

FOR SALE

PRICE REDUCTION – MOTIVATED SELLER

3532 SEAGATE WAY, SUITE 110

5,883 SF Industrial Building W/ Dock Position



OCEANSIDE, CA 92056

km Kidder
Mathews



PROPERTY OVERVIEW

BUILDING SIZE	1st Floor	4,937 SF
	2nd Floor	946 SF
	Total	5,883 SF
OFFICE SF	1,846 SF (31%)	
YEAR BUILT	2007	
ROLL UP DOORS	1 Roll Up Door	
DOCK	1 Dock Position	
CLEAR HEIGHT	24'	
ZONING	II-7	
SPRINKLERS	Yes	
POWER	400 amps, 120/208v	
APN	162-600-20-43	
FEEES	No CFD or Mello Roos Fees	

\$1,799,000

~~\$2,065,000~~

ASKING SALE PRICE

\$305

~~\$351~~

SALE PRICE PSF

PROPERTY HIGHLIGHTS

Functional Industrial Layout: ±5,883 SF industrial condo including ±4,937 SF ground floor space and ±946 SF mezzanine. The layout supports warehouse operations with integrated office buildout and flexible use potential.

Warehouse Features: Approximately 24' clear height with one dock-high loading position and one grade-level roll-up door. Configuration allows efficient shipping, receiving, and storage operations.

Office Improvements: Existing office buildout provides a professional environment for administrative staff, customer-facing operations, or showroom use, reducing upfront improvement costs.

Power & Infrastructure: Approximately 400 amps (120/208V) to support light manufacturing, distribution, R&D, and service-based operations.

Parking & Accessibility: Parking ratio of approximately 3.3 spaces per 1,000 SF, providing adequate parking for employees and visitors.

High-Image Business Park Setting: Located within a modern industrial corporate environment with professionally maintained buildings and strong neighboring tenancy.

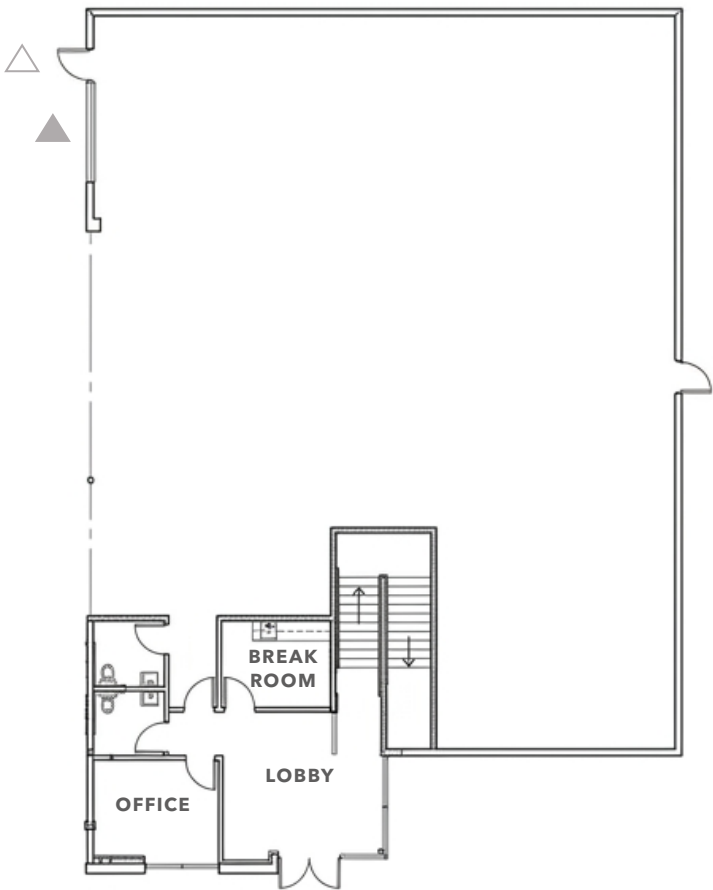
Strategic North County Location: Positioned within Oceanside's Ocean Ranch / Rancho Del Oro business area with convenient access to regional transportation routes connecting San Diego, Orange County, and the Inland Empire.

