

FIRST PARK

@ OCEAN RANCH

23,490 SF
AVAILABLE
FOR LEASE



3801 - 3841

Ocean Ranch Blvd., Oceanside, CA 92056

Class A Manufacturing & Distribution Campus

CBRE

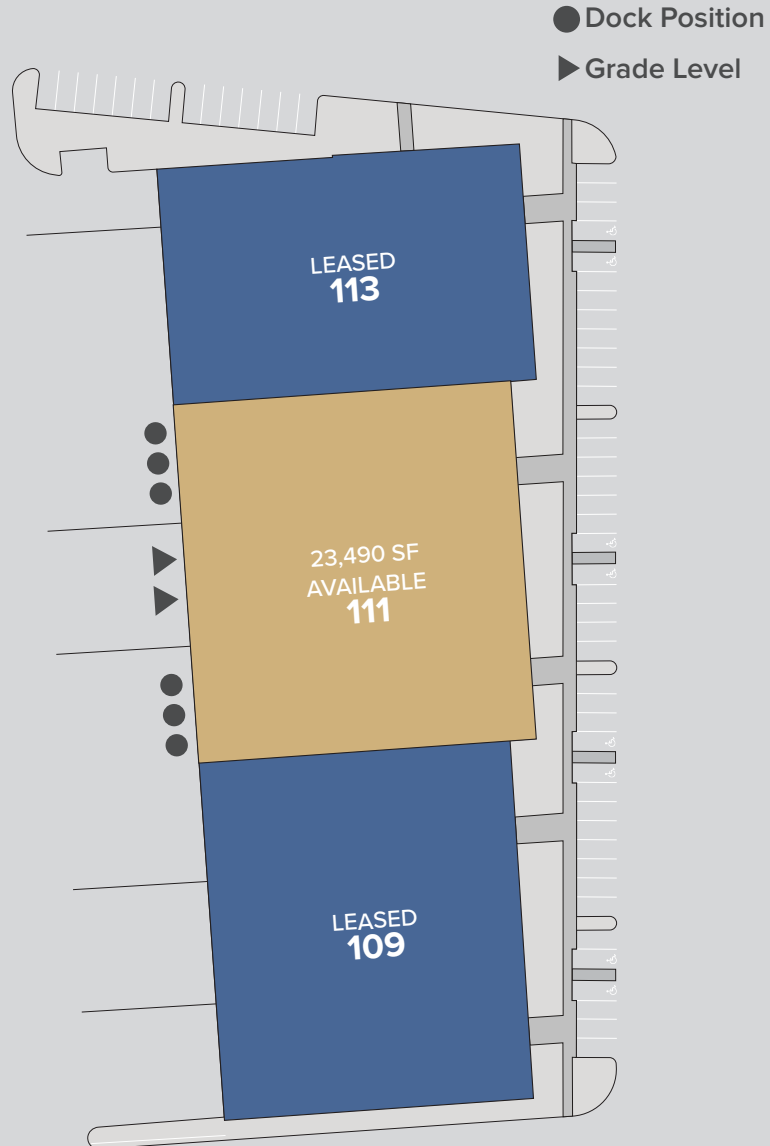
SITE PLAN

- ◆ Class A manufacturing/distribution space
- ◆ Expansion capability within a 462,756 SF business park



SITE PLAN

3809 Ocean Ranch Blvd, Suite 111



- ◆ Size: 23,490 SF
- ◆ Clear: Minimum 26'
- ◆ Loading: 6 dock high doors
2 grade level doors
- ◆ Parking: 1.75/1,000 (expandable)
- ◆ Single level (no mezzanine)
- ◆ Fire Sprinklers: .33 gpm/3,000



