

3265 PRODUCTION AVE



OWNED &
OPERATED

FOR LEASE



SITE FEATURES

3265 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



**CAPITAL IMPROVEMENTS
RENOVATIONS RECENTLY COMPLETED**

NEW BUILDING BRANDING
NEW EXTERIOR LIGHTING
NEW EXTERIOR PAINT
NEW LANDSCAPE



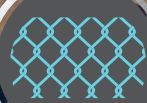
POWER
1,600 AMPS
480V



PROXIMITY
CLOSE TO AMENITIES



ACCESS
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARD
FENCED & SECURED

FLOOR PLAN

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AVAILABILITY

BUILDING SIZE:
12,000 SF

YARD SIZE:
APPROXIMATELY 14,000 SF

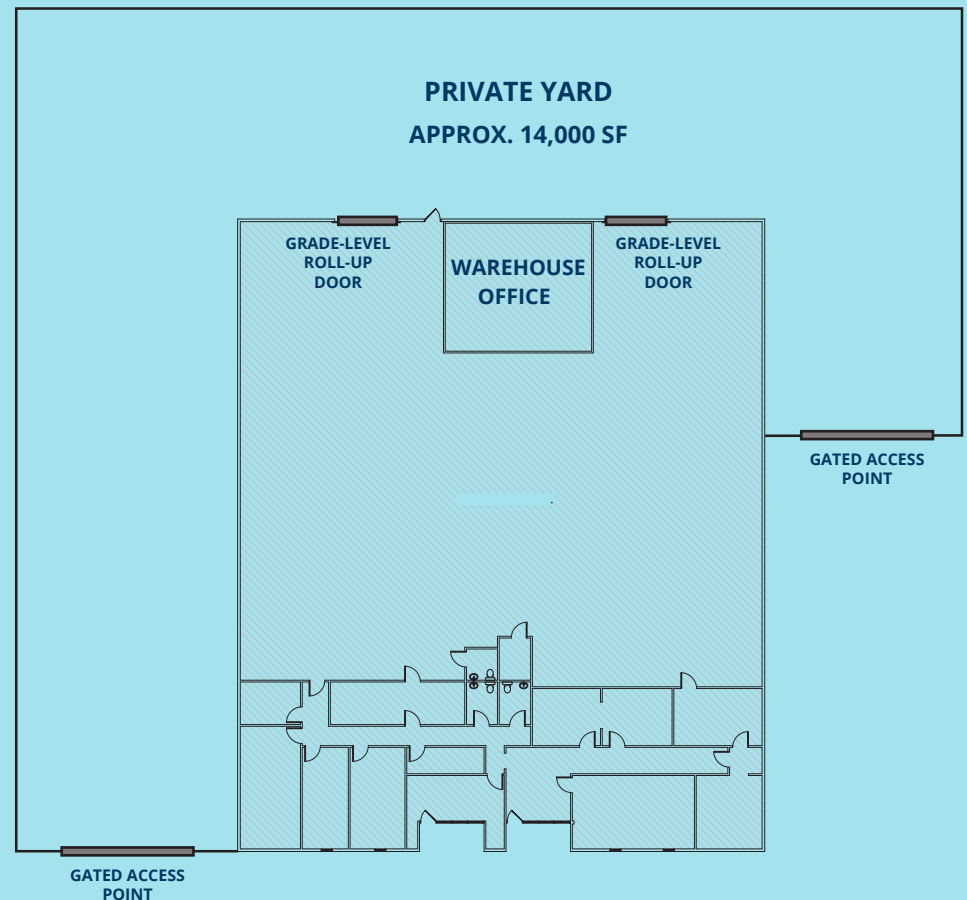
ASKING RATE:
NEGOTIABLE

AVAILABLE DATE:
30 DAYS NOTICE

HEAVY POWER
1,600 AMPS 277/480V
+ 600 AMPS 110/208V

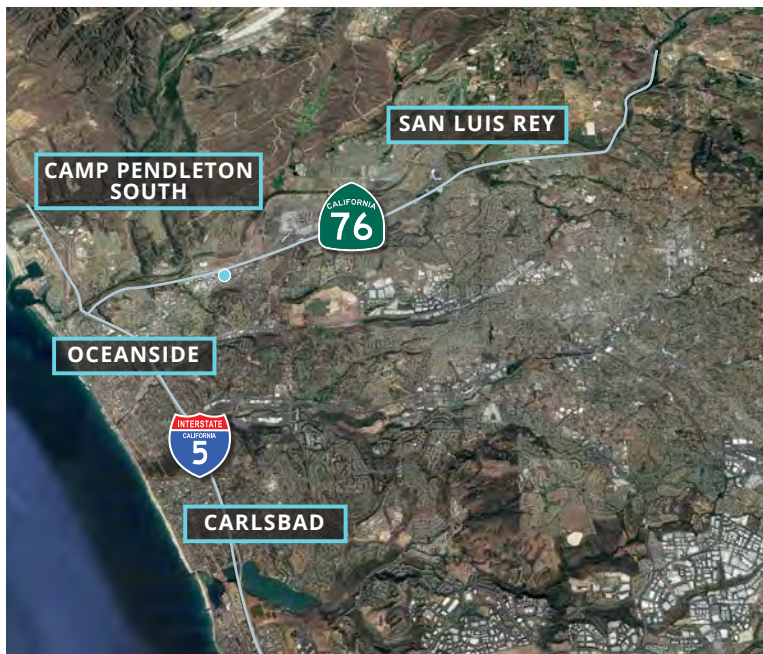
PRIVATE SECURED YARD

**2 GRADE-LEVEL
ROLL-UP DOORS**



LOCATION

3265 PRODUCTION AVE
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12,000 SF
SINGLE TENANT
FREESTANDING BUILDING

+ SECURED FENCED
YARD AREA

DRIVE TIMES

MILES FROM PROPERTY

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SAN DIEGO

REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

\$238

RECEIVED IN
SPENDING

\$45B

PRODUCED
OF GRP

300K

JOBS
GENERATED

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



LEGOLAND



2021



23.8M
VISITORS



\$7.5M
VISITOR SPENDING



\$12.7M
ANNUAL ECONOMIC
IMPACT



95K
ATTENDEES AT THE
CONVENTION CENTER

NORTH COUNTY

3265 PRODUCTION AVE
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BUILDING & DESIGN

Hunter Industries

Nitto Group - Hydranautics | Watkins Manufacturing Group



CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.



INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear



BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist - Acushnet | Suja Juice | Columbia Sportswear | Reef



E. COMMERCE

Wayfair | Amazon

LIFESTYLE

126

MILES OF
HIKING TRAILS

57%

OF SAN DIEGO
GOLF COURSES

28

BEACHES

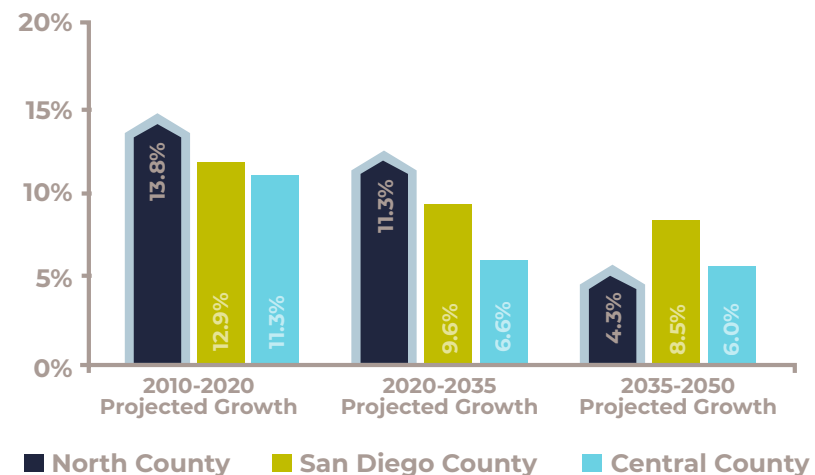
58

SCHOOLS
(RECEIVED 35% AWARDS)

45+

BREWRIES

JOB GROWTH FASTEST IN NORTH COUNTY



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