

FOR LEASE > OFFICE & INDUSTRIAL SUITES

# Rancho Del Oro Commerce Center

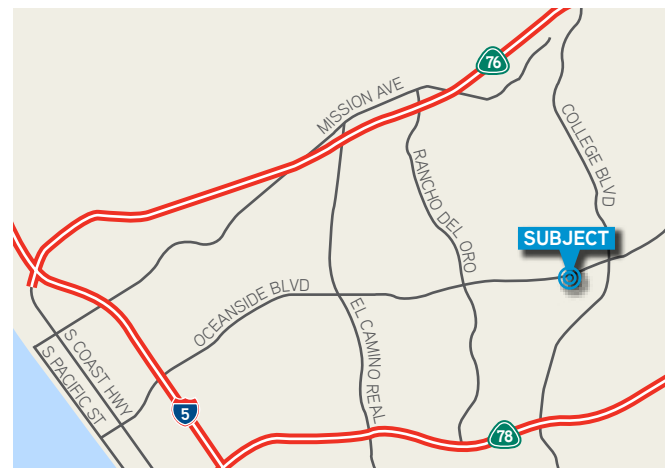
4055-4065 Oceanside Boulevard, Oceanside, CA 92056



## PROPERTY FEATURES

- » Excellent visibility and access to busy Oceanside Blvd.
- » Accommodates most light industrial, office and some retail showroom uses. Great clear height in warehouse suites.
- » Units include sprinklers, skylights, 100 Amp/3 Phase electrical service & 10x12 truck doors
- » "Extra" office in many units
- » Ample parking (3/1000 SF)
- » Walking distance to new retail shops and restaurants
- » Adjacent to new Sprinter Train Station and business route
- » Great access to freeways and beaches

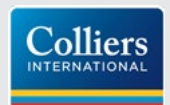
## LOCATION



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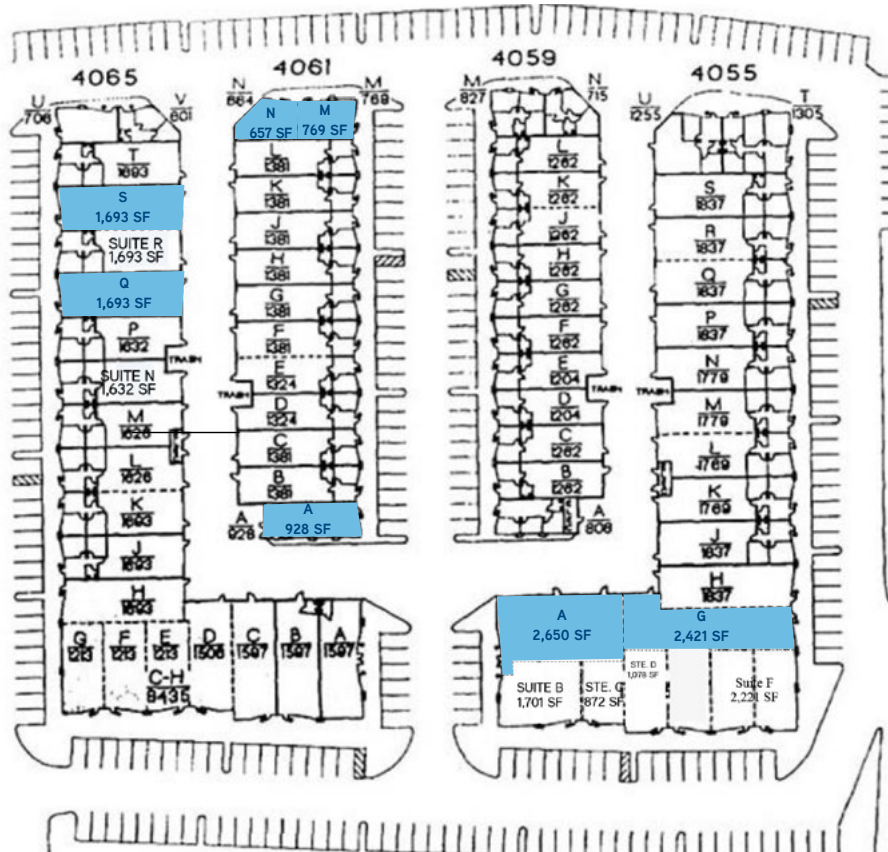


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## SITE PLAN



## AVAILABILITY

| UNIT                            | SIZE     | IMPROVEMENTS  | RATE/SF   | DATE AVAILABLE |
|---------------------------------|----------|---|-----------|----------------|
| <b>4061 Oceanside Boulevard</b> |          |   |           |                |
| Suite A                         | 928 SF   | Reception, three private offices, restroom, open area, 100% HVAC            | \$1.10/SF | NOW            |
| Suite M                         | 769 SF   | Reception, private office, restroom, open area 100% HVAC                    | \$1.20/SF | NOW            |
| Suite N                         | 657 SF   | Reception, office, restroom   | \$1.20/SF | NOW            |
| <b>4055 Oceanside Boulevard</b> |          |   |           |                |
| Suite A                         | 2,650 SF | Large open showroom area, three private offices, restroom                   | \$1.20/SF | NOW            |
| Suite G                         | 2,421 SF | Reception, private office, large conference room (can be removed), restroom | \$1.10/SF | NOW            |
| <b>4065 Oceanside Boulevard</b> |          |   |           |                |
| Suite Q                         | 1,693 SF | Reception, two private offices, restroom                                    | \$0.95/SF | NOW            |
| Suite S                         | 1,693 SF | Reception, two private offices, restroom                                    | \$0.95/SF | 5/1/18         |

\*All suites have an additional CAM fee charge of \$0.10/SF.

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