

**FOR LEASE** > INDUSTRIAL SUITES

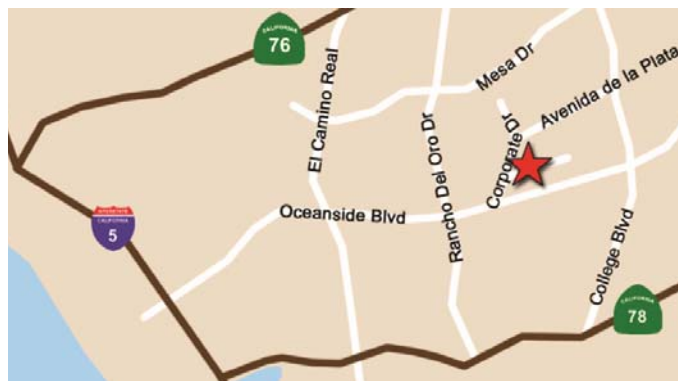
# Oceanic Business Park

3800 - 3840 OCEANIC DRIVE, OCEANSIDE, CA 92056



## Property Overview:

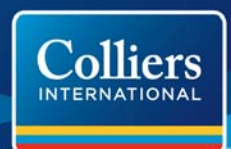
- > Industrial suites for lease from 1,767 SF
- > Grade-level loading (12' x 14' doors) / common loading dock
- > Concrete loading areas
- > Clear height 18' minimum
- > Power: 120/208 volt, 3 phase
- > Parking ratio: 3.0/1,000 SF
- > Year built: 2004
- > Located in the Ocean Ranch Corporate Center



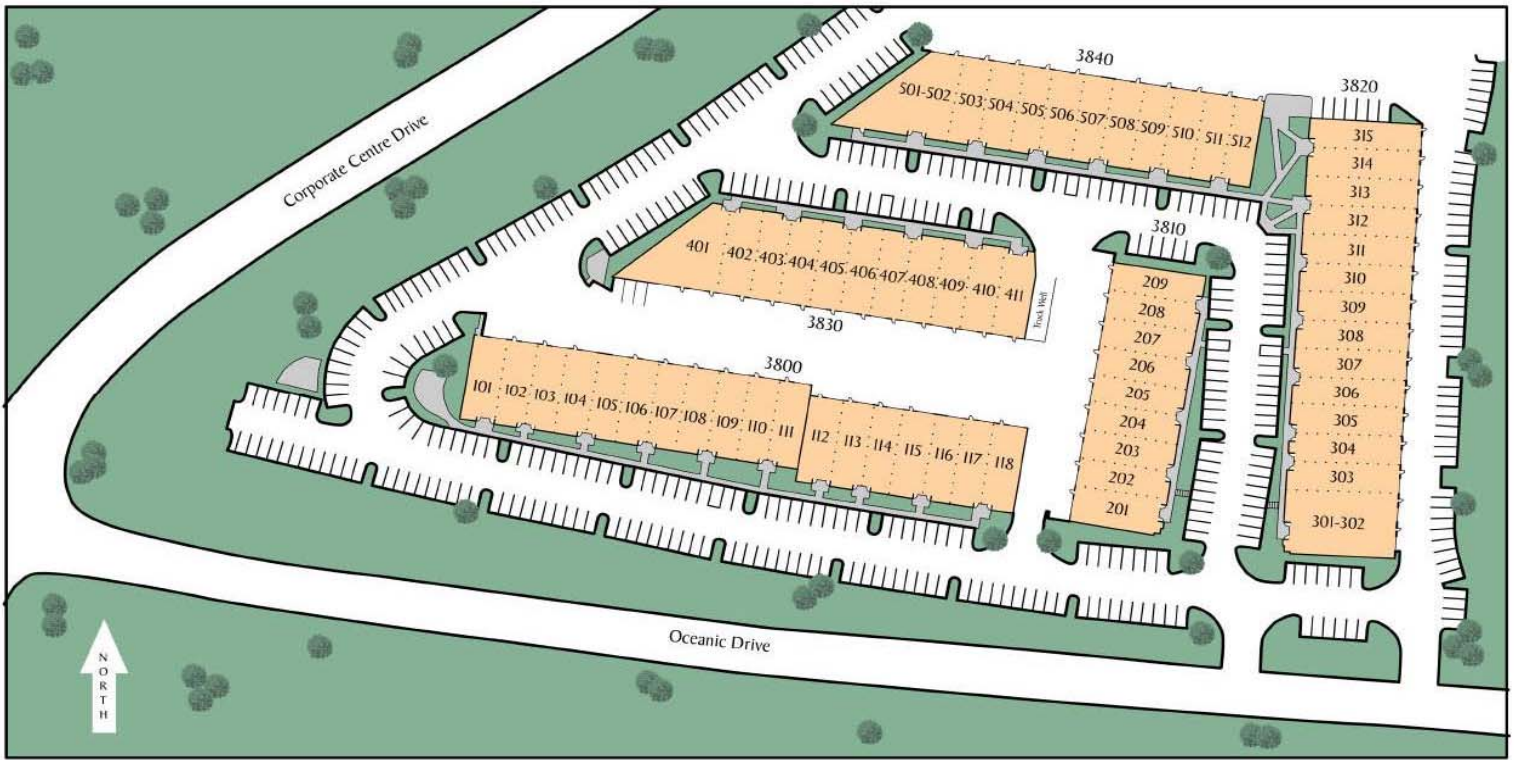
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# 3800 - 3840 Oceanic Drive > Availability & Site Plan

