

2625
TEMPLE HEIGHTS DRIVE
OCEANSIDE, CA



FOR SALE OR LEASE

43,520 SF Building (21,676 SF Vacant)

OWNER-USER OPPORTUNITY WITH INCOME AND/OR ABILITY TO EXPAND

\$0.99 NNN - 12 MONTH INTRODUCTORY RATE

building features

2625 temple
heights drive

2

2625

size:	43,520 SF	lot:	2.33 Acres
dock high doors:	6	parking:	76 Spaces - 1.75/1,000 SF
grade level doors:	5	year built:	1990
clear height:	22'	sprinklers:	0.33 GPM/3,000 SF
access:	Drive Around Access	zoning:	IL - Limited Industrial
existing lease:	Suite C&D is leased to Custom Converting through July 31, 2026 with no option to renew. Current rent is \$21,423/month plus NNN fees.	power:	2,000 Amps. 120/208 (To be verified)

Sale Price: Contact Broker

suite features

2625 temple
heights drive

3

suite a&b: 21,676 SF Available

clear height: 22'

office: 1st Floor: 2,733 SF
2nd Floor: 2,447 SF
TOTAL: 5,180 SF

parking: 43 spaces - 2.00/1,000 SF

dock high doors: 3

power: 800 Amps 120/208 (To be verified)

