



FOR SALE  
OR LEASE

2636 Vista Pacific Drive

OCEANSIDE, CA 92056



**PRICE REDUCTION**

A 21,835 Square Foot  
Freestanding Single-Story  
Industrial Building

**PRICE** ~~\$3,700,000~~ \$3,908,000

**RENTAL RATE** entire building \$0.85 NNN  
PSF/ partial building \$0.89 NNN PSF

**DIVISIBLE** ±15,600 SF (Suite A) and  
±6,200 SF (Suite B)

**FENCED** and gated drive around

**HEAVY POWER** 277 / 480V

**4 GRADE LEVEL** doors

**18'** clear height

**APPROXIMATELY** 30% Office

**RUSS JABARA**  
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**Kidder  
Mathews**

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## FEATURES

|            |                                                      |
|------------|------------------------------------------------------|
| Available  | 21,835 SF                                            |
| Loading    | Four (4) grade-level doors                           |
| Power      | 277/480V                                             |
| Frontage   | Corner location at North Ave and Vista Pacific Drive |
| Yard       | Fenced and secured                                   |
| Roof       | New roof installed 9/2014                            |
| Sale Price | <del>\$3,908,000</del><br>\$3,700,000                |

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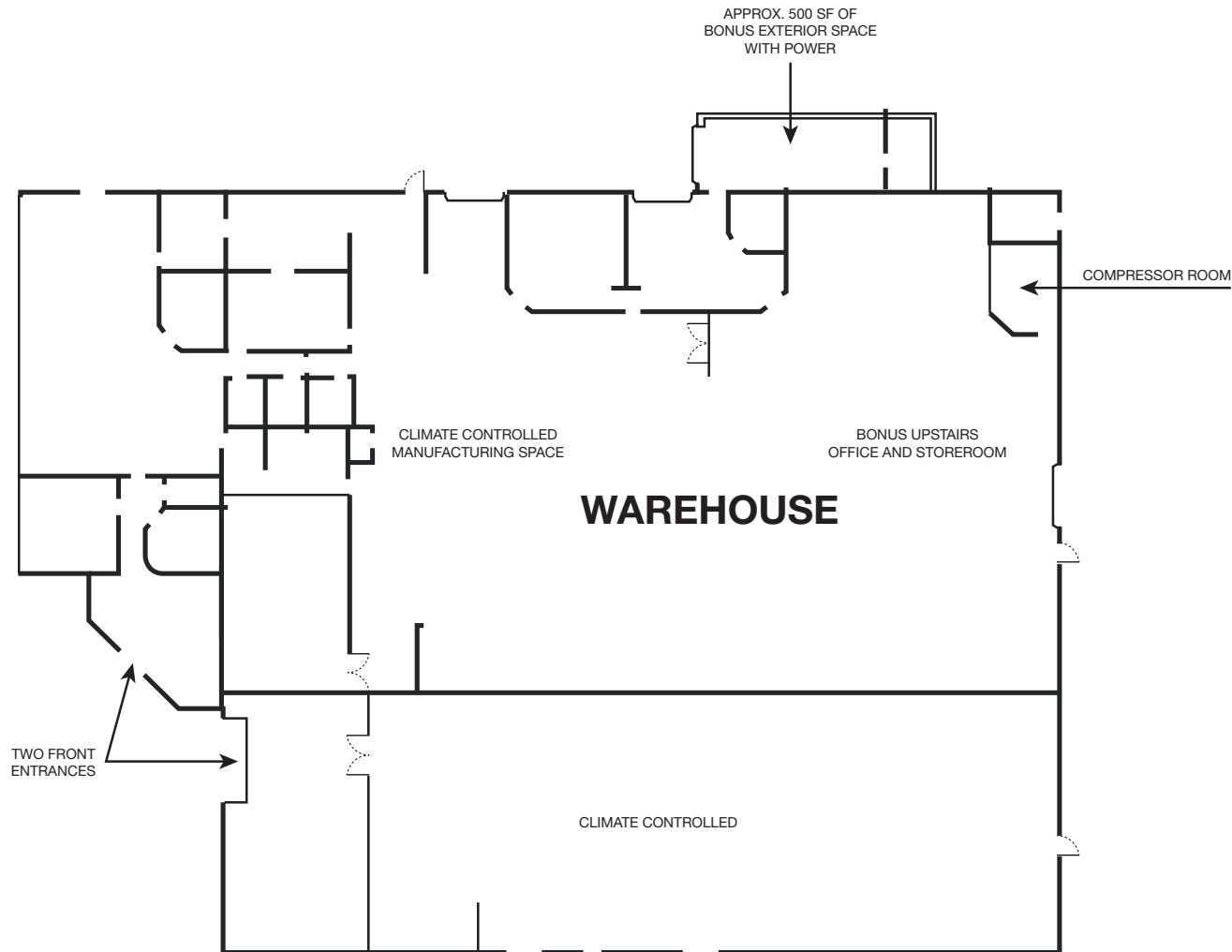
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**NOW**

