

3245 PRODUCTION AVE



Photos have been digitally enhanced to showcase future exterior improvements



OWNED &
OPERATED

FOR LEASE



SITE FEATURES

3245 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



CAPITAL IMPROVEMENTS RENOVATIONS UNDERWAY

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



GAS |
SERVICE



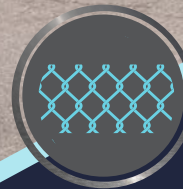
PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



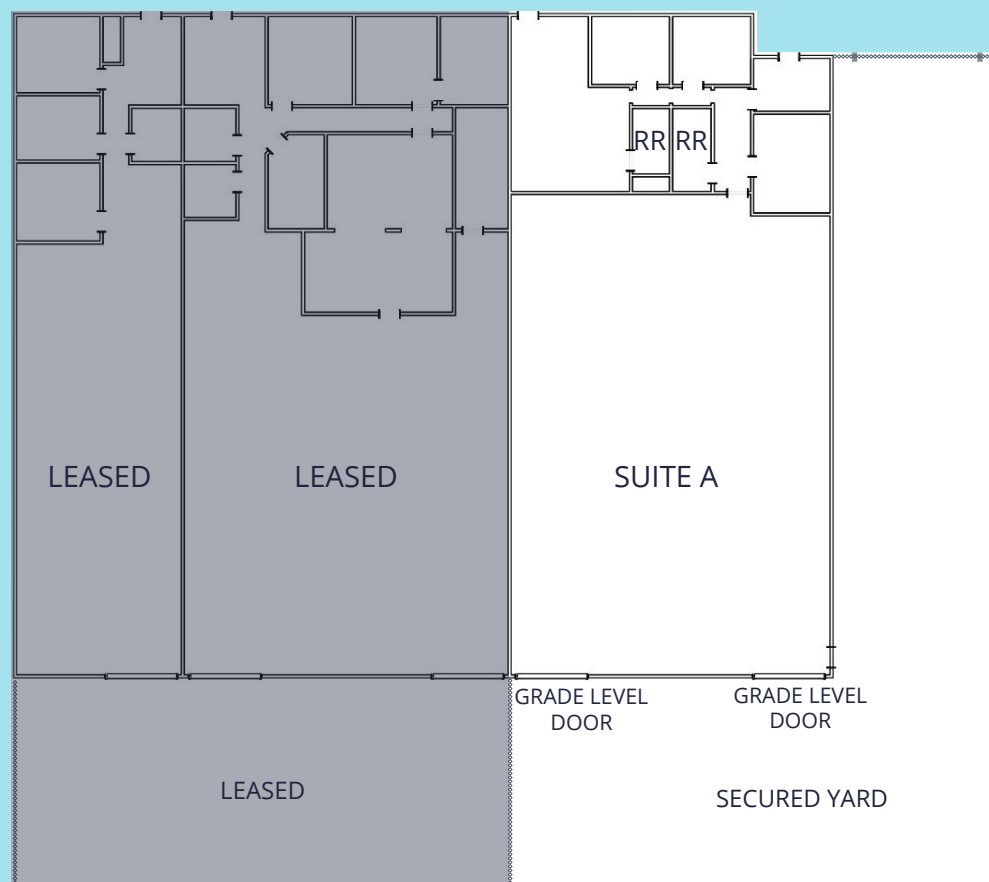
YARDS |
FENCED & SECURED

AVAILABLE SUITES

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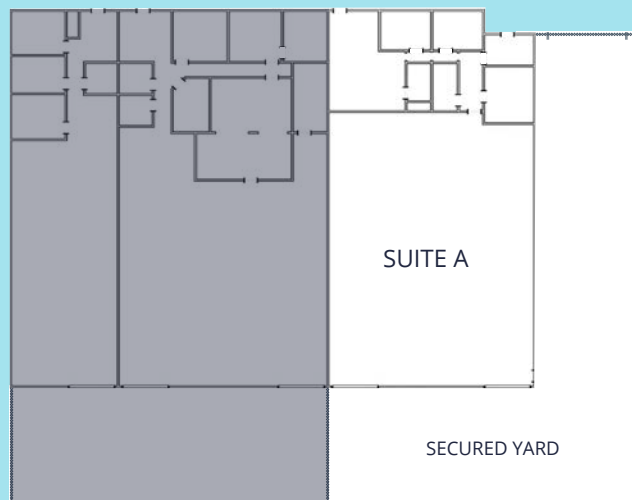


Suite	Suite SF	Yard & Loading Area	Asking Rate	Available Date
3245-A	± 4,745 SF	2 GL Roll-Up doors & Secured Yard up to ±5,800 SF	\$1.45/SF NNN	Now



