



*Lease Rate Reduced!*

**2625**

temple heights drive  
suites a&b  
OCEANSIDE, CA



**FOR LEASE | 21,676 SF INDUSTRIAL SUITES**

**\$0.99 NNN - 12 MONTH INTRODUCTORY RATE**



<b>size:</b>	21,676 SF	<b>sprinklers:</b>	0.33GPM/3,000 SF
<b>office:</b>	1 <sup>st</sup> Floor: 2,733 SF 2 <sup>nd</sup> Floor: 2,447 SF TOTAL: 5,180 SF	<b>parking:</b>	43 spaces - 2.00/1,000 SF
<b>dock high doors:</b>	3	<b>zoning:</b>	IL - Limited Industrial
<b>grade level doors:</b>	3	<b>date available:</b>	2/1/2024
<b>clear height:</b>	22'	<b>nnn expenses:</b>	\$0.37/SF

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

**LEASE RATE : ~~\$1.13/SF NNN~~**









**Dock & Grade**  
loading



**Separate Production**  
area



**Drive Around**  
access



**Adequate**  
parking ratio

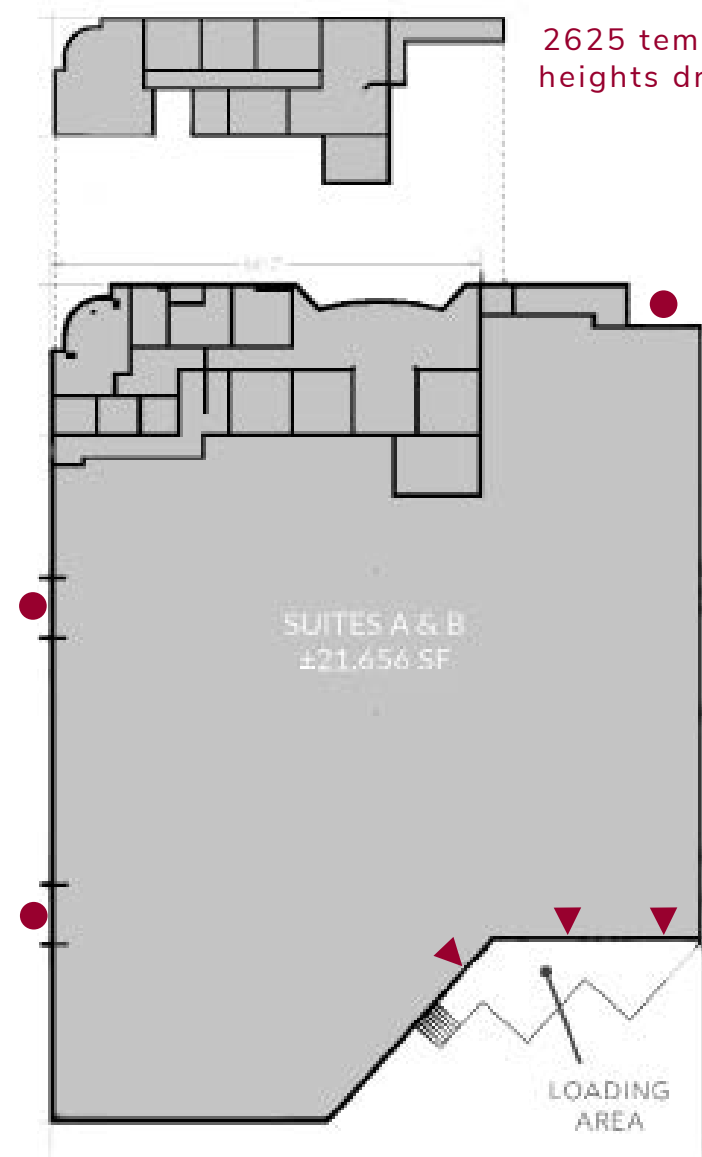
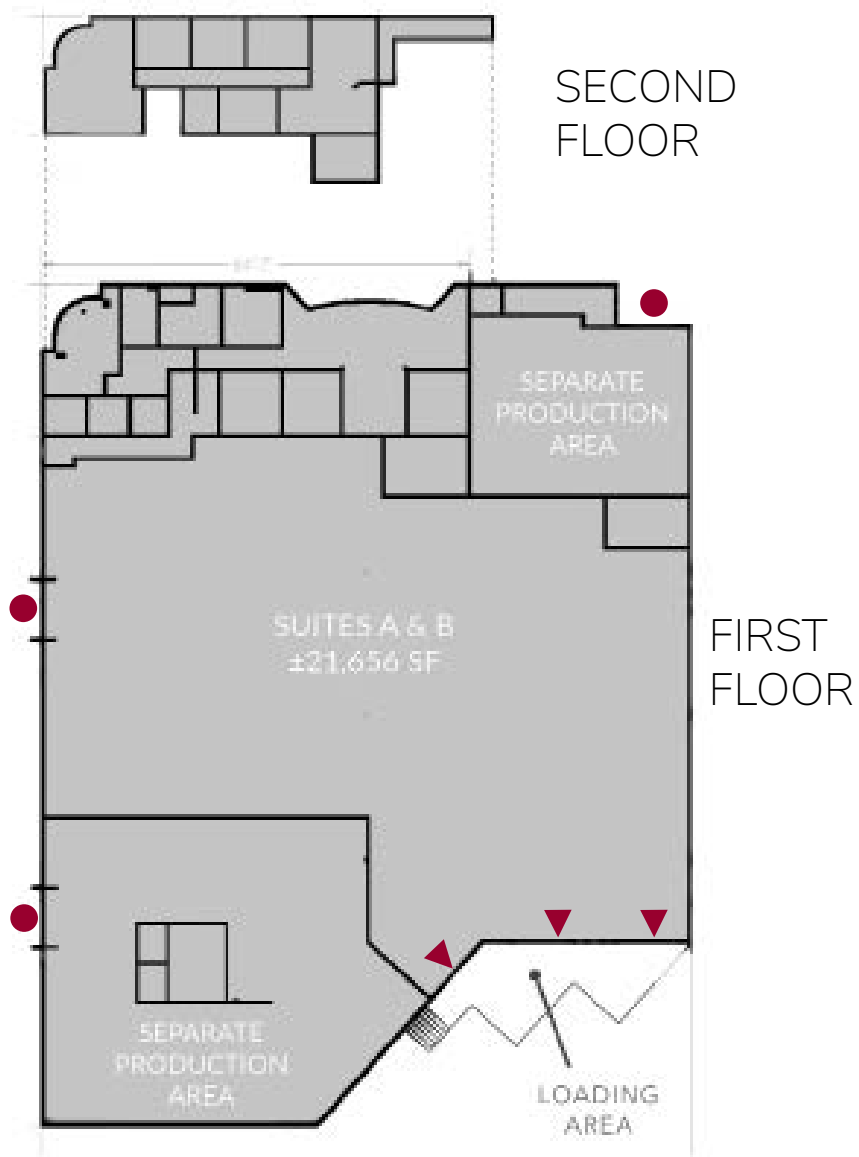


**Recently Renovated**  
office



**Nearby**  
retail & amenities

highlights



- = grade level door
- ▲ = dock high door

floor plan

conceptual floor plan



# corporate neighbors & nearby amenities/retail

2625 temple heights drive

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## 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

## retail





# Oceanside

2625 temple heights drive

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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



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