

3210-3230 PRODUCTION AVE



SITE FEATURES

3210-3230 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



CAPITAL IMPROVEMENTS RENOVATIONS RECENTLY COMPLETED

- | NEW BUILDING BRANDING
- | NEW EXTERIOR LIGHTING
- | NEW EXTERIOR PAINT
- | NEW LANDSCAPE



PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARDS |
FENCED & SECURED

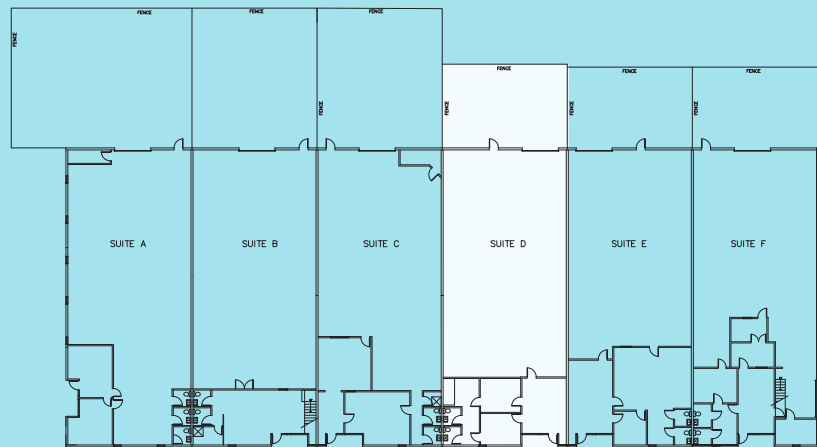
AVAILABLE SUITES

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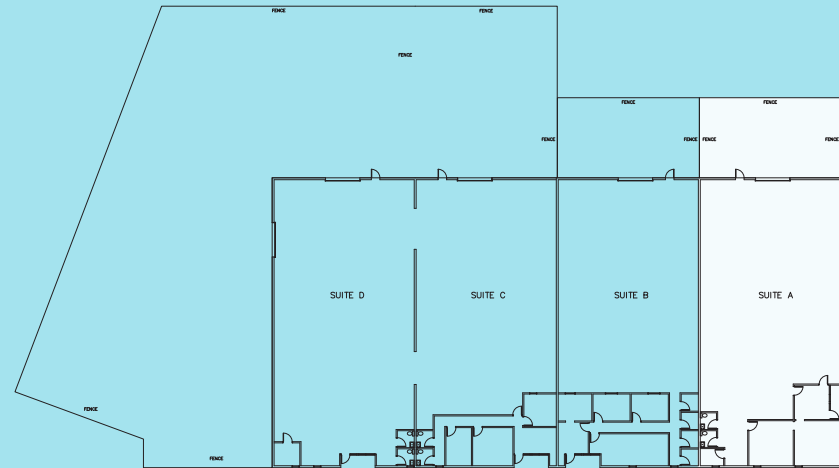


Suite	Suite SF	Yard SF	Asking Rate	Available Date
3210-D	4,160 SF	1,171 SF	\$1.40/SF NNN	Available Now Call Brokers for Details
3230-A	5,020 SF	1,400 SF	\$1.40/SF NNN	Available Now Call Brokers for Details

