

OCEANSIDE GATEWAY BUSINESS PARK



FOR SALE OR LEASE: ±2,703 SF INDUSTRIAL CONDOMINIUM
1632 ORD WAY, OCEANSIDE, CA 92056

CONNOR WIECK, Vice President/Partner
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Voit
REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROJECT NAME:

Oceanside Gateway Business Park

ADDRESS:

1632 Ord Way, Oceanside, CA 92056

AVAILABLE CONDOMINIUM SIZE:

±2,703 SF

STORIES:

One (1) With Bonus Mezzanine

POWER:

250 Amp / 120 / 208V

CLEAR HEIGHT:

±16'

YEAR BUILT:

2006

LOADING DOORS:

One (1) Oversized Grade Level

PARKING:

2.0/1,000 SF



SALE PRICE: \$946,000

LEASE RATE: \$1.30 NNN (NNN'S = \$0.42/SF)



FLOOR PLAN



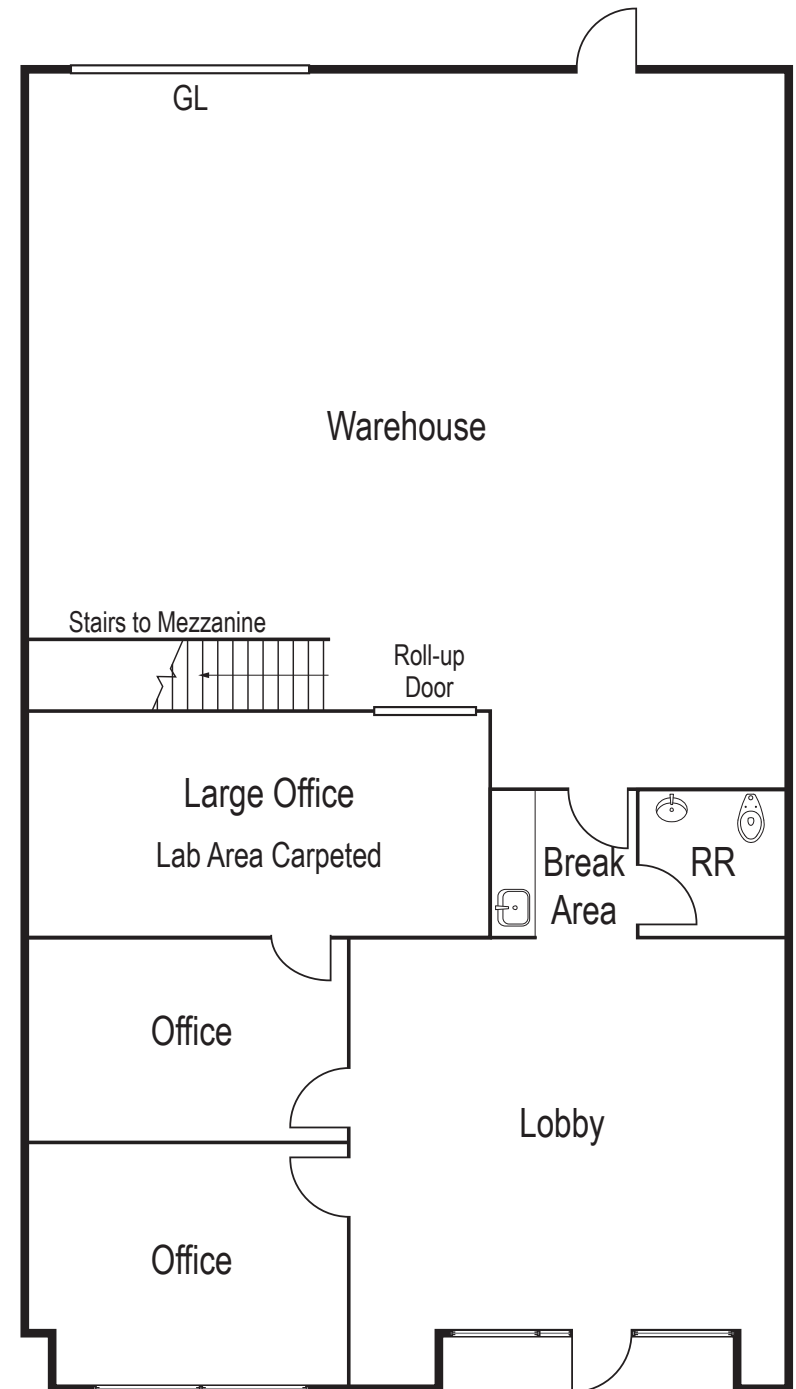