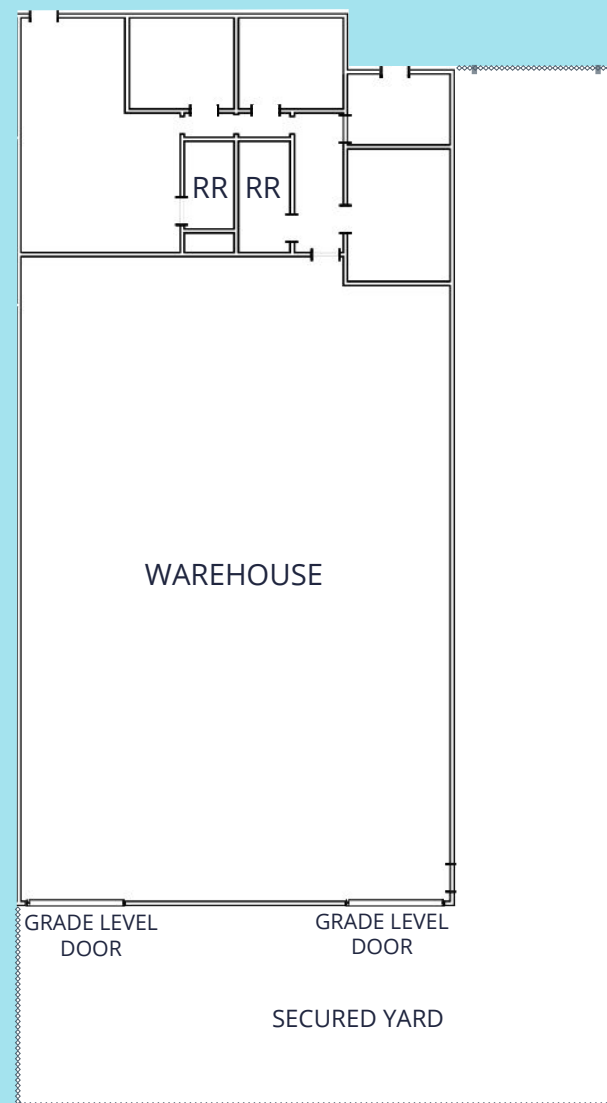
FLOOR PLAN

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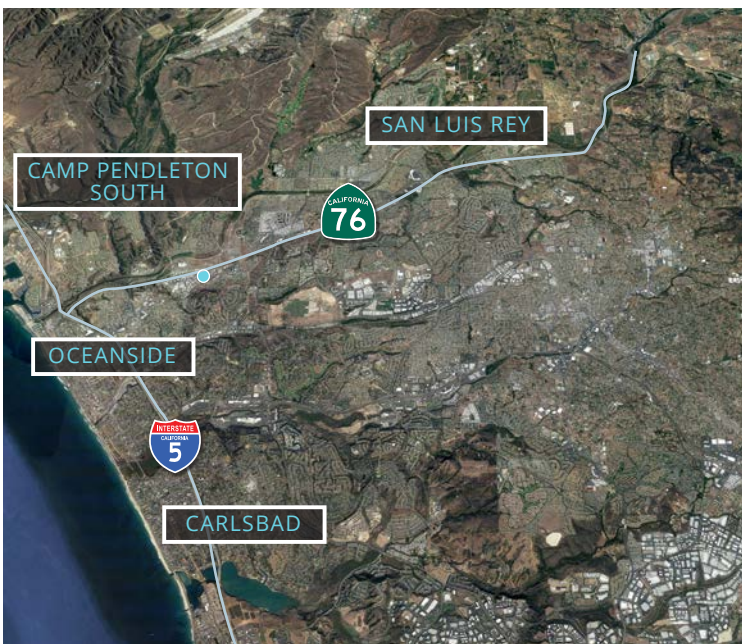
4,745 SF
AND SECURED YARD
UP TO ± 5,800 SF

SUITE
A



LOCATION

3245 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



11,737 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.

\$91K + \$56K

MEDIAN HOUSEHOLD
INCOME

JOBS GENERATED

\$266.4B

GROSS REGIONAL
PRODUCT (GRP)

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



2022

228.8M
VISITORS

\$13.6B
VISITOR SPENDING

\$23.2M
ANNUAL ECONOMIC
IMPACT

452K
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

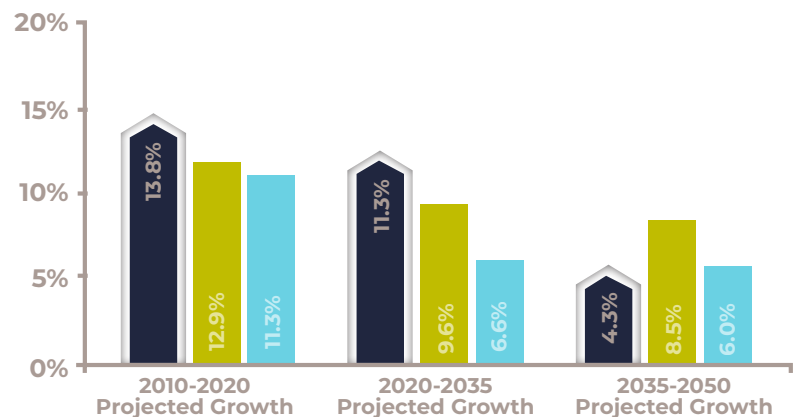
58

SCHOOLS
(RECEIVED 35% AWARDS)

45+

BREWRIES

JOB GROWTH FASTEST IN NORTH COUNTY



■ North County ■ San Diego County ■ Central County



****Photos have been digitally enhanced to showcase future exterior improvements****

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