

FOR LEASE | 25,160 SF LOW FINISH INDUSTRIAL BUILDING WITH YARD



503

jones ave
oceanside, ca 92058



LITTLE DRAGOVIC TEAM
78 Corridor Industrial Advisors



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Pacific Ocean



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ASSOCIATES

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

project highlights



IDENTITY & IMAGE

- Exposure & Signage opportunity on Highway 76
- Freestanding Building
- Well maintained and managed property

PREMIUM LOCATION

- Quick access to Hwy 76, I-5 & I-15
- Strong Nearby Demographics and Employee Base
- Nearby coastal retail and restaurants



UNIQUE AMENITIES

- Approx 1/3 Acre paved yard area
- Six (6) grade level doors on three sides of the building allowing for easy ingress/egress of material
- Heavy power distributed throughout
- Four (4) existing one (1) ton bridge cranes

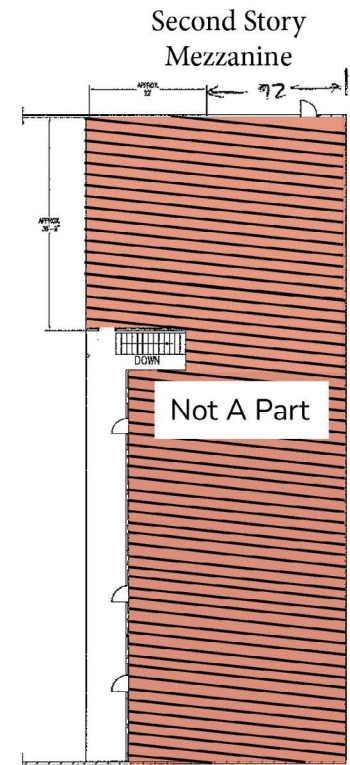
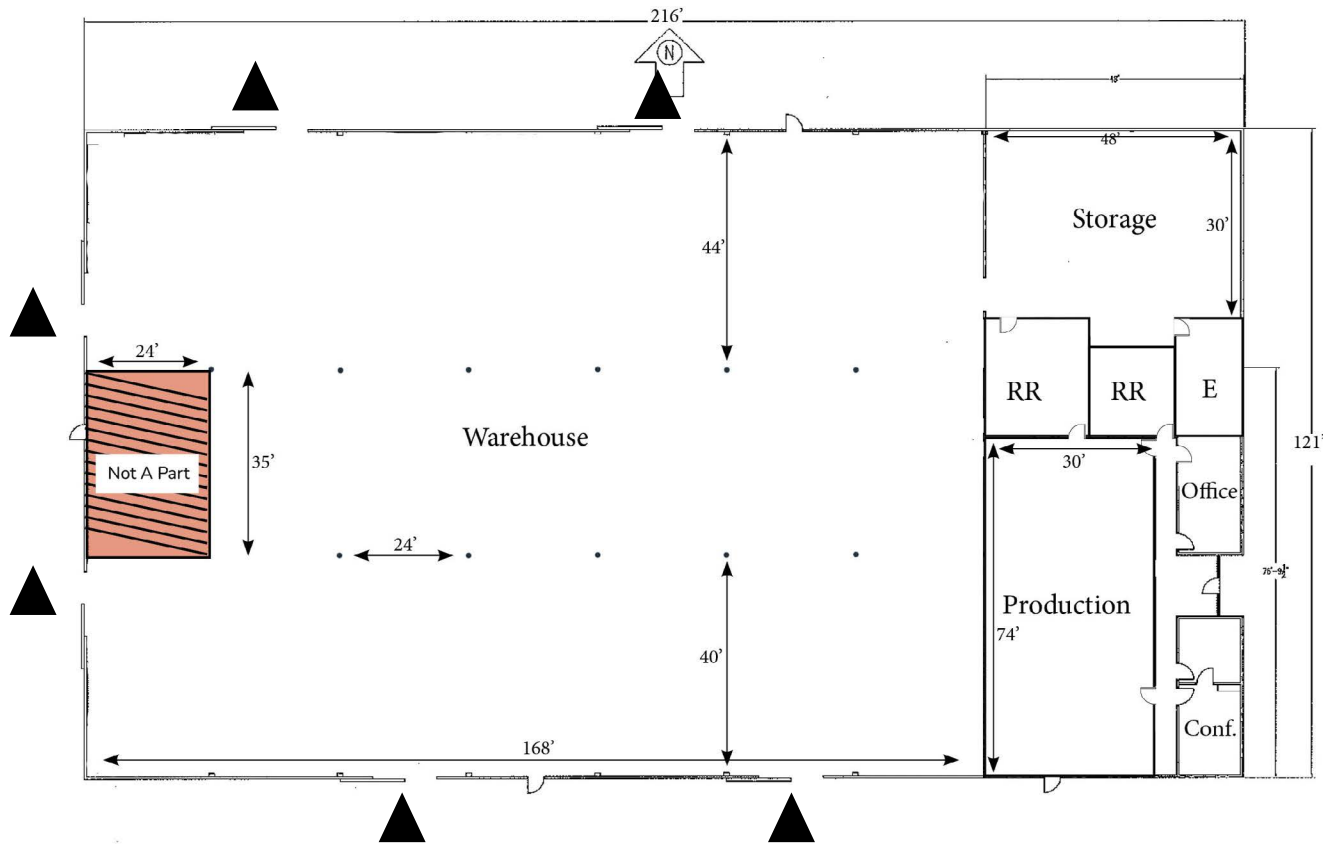
premises overview

ADDRESS:	503 Jones Rd Vista, CA 92081
CITY, STATE & ZIP:	Oceanside, CA 92058
BUILDING SIZE:	25,160 SF
OFFICE SQUARE FEET:	±2,300 SF
CLEAR HEIGHT:	19' minimum clear height
LOADING:	Six (6) grade level doors
POWER:	1,000 amps, 277/480v
ZONING:	IL zoning
BRIDGES CRANES:	Four (4)
YARD AREA:	Approx 14,000 SF of paved storage area
TRUCK ACCESS:	Two driveways with drive around access
LEASE RATE:	\$1.25 NNN
NNN'S	TBD
AVAILABILITY:	Immediately

* Call brokers to show



floor plan



▲ GRADE LEVEL LOADING

Aerial



interior photos



exterior photos



DRIVE TIMES

1 ←

4

3



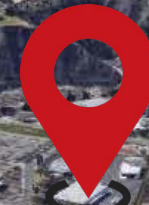
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2



1 DOWNTOWN SAN DIEGO - 40.6

2 76 FREEWAY - .25

3 I-5 FREEWAY - 2.5

4 OCEANSIDE PIER - 3.3

5 OCEANSIDE HARBOR - 4.1

6 ORANGE COUNTY - 51.6

7 LOS ANGELES - 84.8

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