

23520

Seagate Way, Ste 120, Oceanside, CA

for sale
4,060 SF INDUSTRIAL CONDO
INVESTMENT OR OWNER/USER

DANIEL KNOKE
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DRE #01215373

PETER MERZ
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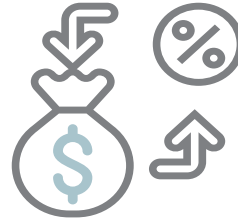
1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com



OFFERING SUMMARY



Asking Price
\$1,018,052



CAP Rate
3.8%



NOI
\$38,686

*NOI is calculated by taking current annual income less estimated annual expenses.

ABOUT THE TENANT



AES (Automated Engineering Services) is a leading provider of solutions that optimizes R&D Laboratories by providing engineering services, automation services, instruments, and integration solutions. Headquartered in Oceanside California they have offices in Northern California, Colorado, New Jersey, and Switzerland.



PROPERTY FEATURES

- o Approximately 1,880 SF Two Story Office
- o 1 Grade Level Door (10x12)
- o 24' Clear Height
- o Power 200 Amps 120/208v
- o 12 Parking Spaces
- o Common Area Loading Dock



4,060 SF



24' Clear
Height



12 Parking
Spaces



Built 2007



**3520 SEAGATE WAY
STE 120**



COMMERCIAL REAL ESTATE SERVICES

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LEASE DETAILS

Tenant	Automated Engineering Services
Lease Commencement	2/8/2021
Lease Expiration	1/31/2023
Size	4,060 SF
Gross Lease Rate	\$1.05 + CAM
Modified Gross Monthly Income	\$4,244
Common Maintenance Fee	\$568
Current Annual Income	\$58,633
Estimated Annual Expenses	\$19,947
Current NOI	\$38,686
Annual Increases	3%

Estimated Operating Expenses:

	Per SF	Monthly Total	Annual Total
Property Taxes (projected)	\$0.23	\$928.25	\$11,139
HOA/Maintenance	\$0.18	\$734.00	\$8,808
TOTAL	\$0.40	\$1,662.25	\$19,947

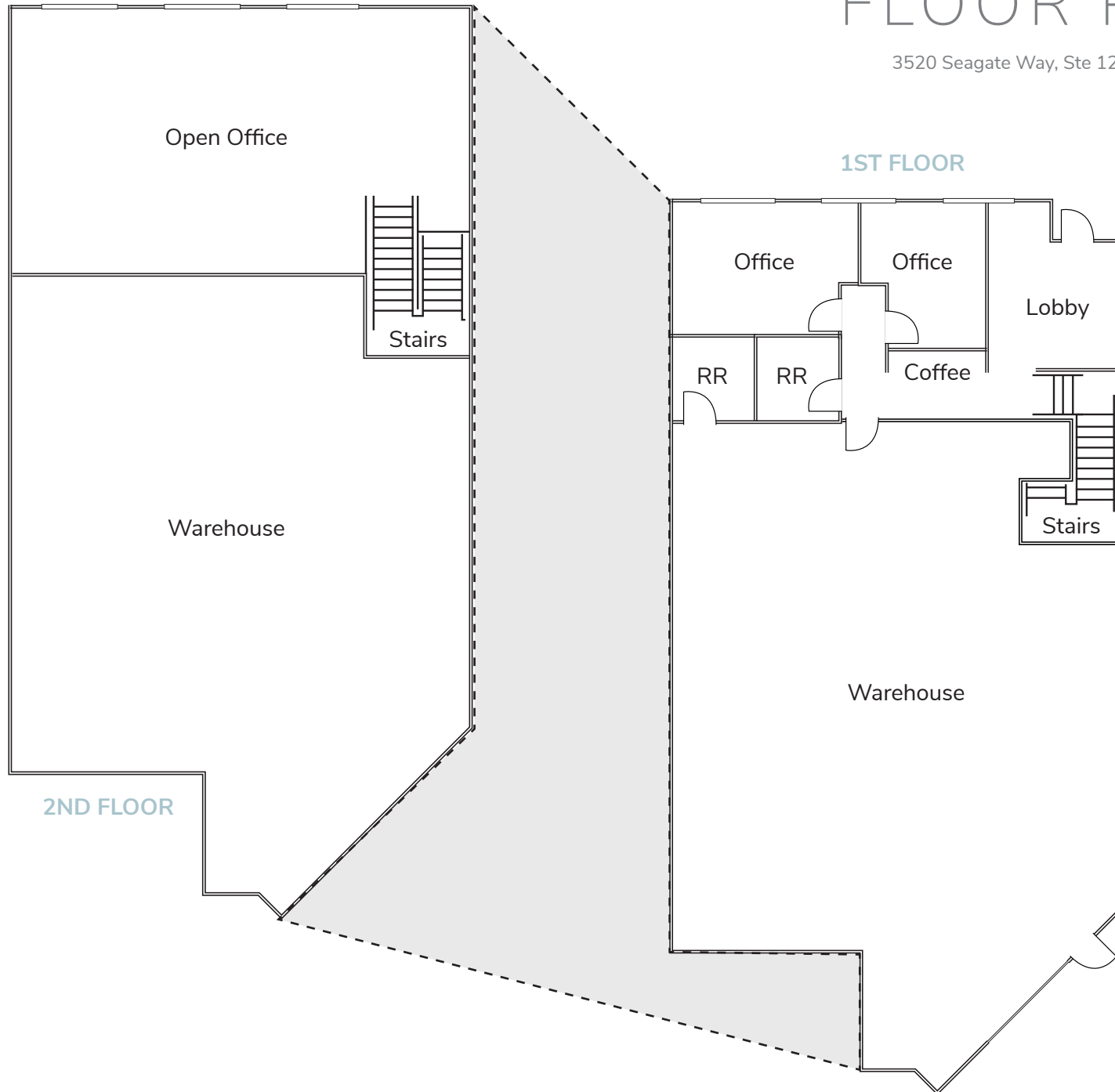
Rent Schedule:

2/8/2021-1/3/2022	\$4,244
2/1/2022-1/31/2023	\$4,371

*All rental analysis and expenses to be confirmed by prospective buyers.

FLOOR PLANS

3520 Seagate Way, Ste 120 | Oceanside, CA 92056



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