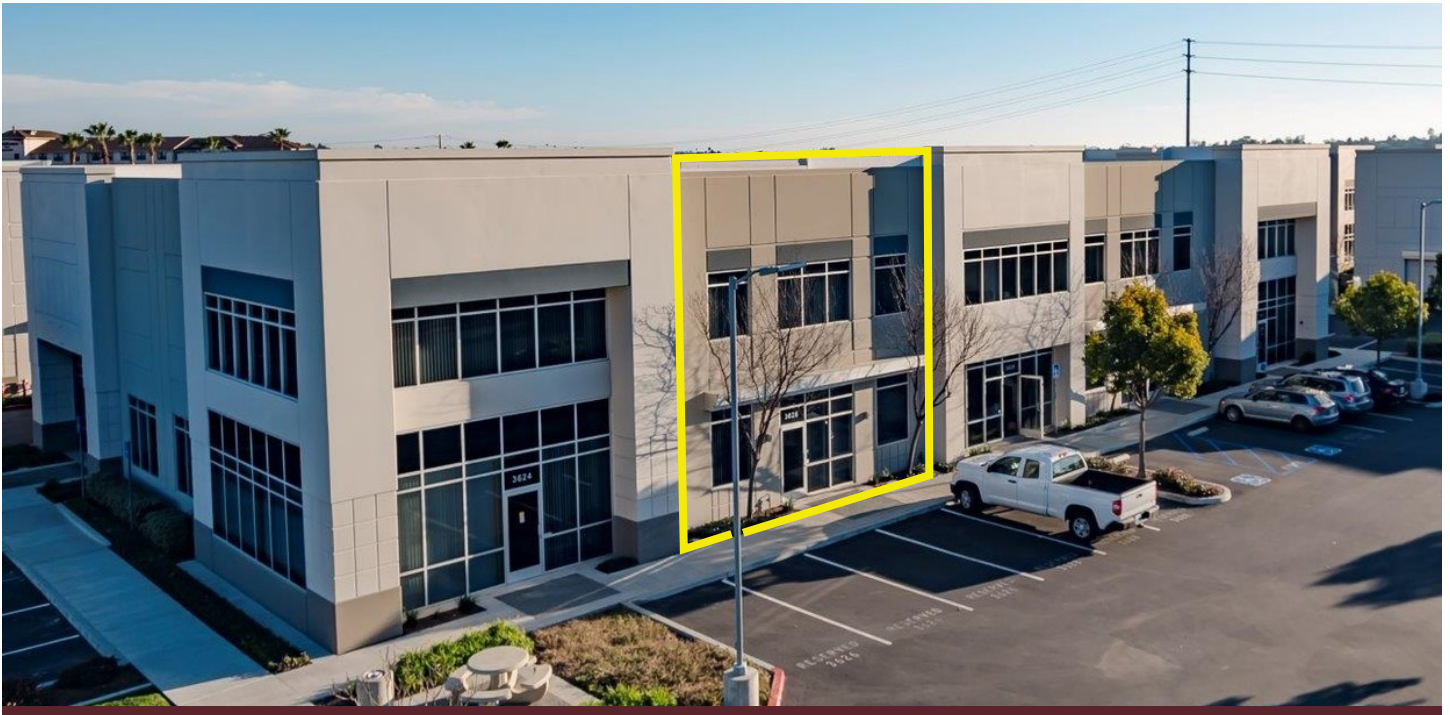


INDUSTRIAL CONDO FOR LEASE/SALE

3626 OCEAN RANCH BLVD - OCEANSIDE, CA



PROPERTY HIGHLIGHTS

- 2,846 SF industrial condo
- Close proximity to numerous restaurants and hotels
- Easy access to I-5, I-15, Hwy 76 and Hwy 78.
- One grade level loading door
- Excellent truck access
- 20' Clear height
- Fume hood and warehouse racks available
- Reserved parking
- **Lease Rate: \$0.85 NNN**
*NNN = \$0.35 and price includes water and trash
- **Sale Price: \$540,740 (\$190 PSF)**