Owner-User Opportunity: Ideal size for small to mid-sized businesses seeking to control occupancy costs while building long-term equity in a supply-constrained industrial market.



FLOOR PLANS

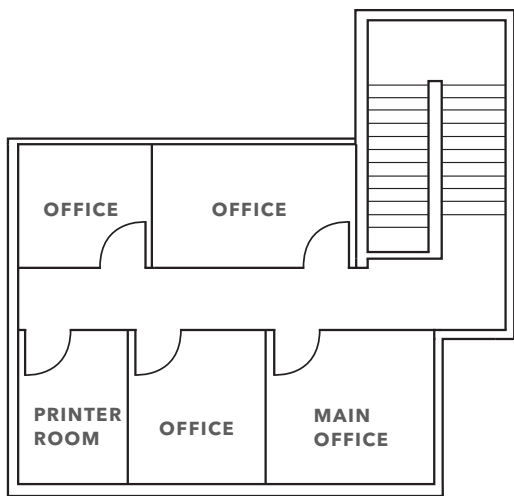
FIRST FLOOR



FLOOR PLANS NOT TO SCALE

AVAILABLE FOR SALE

SECOND FLOOR

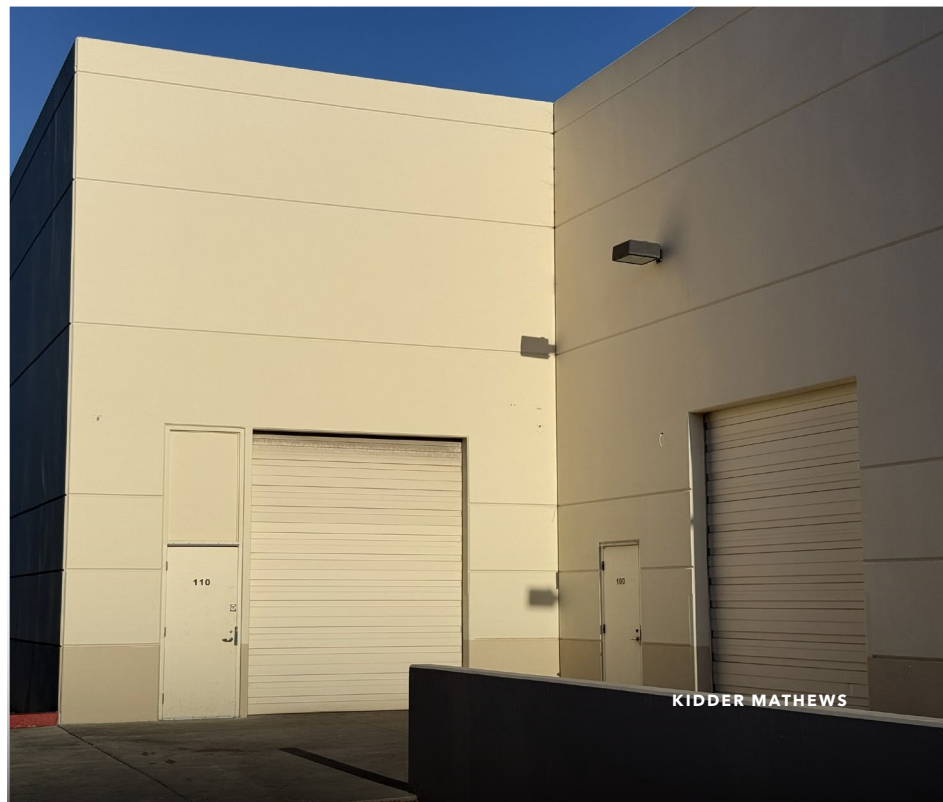


- ▲ Grade level loading
- △ Dock-high loading

4,937 SF