EXISTING FLOOR PLAN

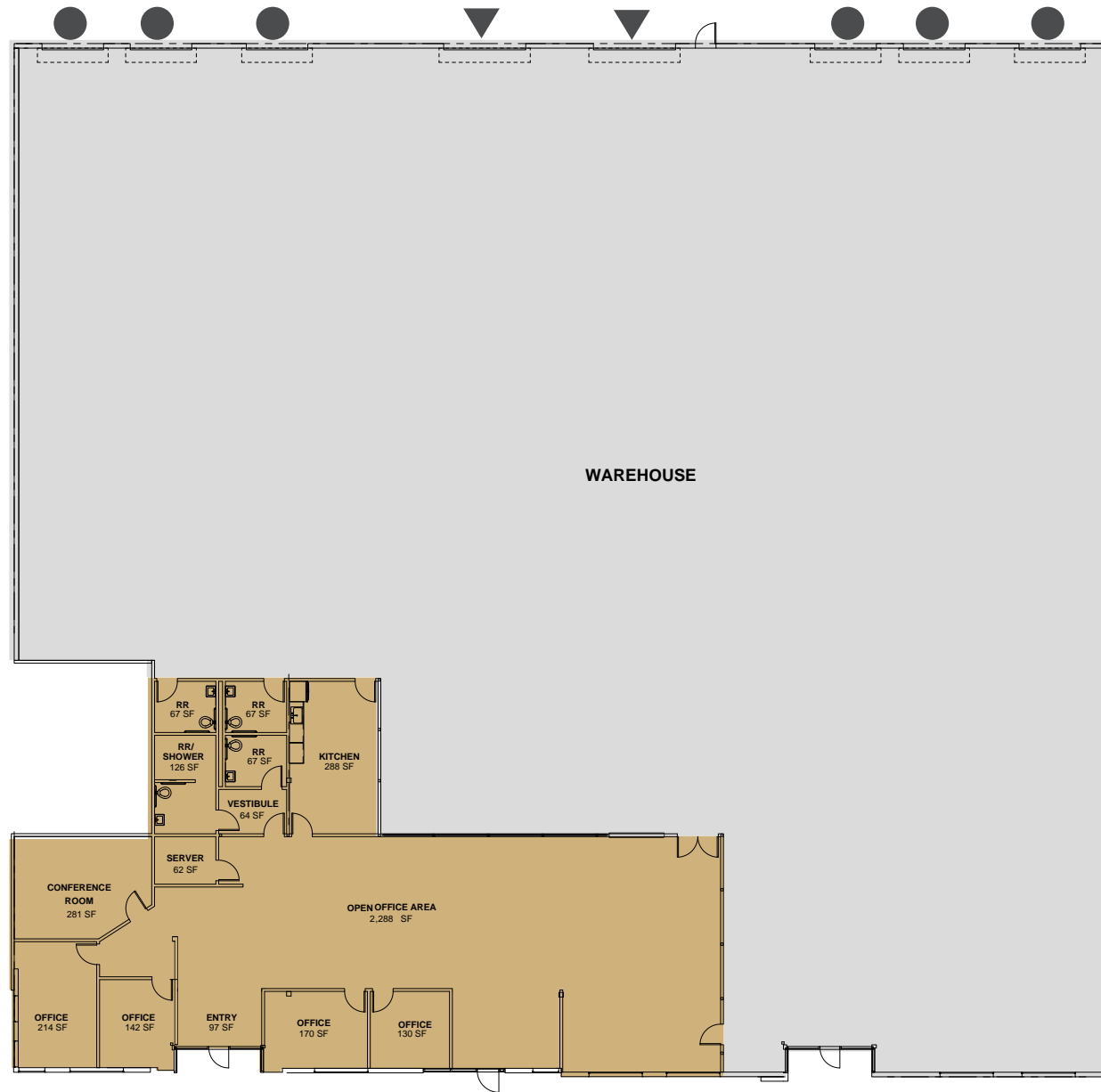
Suite 111: 23,490 SF

±19,155 SF Warehouse

±4,319 SF Office

● Dock High Doors: 6

▼ Grade Level Doors: 2



CONCEPTUAL FLOOR PLAN

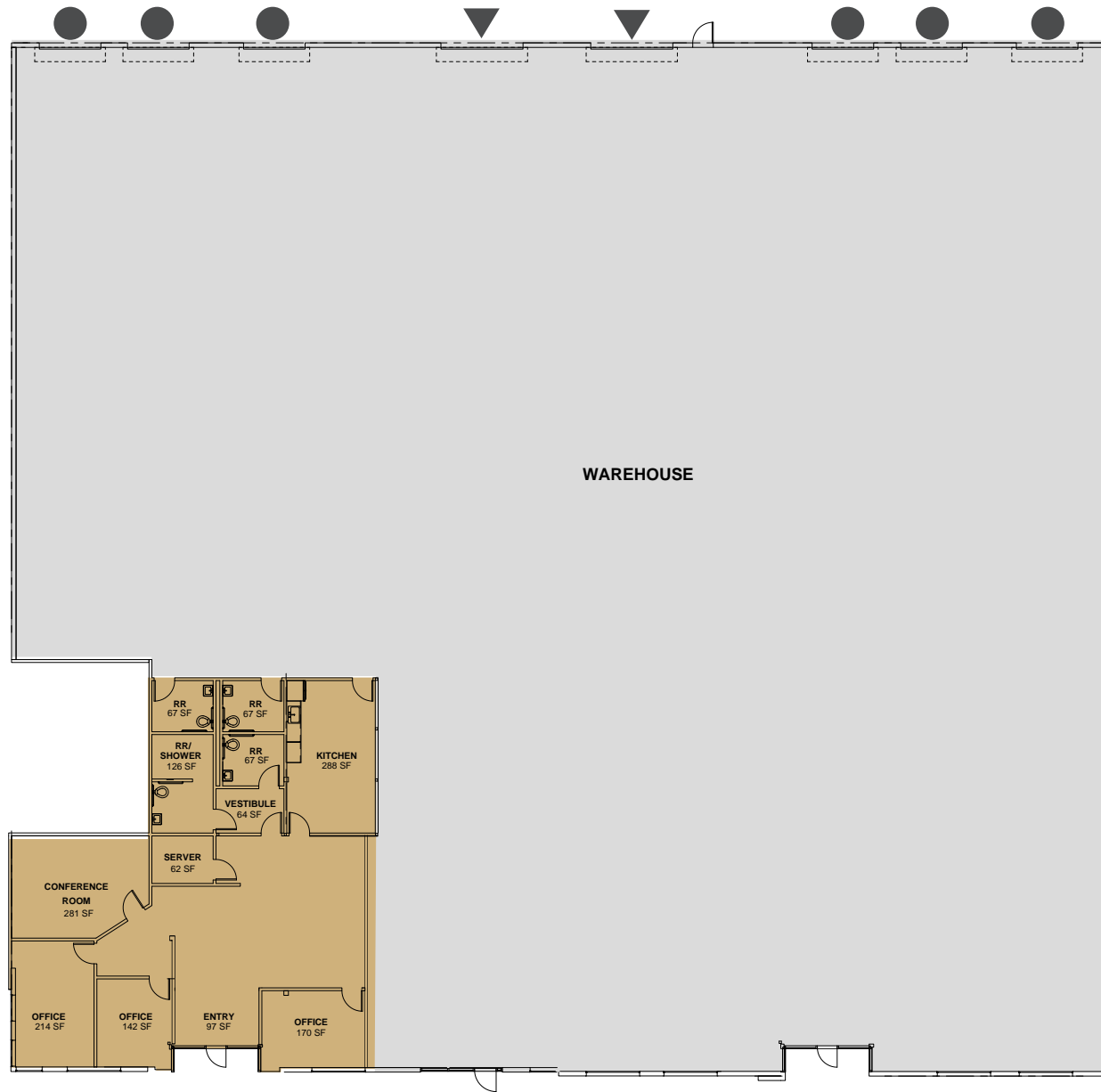
Suite 111: 23,490 SF

±20,991 SF Warehouse

±2,499 SF Office

● Dock High Doors: 6

▼ Grade Level Doors: 2



AMENITIES & CORPORATE NEIGHBORS



FIRST PARK @ OCEAN RANCH

LOCAL AMENITIES

- 1 KFC
- 2 CHIPOTLE
- 3 JIFFY LUBE
- 4 GOGO JAPAN
- 5 YOGURTLAND
- 6 PLANET FITNESS
- 7 SHAKEYS PIZZA PARLOR
- 8 MCDONALDS
- 9 ALBERTSONS
- 10 DOLLAR TREE
- 11 PIZZA HUT
- 12 WALGREENS
- 13 STARBUCKS
- 14 RUBIOS - JACK IN THE BOX - SUPERCUTS
DRAFT RESTAURANT & SPORTS BAR
RALPHS - IHOP - HUAHAN GRILL
- 15 CVS
- 16 DEL TACO

CORPORATE NEIGHBORS

- 17 *Titleist*
- 18 **MAGNAFLOW**
- 19 **BORAL**
- 20 *suja*
- 21 *Coca-Cola*
- 22 **GILEAD**
- 23 **M2 INGREDIENTS**
- 24 **Genentech**
- 25 **BELCHING BEAVER**
- 26 **POSTAL SERVICE**
- 27 **SDGE**
- 28 **FedEx Ground**
- 29 **KAISER PERMANENTE**
- 30 **OLLI**
- 31 **PACIFIC MARINE CREDIT UNION**
- 32 **weiland**
- 33 **Neptune wayfair**

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FOR LEASE



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