

FOR LEASE > 5,454 SF INDUSTRIAL BUILDING

1923 Avenida Plaza Real

Oceanside, CA 92056



PROPERTY HIGHLIGHTS

- Approximately 40% office
- Additional HVAC units for warehouse area
- Potential for fenced parking or storage yard
- Building is on its own separate parcel
- Power: 400 Amps - 120/208V service, 4 wire
- Gas Service
- Clear height: 16' minimum clear height
- Loading: 12' x 14' grade-level roll-up door
- **Lease Rate: \$0.97/SF Modified Gross**



Josh McFadyen
760 930 7945
josh.mcfadyen@colliers.com
Lic. #01255566

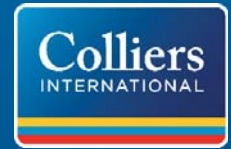
Joe Crotty
760 930 7906
joe.crotty@colliers.com
Lic. #01369821

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad

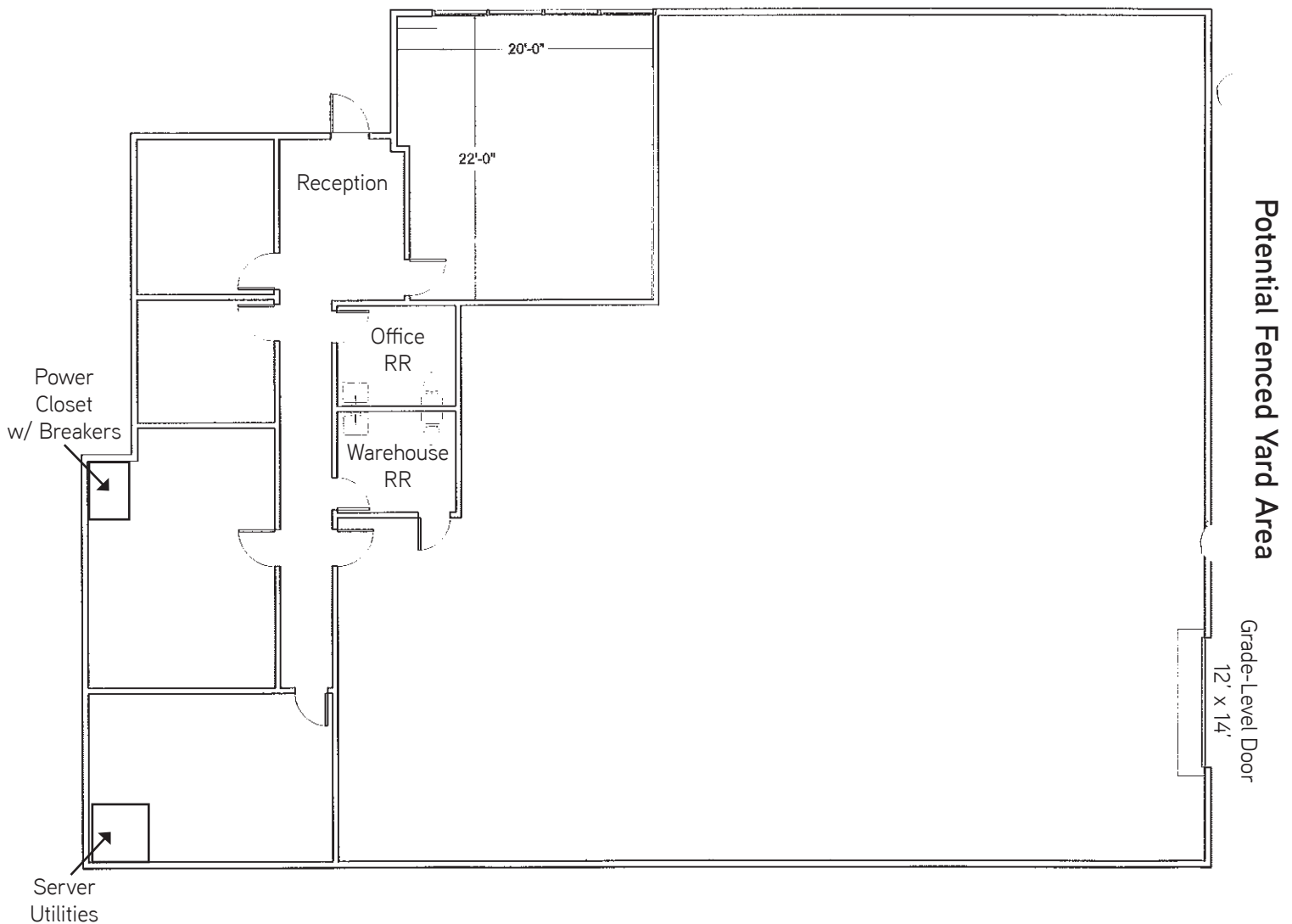
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FLOOR PLAN & SITE PLAN



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