

For Sale / Lease

±13,248 SF Multi-Tenant Industrial Building

For Sale or Lease | 2600 Temple Heights Dr, Oceanside, CA 92056

Professionally Owned and Managed
cohengroup
COMMERCIAL REAL ESTATE



JOE CROTTY

+1 760 930 7906
joe.crotty@colliers.com
CA Lic. 01369821

CONOR BOYLE

+1 760 930 7967
conor.boyle@colliers.com
CA Lic. 01813305

TYLER STEMLEY

+1 760 930 7929
tyler.stemley@colliers.com
CA Lic. 02003867

PRESTON HILL

+1 760 930 7917
preston.hill@colliers.com
CA Lic. 02105774

COLLIERS

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





Renovations Under Way

New Paint | New HVAC Units | New Skylights
New Roof | New Asphalt | New Interior TI's

Property Features



- **±13,248 SF** multi-tenant industrial building
- **Eight (8)** ±1,656 SF units
- **±9,936 SF** available for owner/user
- **20%** Office and **80%** warehouse
- **16'** Clear height
- **Nine (9)** grade-level doors (8' x 10')
- **Drive around** truck access



- **Close proximity** to 78 Fwy and Hwy 76
- **Frontage** along Oceanside Blvd.
- **200 Amps** of power/unit, 120/480 volt, 3-phase
- **Natural** gas
- **2.4/1,000 SF** parking ratio
- **Zoning** IL



- **Lease Rate:** \$1.39/SF + Est. NNN
- **Sale Price:** **\$4,756,000** (\$359/SF)
- **SBA Financing** available
- **\$3,800** monthly income



