

FOR SALE OR LEASE

4136

AVENIDA DE
LA PLATA

Oceanside, CA

16,666 SF Freestanding Industrial Building



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PROPERTY HIGHLIGHTS



Single Tenant Industrial Building

Available for sale or lease, this freestanding Oceanside property offers a versatile space ideal for a range of business operations.



Availability

The current tenant has a lease that expires on July, 31,2025, but may be vacating the building sooner.



Functional Property for Multiple Uses

Minimal single-story office featuring floor-to-ceiling glass windows and polished concrete floors, ample parking, large loading area with three grade level doors, and potential for secured parking with addition of fencing.



Located in Thriving Corporate Hub

Located in the desirable Rancho Del Oro community, the property boasts a prime position among a group of well-known corporate neighbors.

SALE PRICE: \$4,998,000 | LEASE RATE: \$1.30/SF NNN

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PROPERTY FEATURES

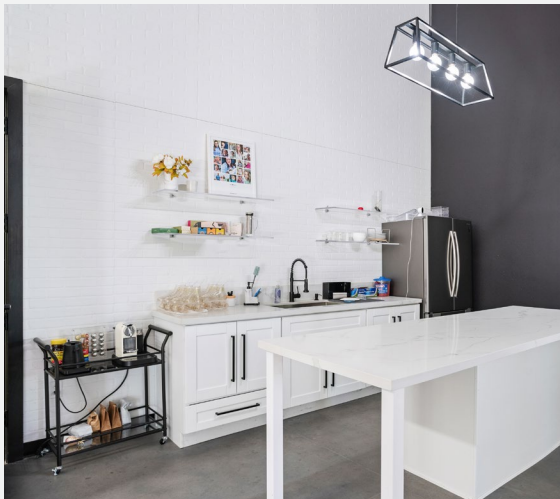


BUILDING SIZE	16,666 SF
OFFICE SIZE	±2,500 SF (15%) (Approx)
LOT SIZE	1.08 ACRES
LOADING	3 GRADE LEVEL DOORS (12'X14')
CLEAR HEIGHT	17'-19'
PARKING	2.82/1,000 SF (47 SPACES)
POWER	800Amps. 277/480V (Needs to be verified)
SPRINKLERED	YES
YEAR BUILT	1999
ZONING	PD-1 (IL)

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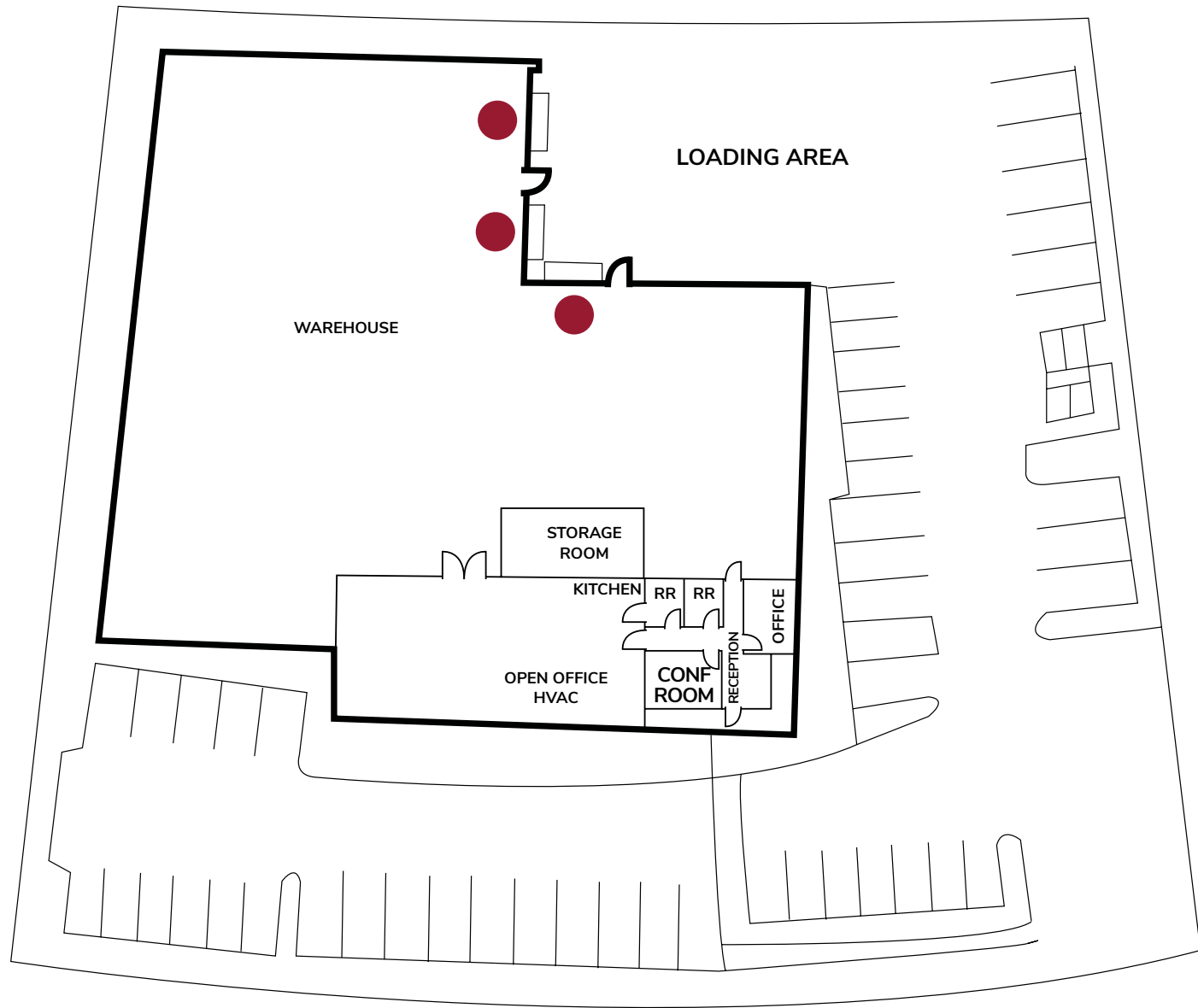
PROPERTY PHOTOS



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FLOOR PLAN



● : Grade level doors (12'X14')

*Floorplan not to scale

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AVENIDA DE LA PLATA

NEARBY RETAIL/AMENITIES



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 Frontwave Arena

RETAIL



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