3210 BUILDING

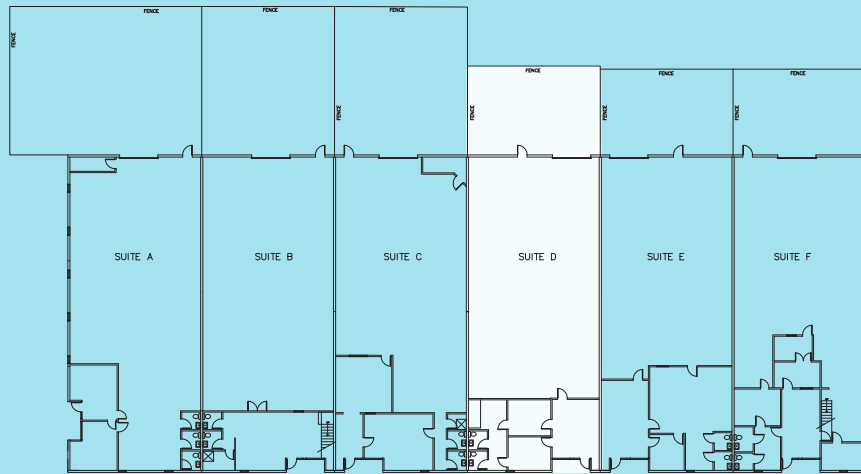


3230 BUILDING



FLOOR PLAN

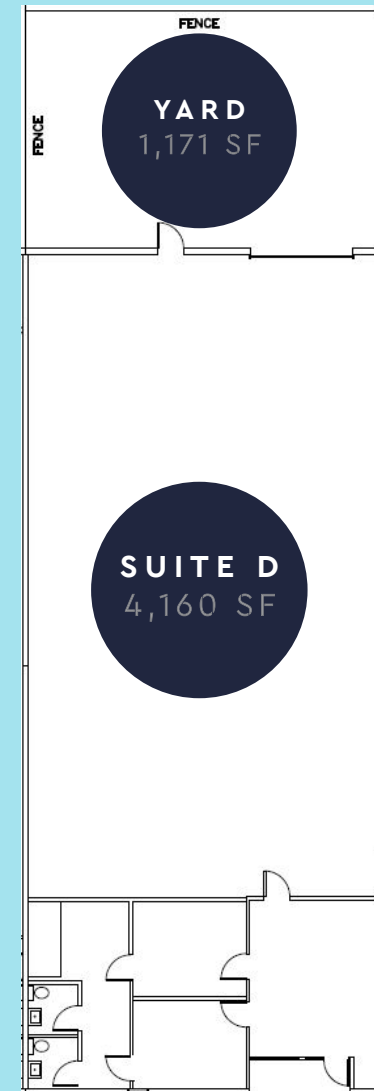
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SUITE
4,160 SF

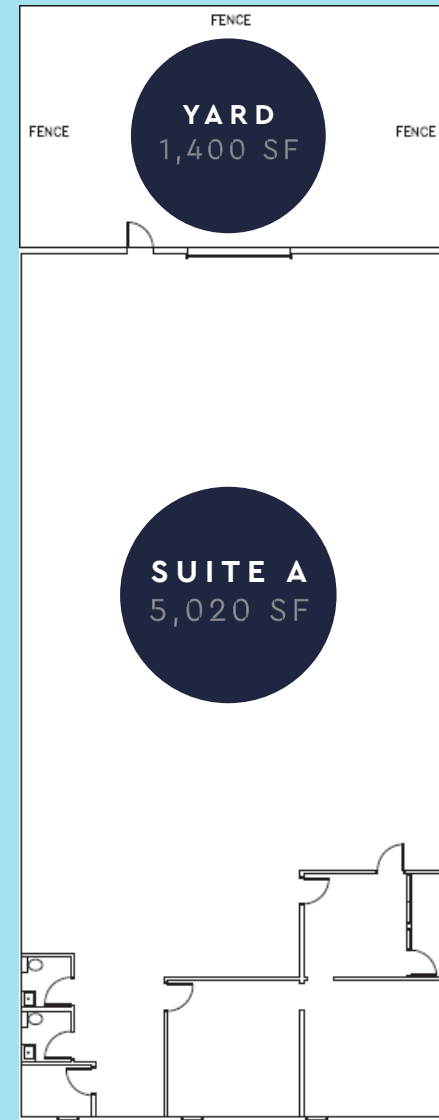
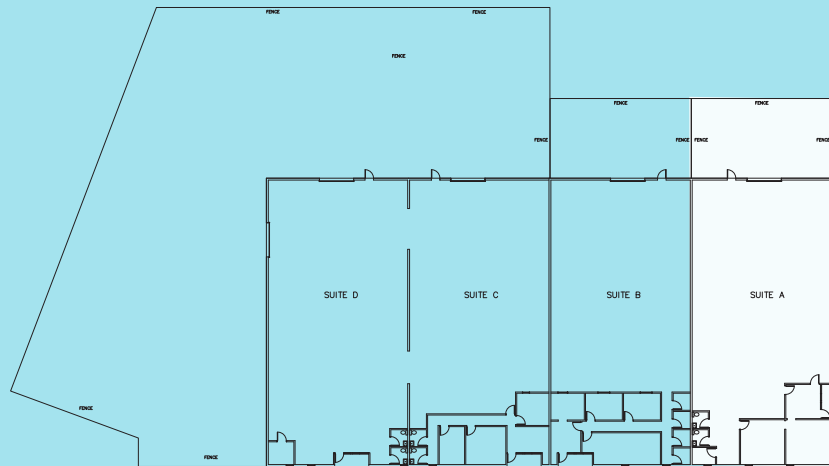
YARD
1,171 SF

