



FOR LEASE

±21,536 SF FREESTANDING INDUSTRIAL BUILDING

4645 NORTH AVENUE | OCEANSIDE, CA 92056



Property Features

- APPROXIMATELY 30%** office space
- ±900 SF** bonus upstairs office space
- FOUR (4)** grade level loading doors (10x12)
- 600 AMPS** of 277/480 service
- 18 FOOT** clear height
- FENCED & GATED** drive around truck access
- 46** parking spaces
- INSULATION & LIGHTING** throughout
- COMPRESSED AIR LINES** throughout
- CALL TO SHOW**

±21,536 SQUARE FEET

\$1.05 ASKING RATE

\$0.19 /ESTIMATED PSF NNN

For leasing information contact

JOHN WITHERALL
760.815.9004
john.witherall@kidder.com
LIC N° 01759453

KIDDER.COM

Kidder Mathews

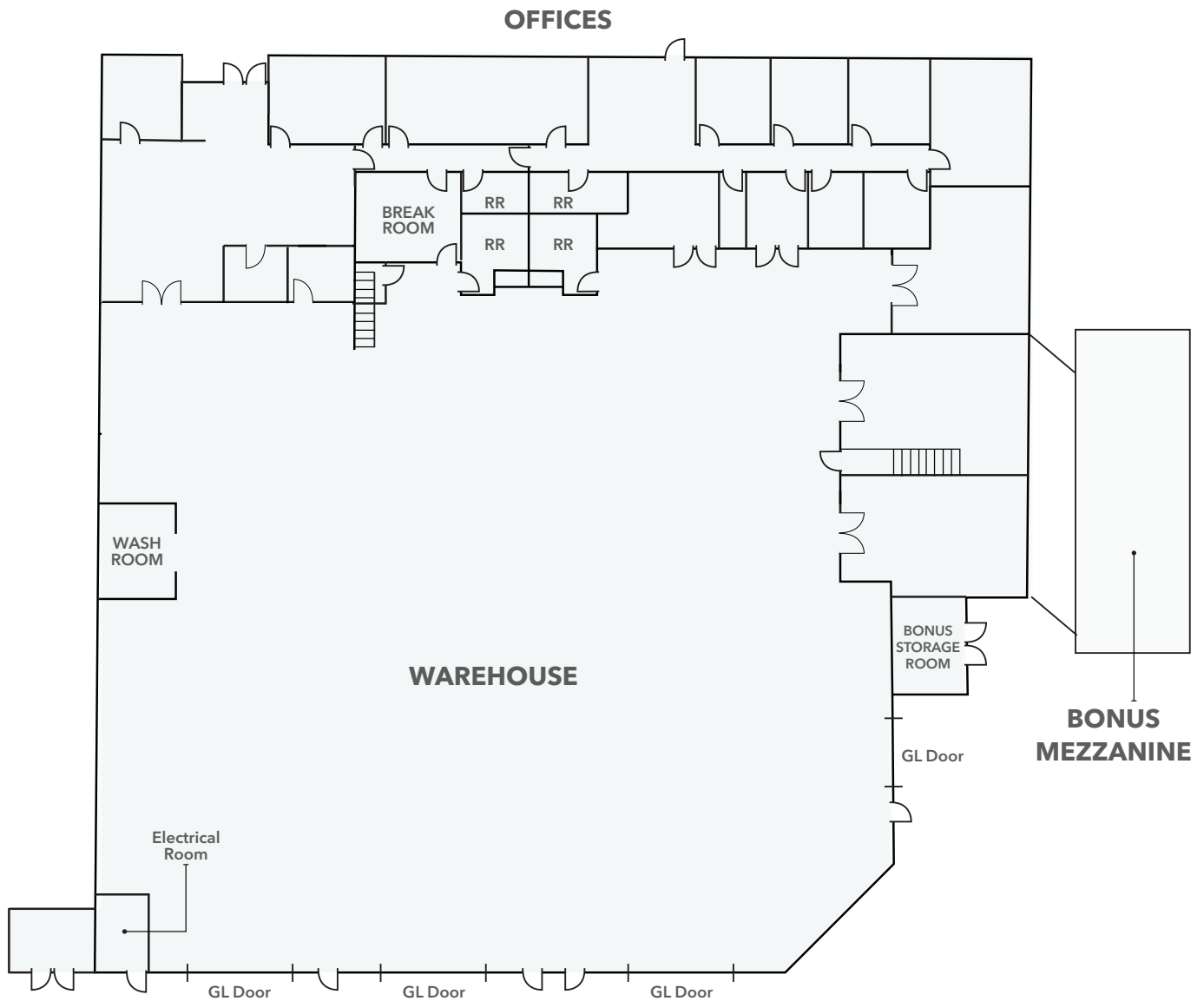
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Floor Plan



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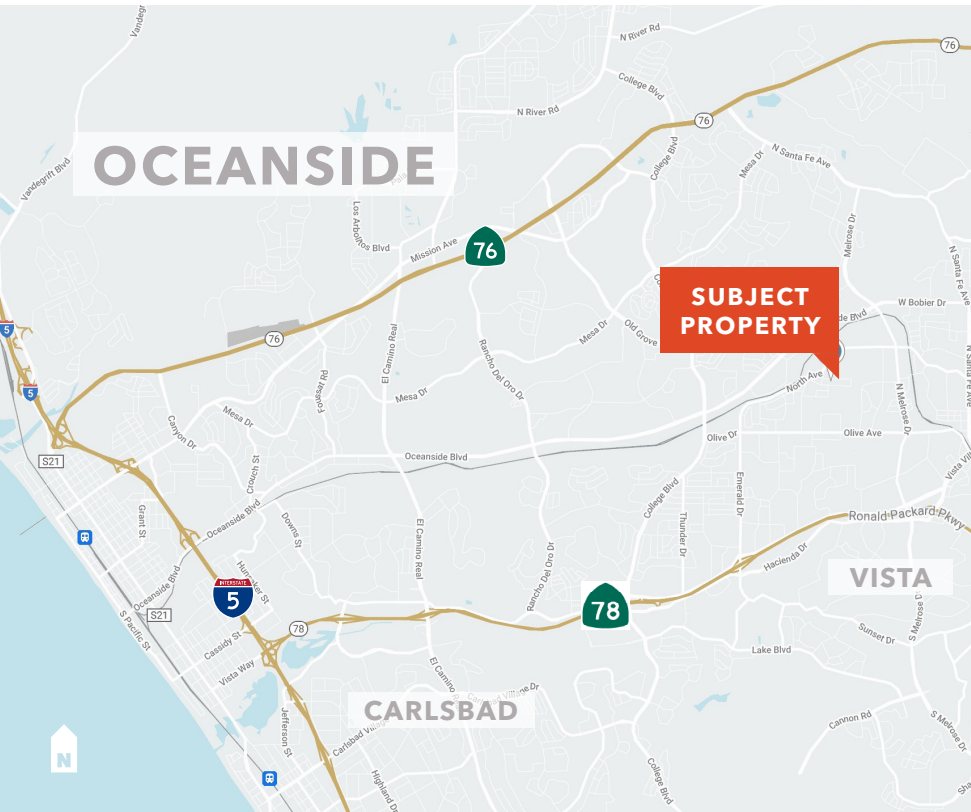
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**km Kidder
Mathews**