BUILDING HIGHLIGHTS

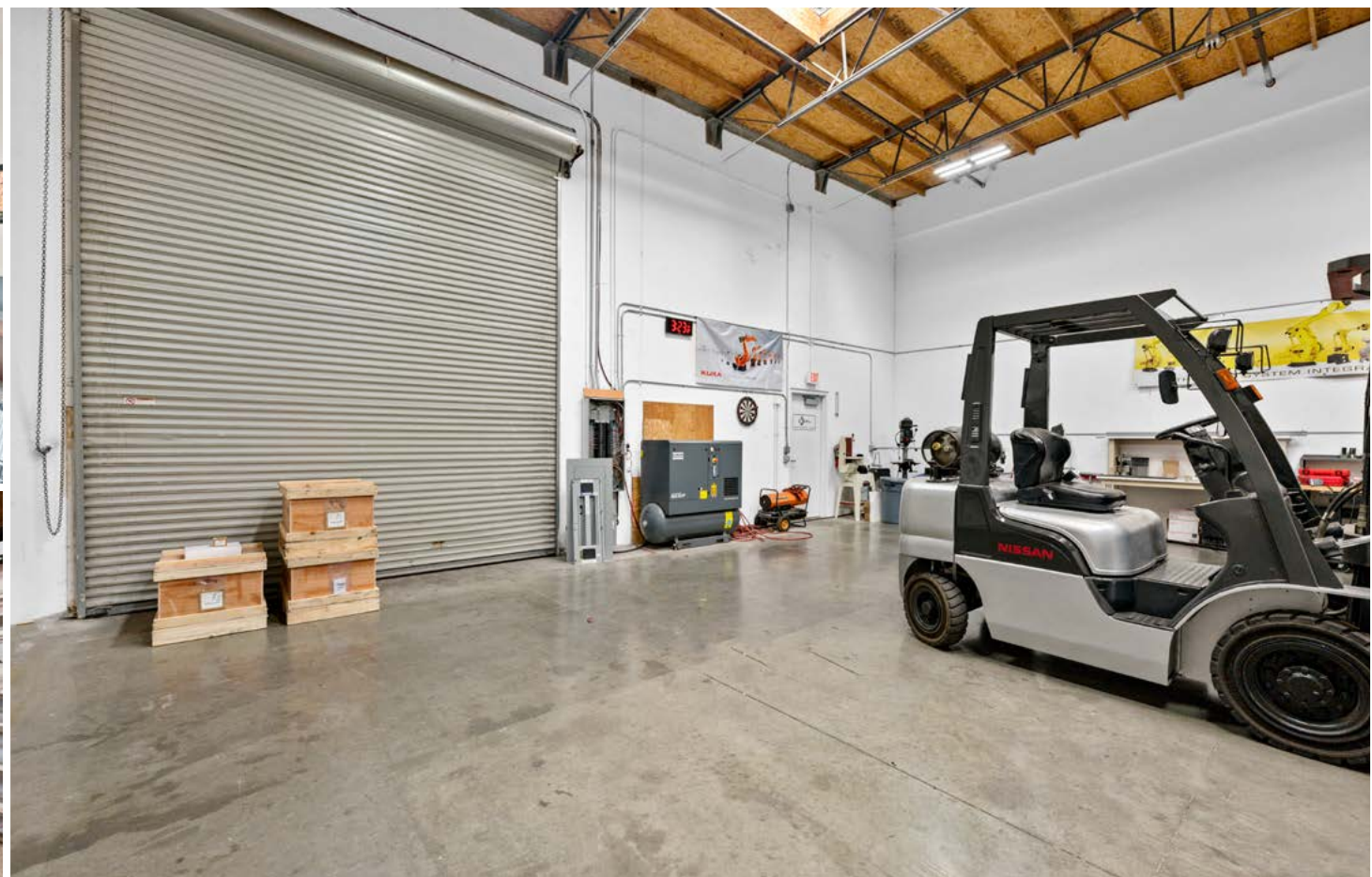
- » Part of the prestigious Oceanside Gateway Business Park
- » Impeccably maintained industrial building
- » 2 offices, break area, 1 restroom, balance warehouse
- » 1 large grade level door
- » 2 skylights in warehouse
- » Close proximity to restaurants, hotels, public transportation, parks and recreation
- » Bonus mezzanine (not permitted)
- » Updated Warehouse Lighting "Super Bright"
- » Newly Installed Security Gate on both entrances for occupants only
- » Bonus Large Office Lab Area with New Carpet + Rolling Door (Permitted)
- » Plenty of on-site parking spaces
- » Additional Transformer for 480 Volts at 30 AMPS