**SUITE
D**



FLOOR PLAN

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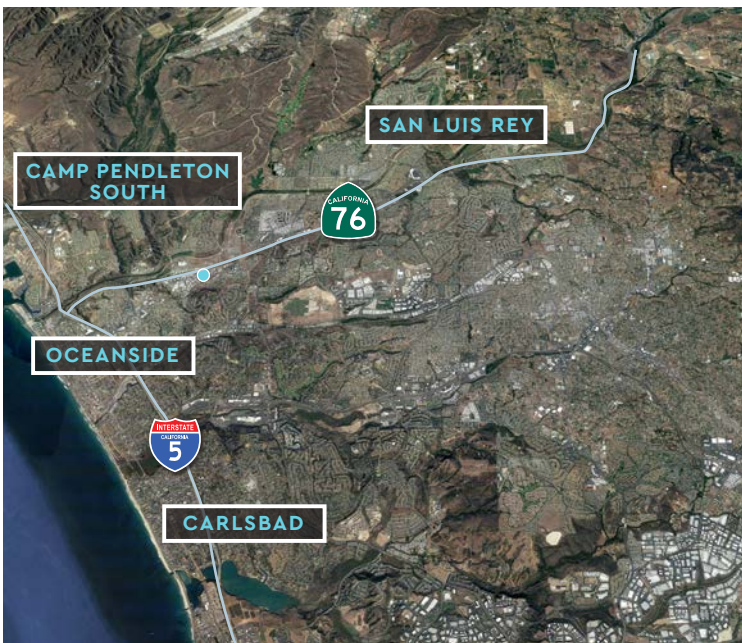


SUITE 5,020 SF | YARD 1,400 SF

**SUITE
A**

LOCATION

3210-3230 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



44,974 SF
MULTI-TENANT
INDUSTRIAL PROJECT

+ SECURED FENCED
YARD AREAS

DRIVE TIMES

MILES FROM PROPERTY

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SAN DIEGO

REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

\$238

RECEIVED IN
SPENDING

\$45B

PRODUCED
OF GRP

+300K

JOBS
GENERATED

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



LEGOLAND



2021

23.8M
VISITORS

\$7.5B
VISITOR SPENDING

\$12.7M
ANNUAL ECONOMIC
IMPACT

95K
ATTENDEES AT THE
CONVENTION CENTER

NORTH COUNTY

REGIONAL OVERVIEW



BUILDING & DESIGN

Hunter Industries
Nitto Group – Hydranautics | Watkins Manufacturing Group



CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.



INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear



BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist – Acushnet | Suja Juice | Columbia Sportswear | Reef



E. COMMERCE

Wayfair | Amazon



LIFESTYLE

126
MILES OF
HIKING TRAILS

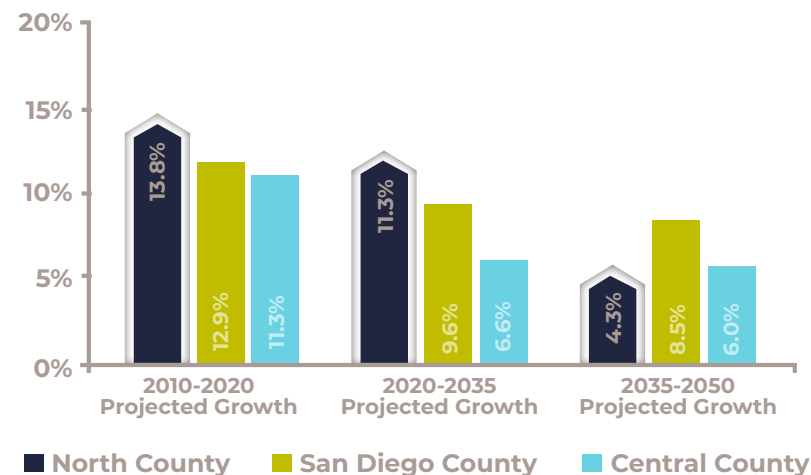
57%
OF SAN DIEGO
GOLF COURSES

28
BEACHES

58
SCHOOLS
(RECEIVED 35% AWARDS)

45+
BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY





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TYLER STEMLEY

Vice President
San Diego Region
License No. 02003867
Dir +1 760 930 7929
Main +1 760 438 8950
Fax +1 442 244 6029
tyler.stemley@colliers.com

JOE CROTTY

Senior Vice President
San Diego Region
License No. 01369821
Dir +1 760 930 7906
Main +1 760 438 8950
Fax +1 442 244 6006
joe.crotty@colliers.com

CONOR BOYLE

Senior Vice President
San Diego Region
License No. 01813305
Dir +1 760 930 7967
Main +1 760 438 8950
Fax +1 442 244 6067
conor.boyle@colliers.com



Colliers International
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008 | USA
www.colliers.com