Site Plan and Current Availabilities





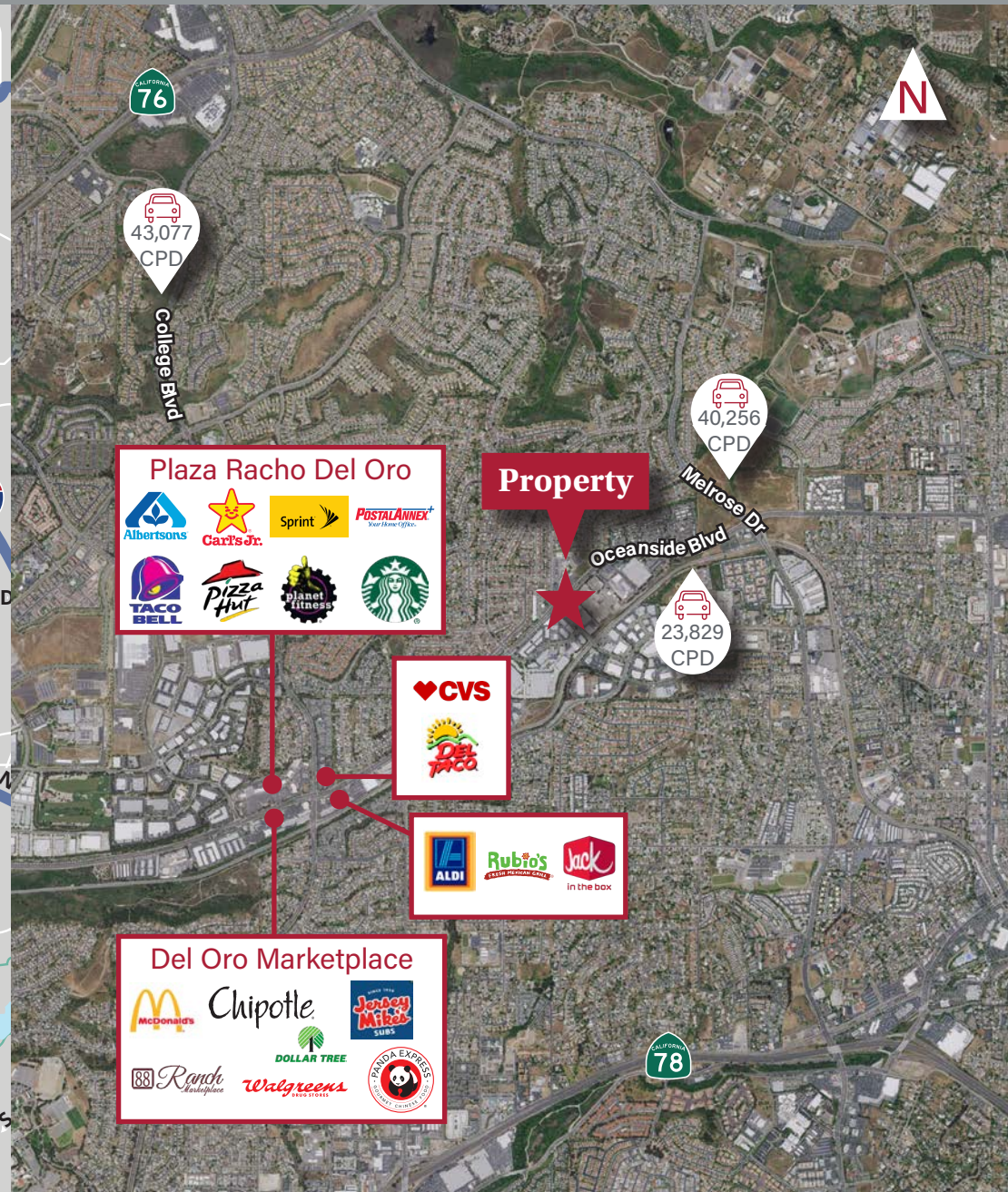
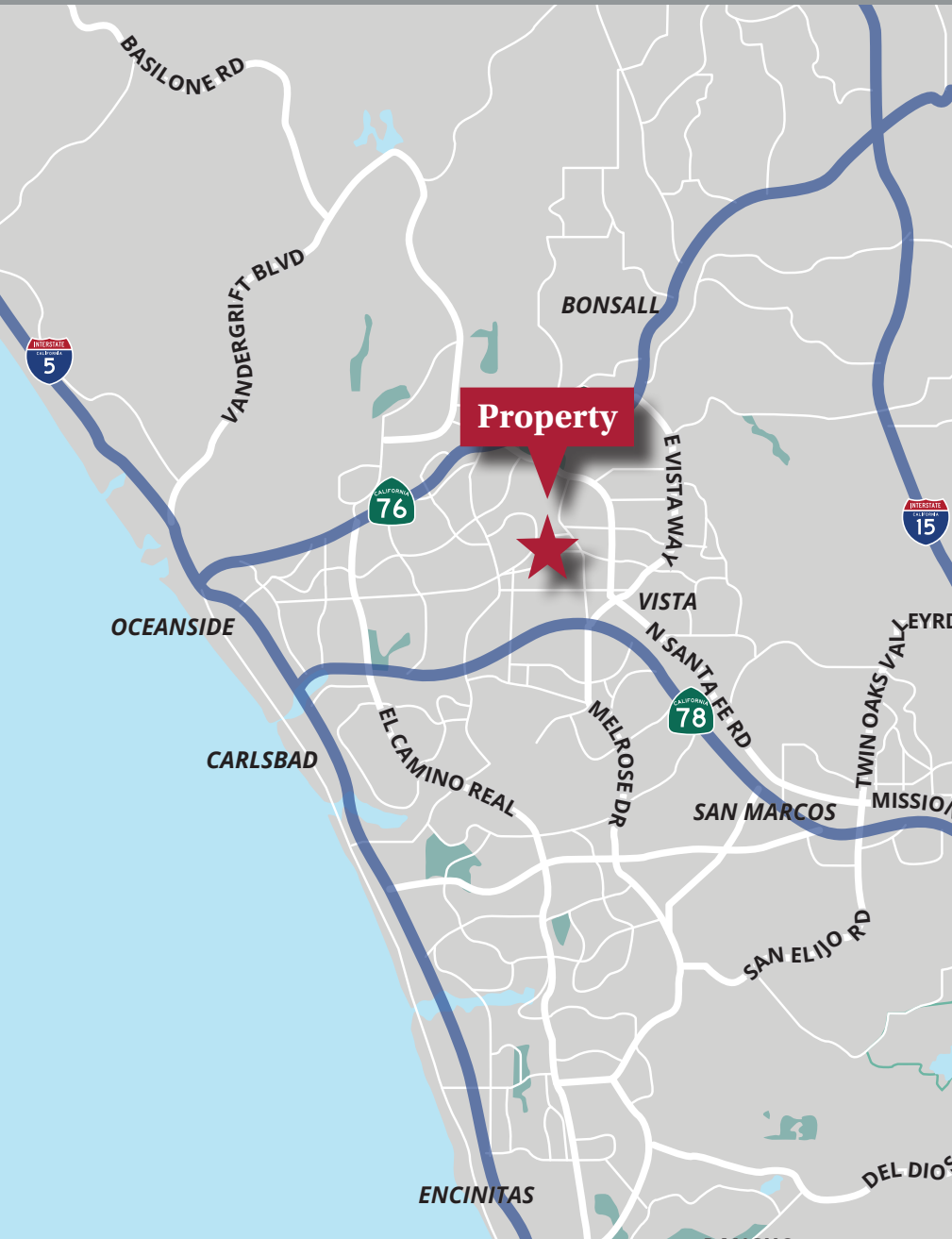
Property Photos





Property Location

Traffic Counts and Demographics



Professionally Owned and Managed By

cohengroup
COMMERCIAL REAL ESTATE

For Sale or Lease
**±13,248 SF Multi-Tenant
Industrial Building**

For Sale or Lease | 2600 Temple Heights Dr, Oceanside, CA 92056

Copyright © 2023 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy
cannot be guaranteed. The user is required to conduct their own due diligence and verification.

JOE CROTTY

+1 760 930 7906
joe.crotty@colliers.com
CA Lic. 01369821

CONOR BOYLE

+1 760 930 7967
conor.boyle@colliers.com
CA Lic. 01813305

TYLER STEMLEY

+1 760 930 7929
tyler.stemley@colliers.com
CA Lic. 02003867

PRESTON HILL

+1 760 930 7917
preston.hill@colliers.com
CA Lic. 02105774

COLLIERS

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