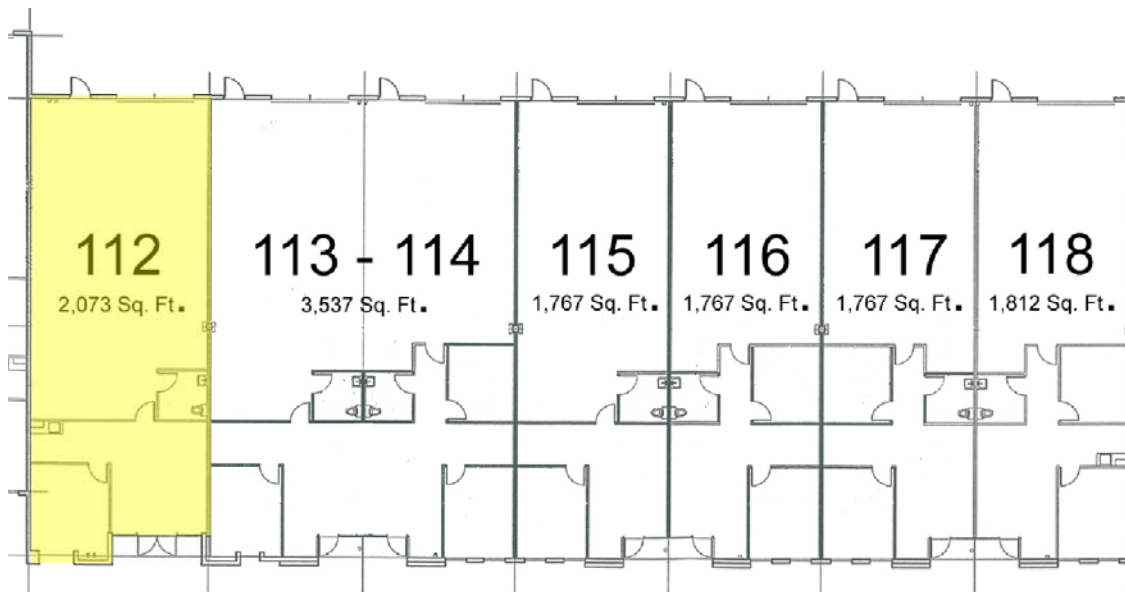


Address	Suite	Total SF	Office SF	Office Improvements	Loading	Monthly Lease Rate (MG)
*3800 Oceanic Dr.	112	2,073	570	Reception, 1 Office, Restroom	1 Grade Level	\$0.82/SF

\*Call to show.

Each suite shall be charged an Estimated CAM Fee of \$0.11/SF in addition to monthly base rent

## 3800 Oceanic Drive



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