

FOR LEASE > 6,009 SF INDUSTRIAL CONDO W/ DOCK

# OCEANIC BUSINESS PARK

3909 OCEANIC DRIVE, SUITE 401, OCEANSIDE, CA 92056

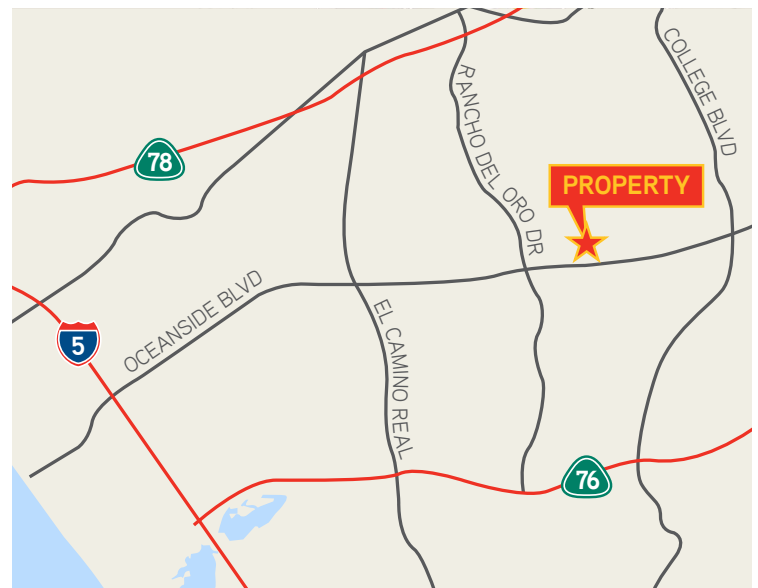


## Property Details

- > 6,009 SF industrial condo
- > Office space: Reception, three offices, open room, two restrooms
- > One (1) dock door
- > One (1) grade level door
- > Parking: 2.64/1,000 SF (15 parking spaces)
- > 22' clear height
- > 600 amps of 120/208 volt power
- > Easy access to local freeways and light rail line

Lease Rate: \$1.15/SF

+ \$0.13/SF Association Fee



**JOE CROTTY**

760 930 7906

joe.crotty@colliers.com

Lic# 01369821

**JOSH MCFADYEN**

760 930 7945

josh.mcfadyen@colliers.com

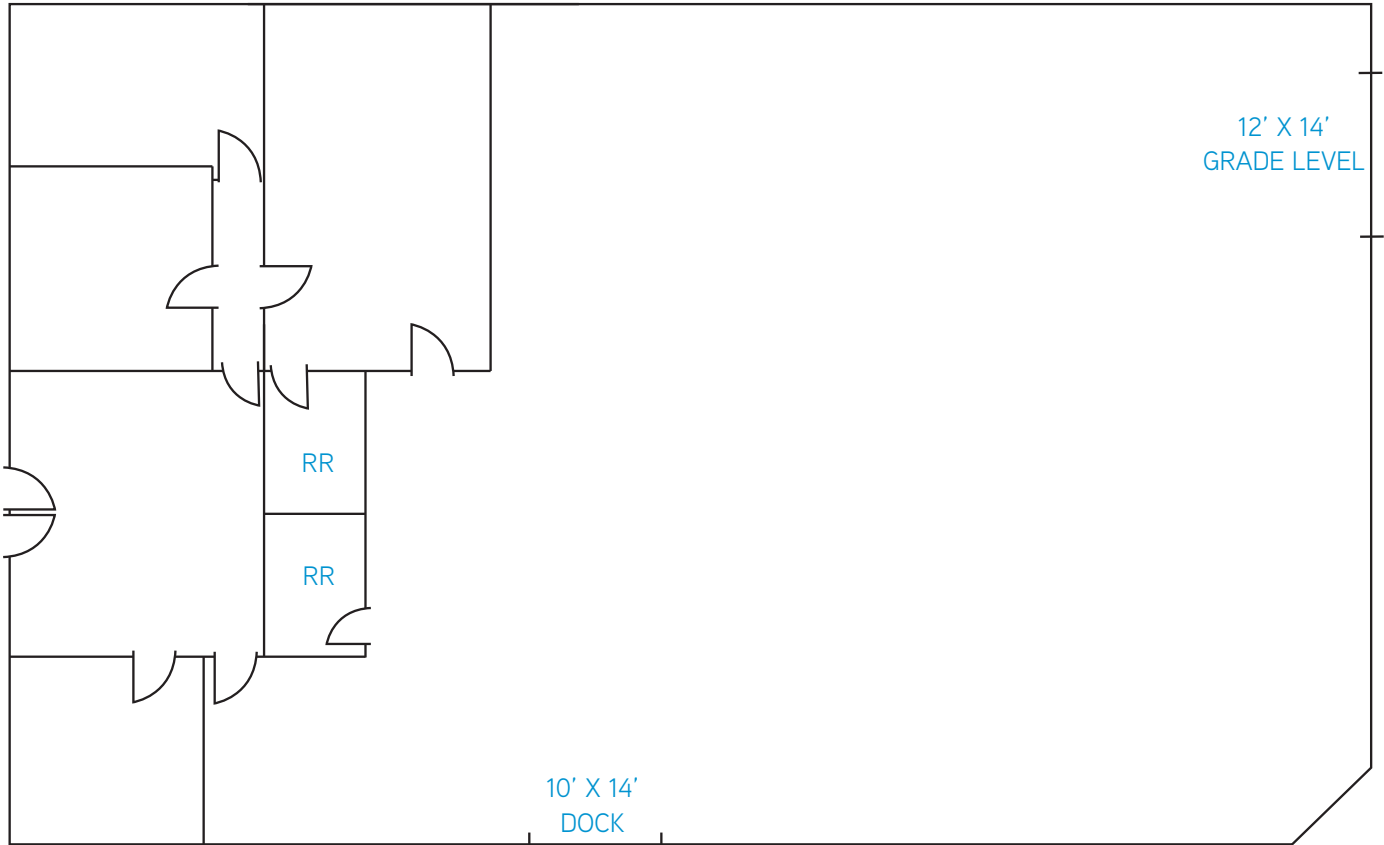
Lic# 01255566



FOR LEASE > 6,009 SF INDUSTRIAL CONDO W/DOCK

# OCEANIC BUSINESS PARK

3909 OCEANIC DRIVE, SUITE 401, OCEANSIDE, CA 92056



\*NOT TO SCALE



**JOE CROTTY**  
760 930 7906  
joe.crotty@colliers.com  
Lic# 01369821

**JOSH MCFADYEN**  
760 930 7945  
josh.mcfadyen@colliers.com  
Lic# 01255566

5901 Priestly Drive Suite 100  
Carlsbad, CA 92008  
+1 760 438 8950 MAIN  
Lic. No. 01908588  
[colliers.com/sandiego](http://colliers.com/sandiego)