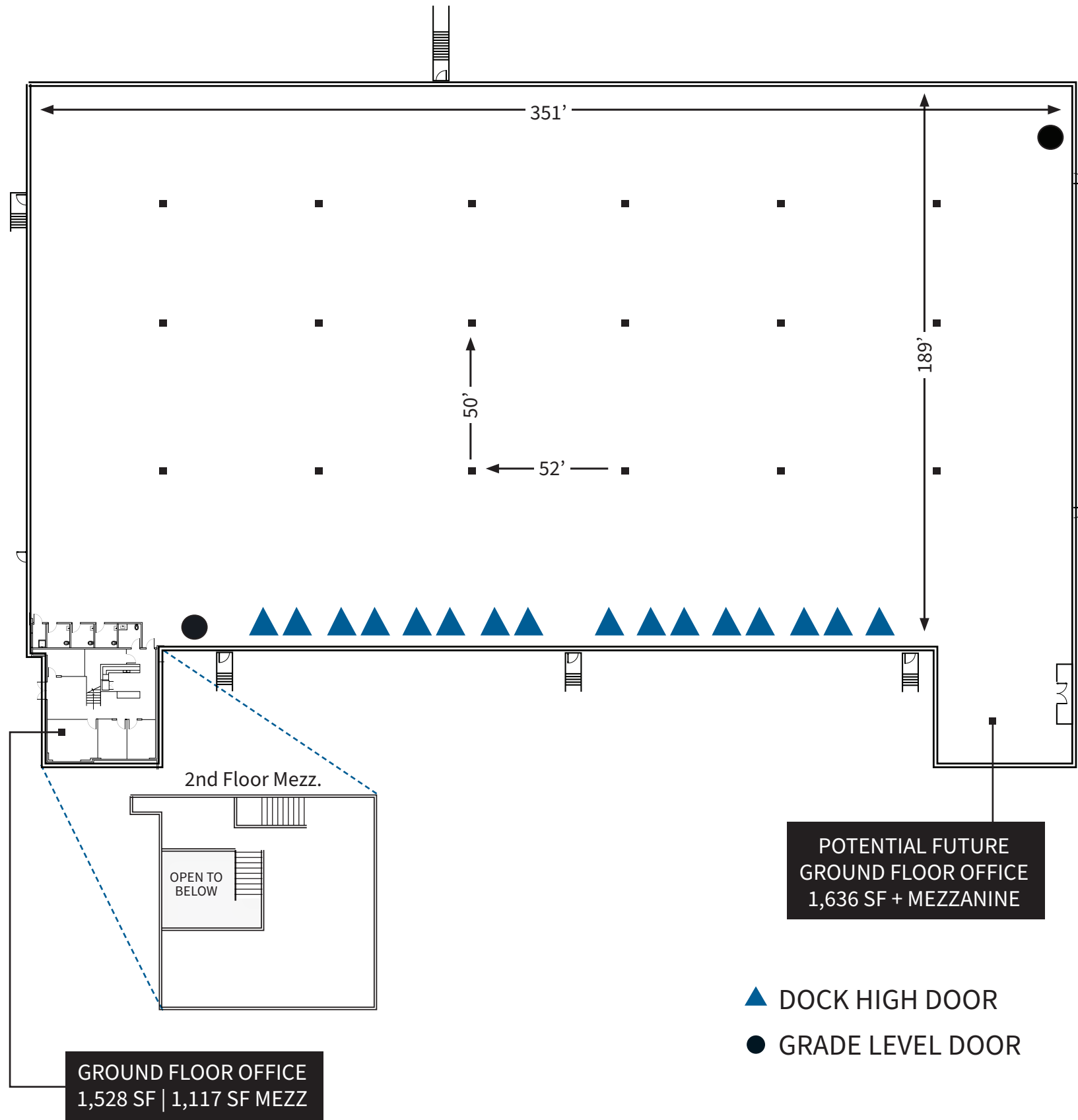
130' truck court depth



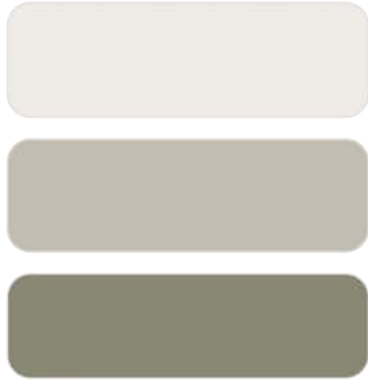
50'x52' typical column spacing,  
60' speed bay