**AVAILABLE**

**21,835 SF**

**SQUARE FEET**

**~~\$3,908,000~~**

**OLD SALE PRICE**

**\$3,700,000**

**NEW SALE PRICE**

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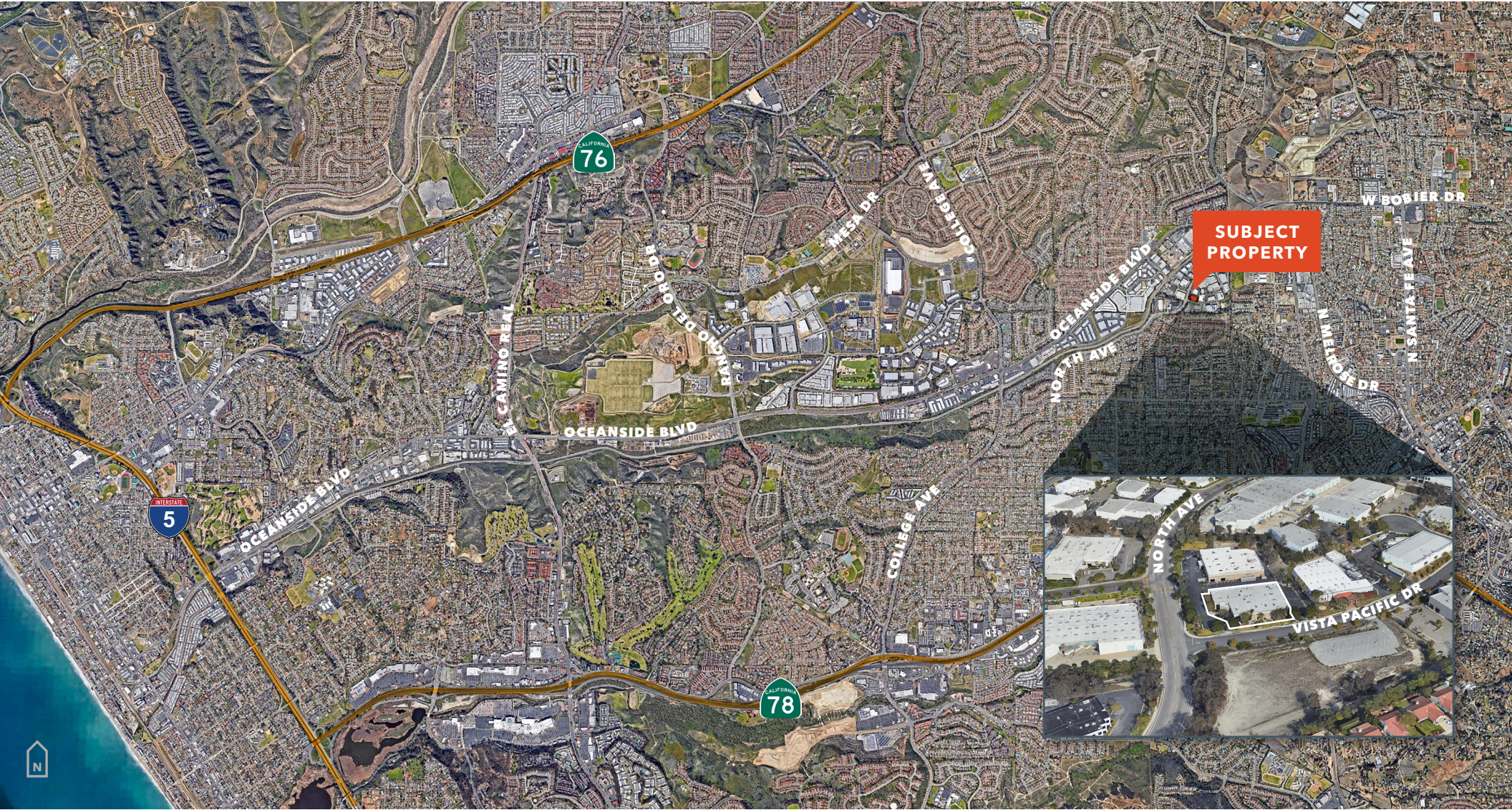
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**km** Kidder Mathews