grade level doors: 3

nnn expenses: \$0.37/SF

Lease Rate: **\$0.99/SF NNN** - 12 month introductory rate

property photos

2625 temple heights drive

4



site plan

2625 temple heights drive

5

**VACANT
21,676 SF**

**CUSTOM
CONVERTING
21,844 SF**

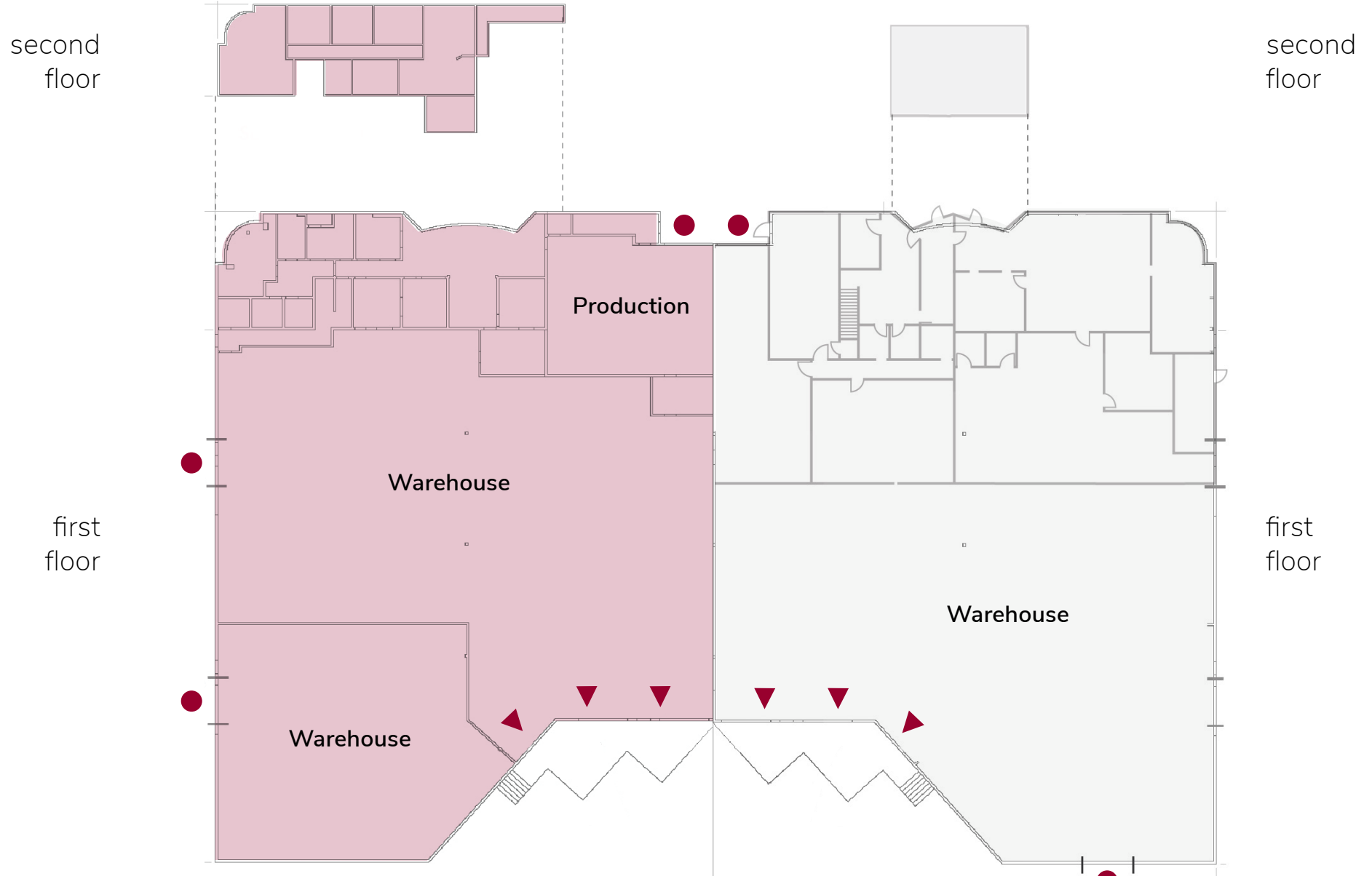
Lease expires July 31, 2026



floor plan

2625 temple heights drive

6



- = grade level door
- ▲ = dock high door

SUITE A&D
Vacant

SUITE C&D
Lease expires July 31, 2026

corporate neighbors & nearby amenities/retail

IVEY RANCH / RANCHO DEL ORO

2625 temple heights drive

7



corporate neighbors



amenities

- 1 Oceanside Sports Complex
- 2 El Corazon Aquatic Center Site
- 3 Residence Inn by Marriott
- 4 Sprinter Station at Rancho Del Oro
- 5 Courtyard by Marriott
- 6 Plaza Rancho Del Oro
- 7 Frontwave Arena

retail

Plaza Rancho Del Oro



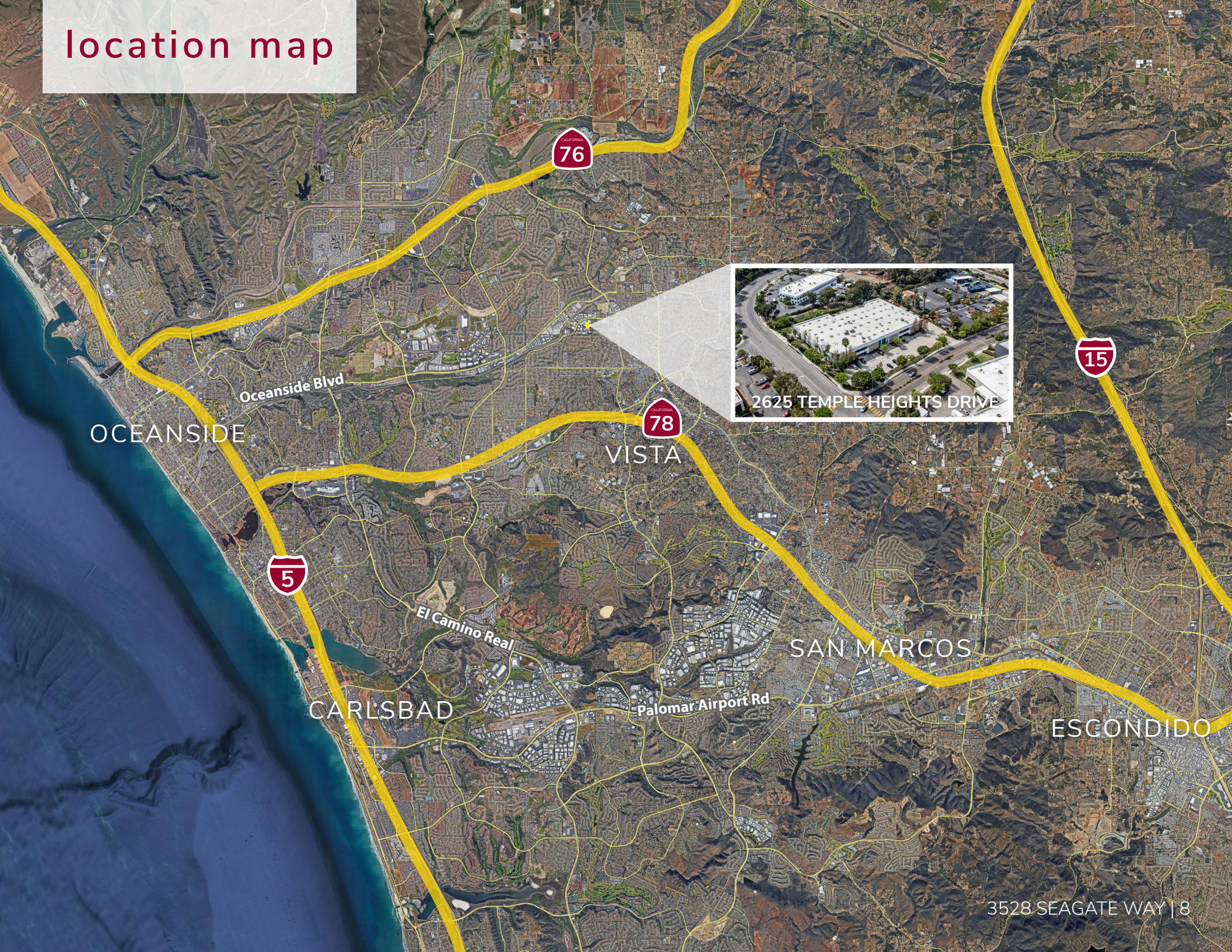
Del Oro Marketplace



Rancho Del Oro Gateway



location map



Oceanside

2625 temple heights drive

9

Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

30 city parks

1,954 foot-long pier

3.5 miles of public beaches

1,000 slip public marina

median household income

\$72,697

population

176,950

businesses

6,198

Oceanside's local industries

life science

advanced manufacturing

medtech

military

pharma

sports & active

tourism

lifestyles

2625

TEMPLE HEIGHTS DRIVE

OCEANSIDE, CA

Rusty Williams, SIOR
(760) 448-2453
rwilliams@lee-associates.com
DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448
croth@lee-associates.com
DRE Lic#01789067

Jake Rubendall, SIOR
(760) 448-1369
jrubendall@lee-associates.com
DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer. Oceanside Demographics Source: www.innovate78.com