

For Lease | ± 43,028 SF



4602
NORTH AVENUE
OCEANSIDE, CA 92056

Freestanding Industrial Building
With Large Fenced Yard

Specialized Improvements

- › Overhead cranes
- › Drive-in paint booth
- › Drying oven
- › Covered awning outdoor workspace
- › Distributed electrical throughout

PROPERTY OVERVIEW



2.5 Acres



±43,028 SF



20' - 24'
Clear Height



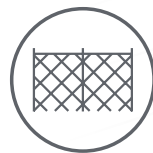
Bonus Mezzanine



1,600 Amp
120/208v 3 Phase



3 Grade-Level
Doors



Large Fenced Yard



Sprinklered



\$1.35/SF NNN



Front of Building



Yard & Roll-Up Door



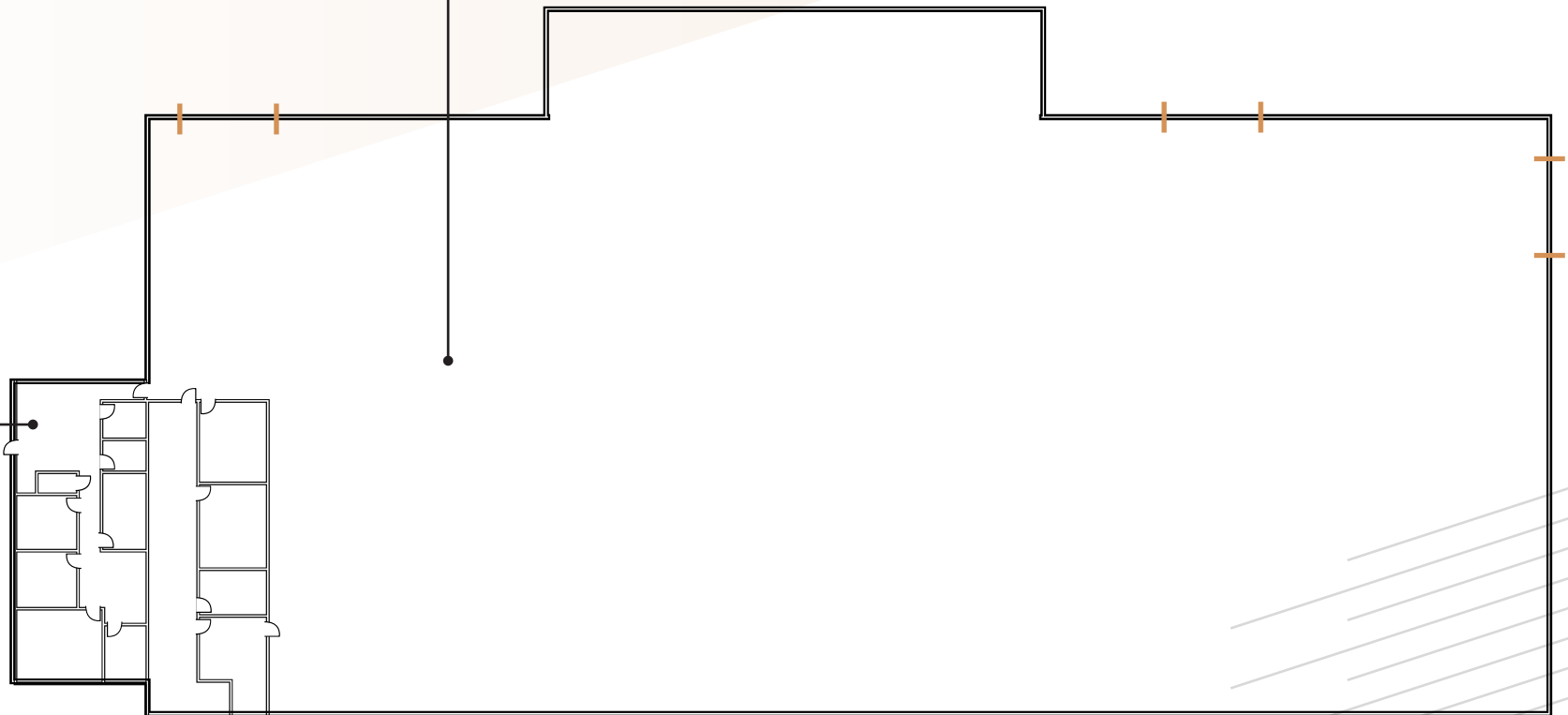
Full Property



Yard & Building

SITE PLAN | $\pm 43,028$ SF

- › Approximately 5,200 SF office
- › 3 oversized grade-level doors
- › Large, open warehouse
- › Fenced yard area



OCEANSIDE

Oceanside is Southern California's most authentic beach town. Enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. O'side (as locals affectionately call it) is a destination of discovery where visitors can explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures



As a playful, fun, and diverse destination O'side values personal expression and originality-take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.



CORPORATE NEIGHBORS



1. Birxton
2. Genentech
3. FedEx
4. Gilead
5. DiBella
6. Sparsha Pharma
7. Nitto Denko
8. Olli Salumeria
9. Hydranautics
10. American Innotek

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