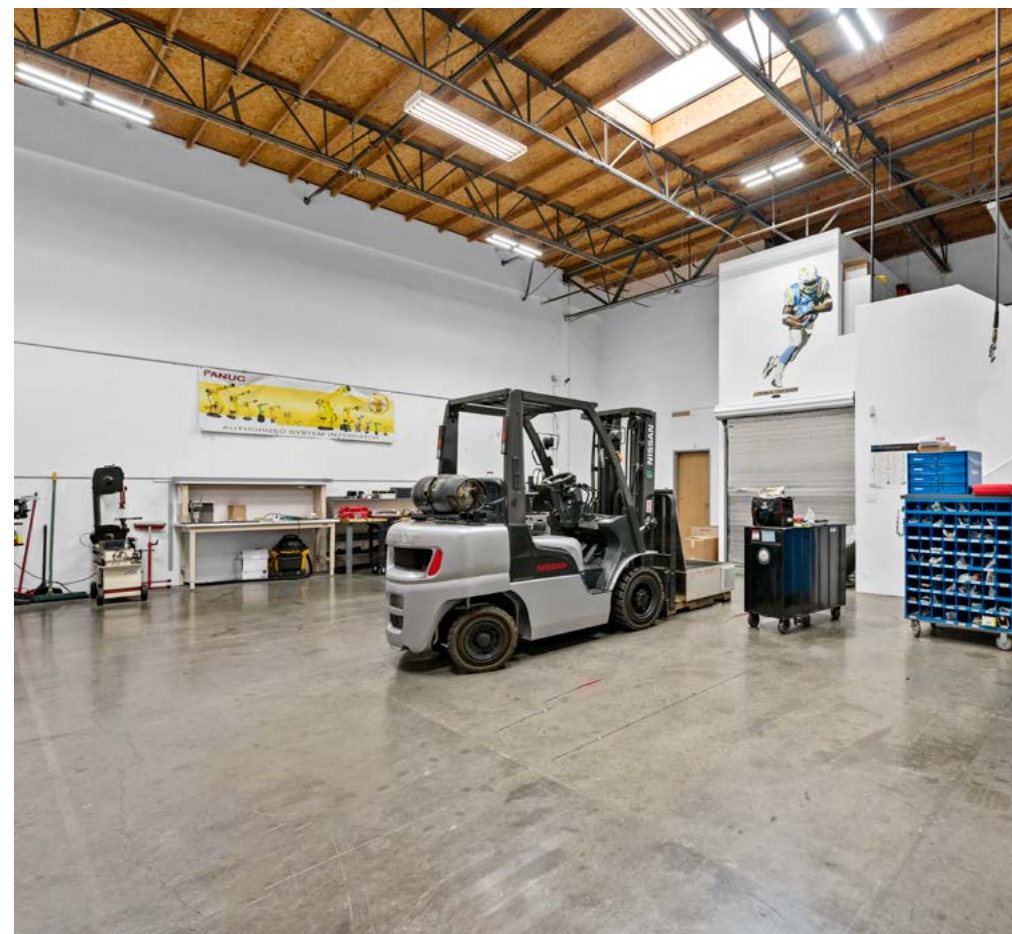
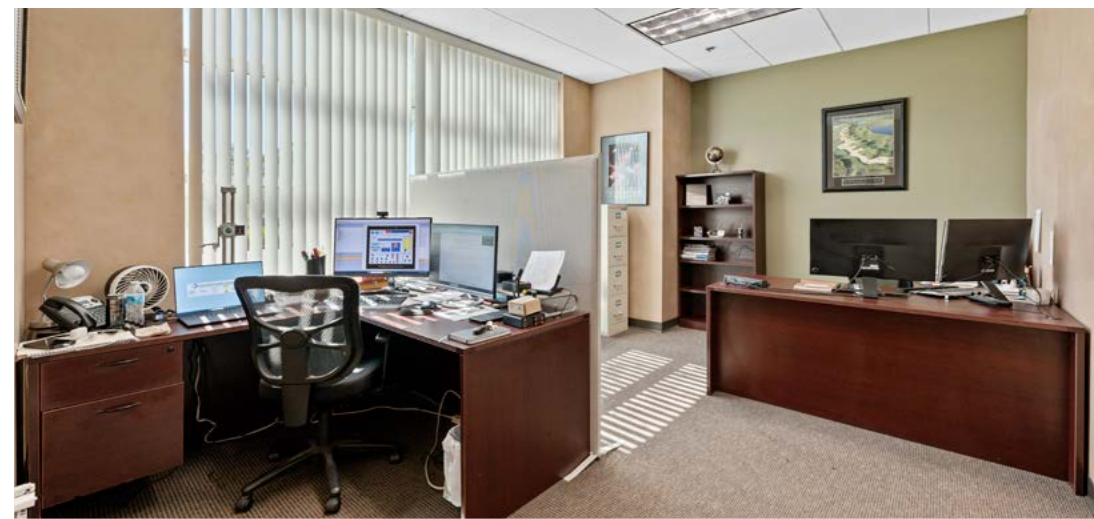
MATTERPORT TOUR



SCAN ME
OR [CLICK HERE](#)









DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	17,021	145,357	286,308
2023 Households	5,583	47,560	97,036
Median Household Income	\$92,256	\$84,088	\$87,112
Median Home Value	\$512,506	\$547,671	\$627,604
Median Year Built	1982	1982	1983



TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY	DISTANCE
Oceanside Boulevard	Ord Way	23,481	0.09 mi
Beverly Glen Drive	Havenwood Drive	1,090	0.30 mi
Emerald Drive	Olive Avenue	7,086	0.32 mi
Oceanside Boulevard	Gateway Center Drive	25,243	0.39 mi





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