RUSTY WILLIAMS, SIOR
760.644.1887
rwilliams@lee-associates.com
CalDRE Lic#01390702

CHRIS ROTH
760.696.2273
croth@lee-associates.com
CalDRE Lic#01789067

STEVE CROCKETT
760.448.2439
scrockett@lee-associates.com
CalDRE Lic#01027524

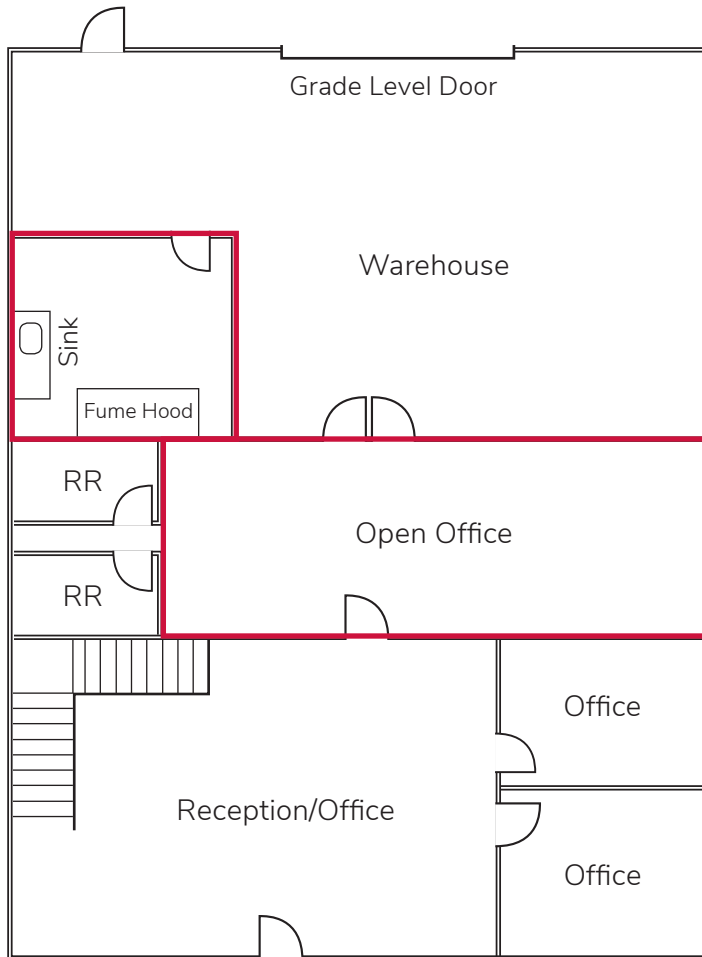
JAKE RUBENDALL
760.448.1369
jrubendall@lee-associates.com
CalDRE Lic#02037365


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL CONDO FOR LEASE/SALE

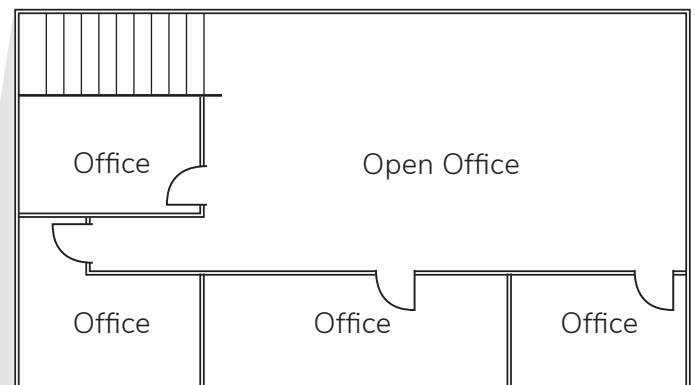
3626 OCEAN RANCH BLVD - OCEANSIDE, CA

FLOOR PLAN



 Office Improvements can be removed if needed

Second Floor



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.