78 auto parking stalls including 7 EV designated & 4 with EV equipped chargers



# INTERIOR FINISHES



PAINT



FAUX GREEN WALL @ ENTRY



LIGHTING @ RECEPTION AREA



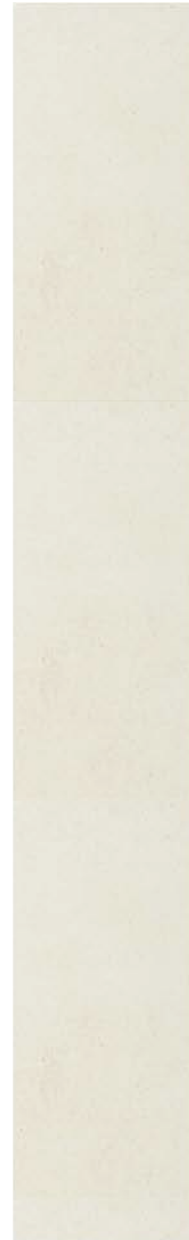
CARPET @  
THROUGHOUT



CONCRETE



FLOOR TILE  
STAIRS



FLOOR TILE  
RESTROOM



WALL TILE @ OFFICE RESTROOMS



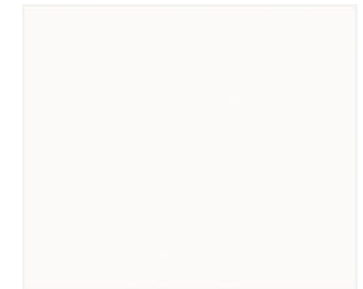
WALL TILE @ BREAK ROOM



QUARTZ COUNTERTOP @ BREAK ROOM & RESTROOMS



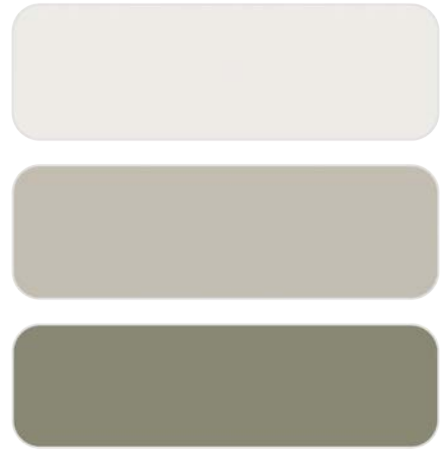
PLASTIC LAMINATE -  
UPPER CABINETRY



PLASTIC LAMINATE -  
LOWER CABINETRY

ALL GENDER RESTROOMS

FLOOR TILE



PAINT



WALL TILE

CONCRETE

BREAK ROOM

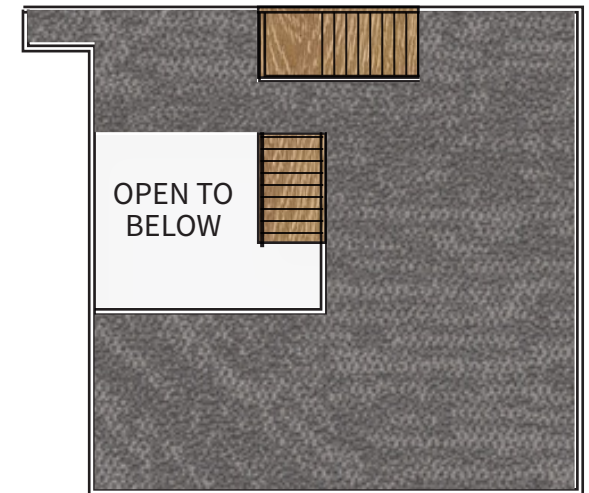
PRINTING AREA

ENTRY & RECEPTION AREA



FAUX GREEN WALL

CARPET



MEZZANINE







# STRATEGIC LOCATION

## DRIVE TIMES

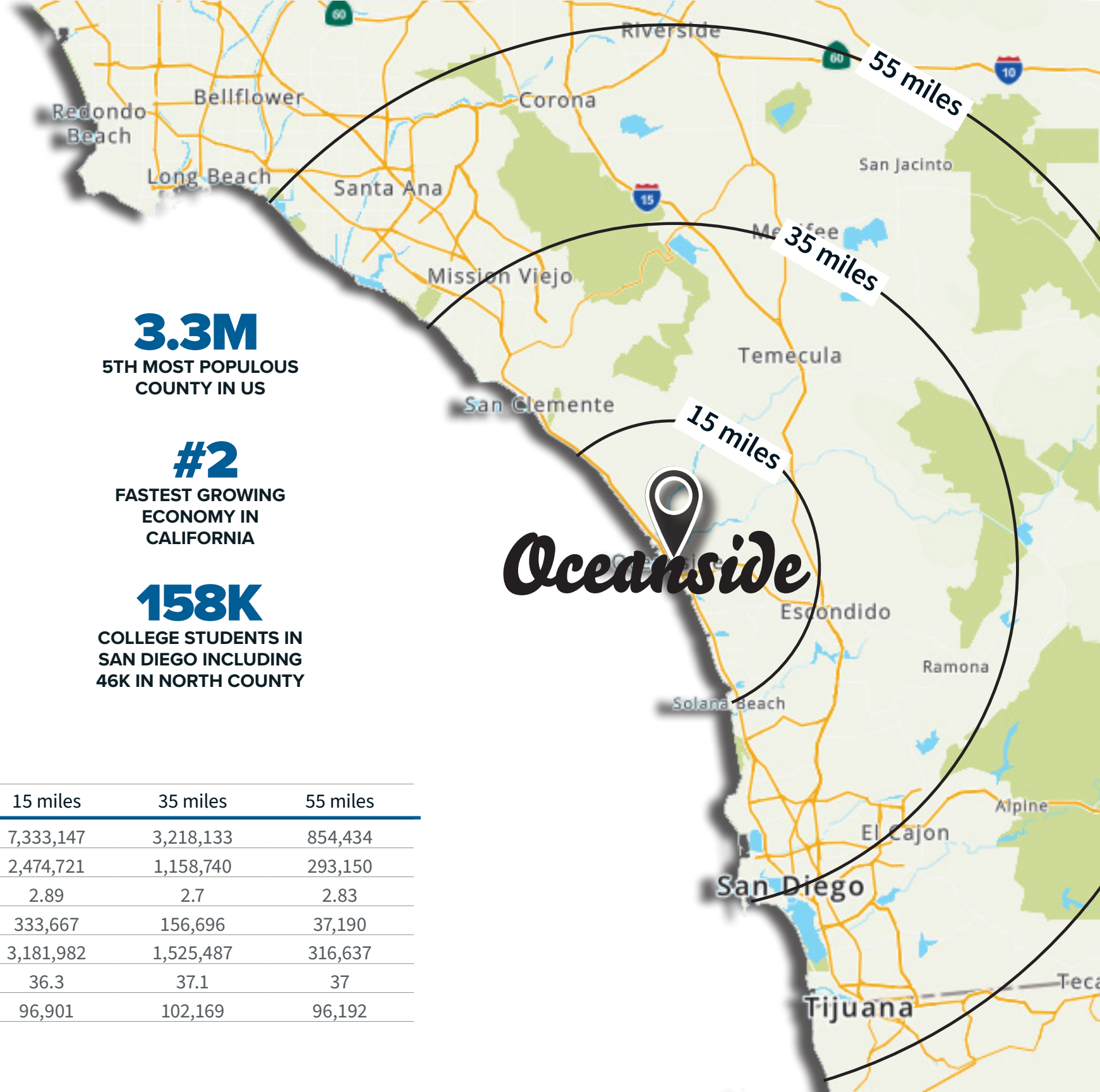
- **1 hr 43 min**  
Port of LA/Long Beach
- **1 hr 20 min**  
Orange County
- **1 hr 20 min**  
Riverside County
- **43 min**  
SD International Airport
- **48 min**  
Downtown San Diego
- **1 hr**  
Mexico Border

**3.3M**  
5TH MOST POPULOUS  
COUNTY IN US

**#2**  
FASTEST GROWING  
ECONOMY IN  
CALIFORNIA

**158K**  
COLLEGE STUDENTS IN  
SAN DIEGO INCLUDING  
46K IN NORTH COUNTY

	15 miles	35 miles	55 miles
Population	7,333,147	3,218,133	854,434
Households	2,474,721	1,158,740	293,150
Average Household Size	2.89	2.7	2.83
Total Businesses	333,667	156,696	37,190
Total Employees	3,181,982	1,525,487	316,637
Median Age	36.3	37.1	37
Median Household Income	96,901	102,169	96,192



PACIFIC OCEAN

PRESCOTT INDUSTRIAL PARK  
1851 ORD WAY

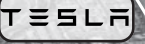


OCEANSIDE BLVD

EL CAMINO REAL

MESA DRIVE

COLLEGE BLVD





LEED Silver Designated



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