FIRST FLOOR

946 SF
SECOND FLOOR

5,883 SF
TOTAL BUILDING





SUBJECT
PROPERTY

SEAGATE WAY



3532 SEAGATE WAY STE 110



SUBJECT
PROPERTY

AVAILABLE FOR SALE

KIDDER MATHEWS

3532 SEAGATE WAY STE 110



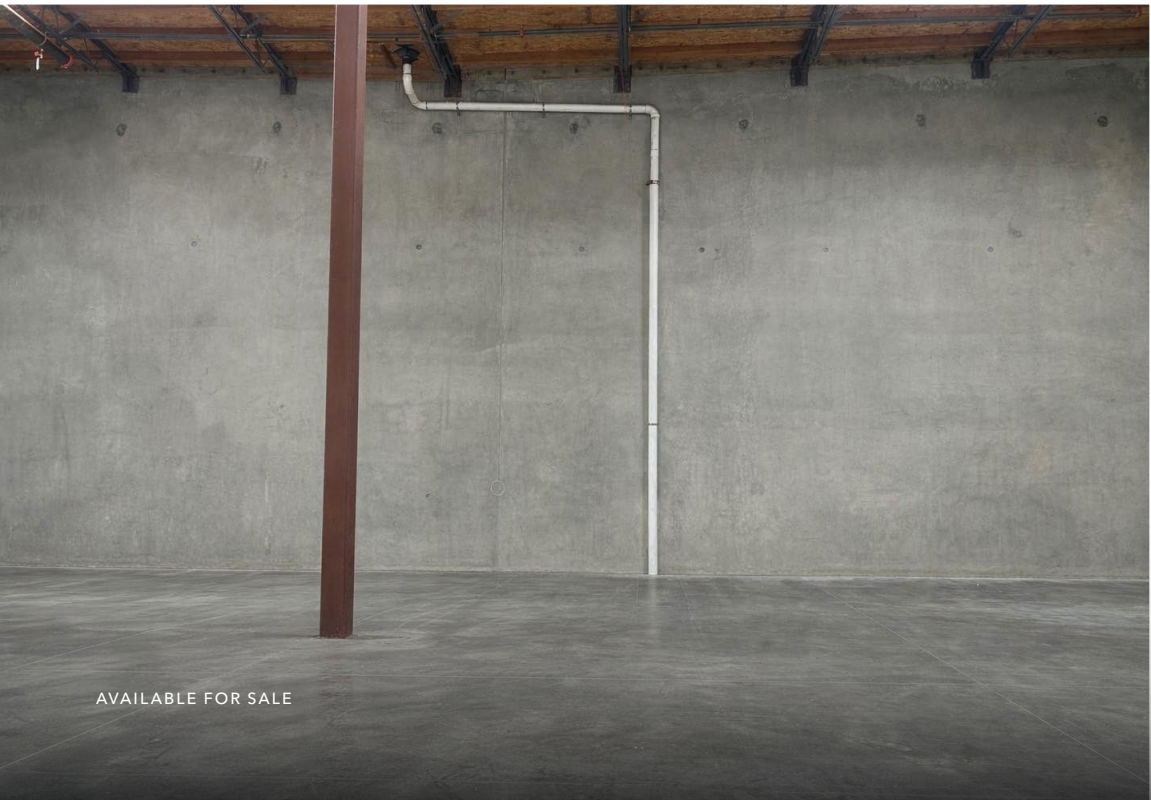
SUBJECT
PROPERTY



AVAILABLE FOR SALE

KIDDER MATHEWS

3532 SEAGATE WAY STE 110



AVAILABLE FOR SALE

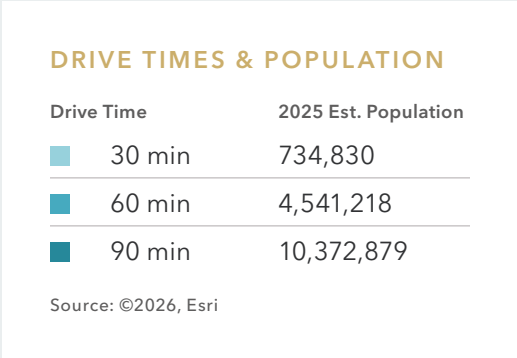


KIDDER MATHEWS



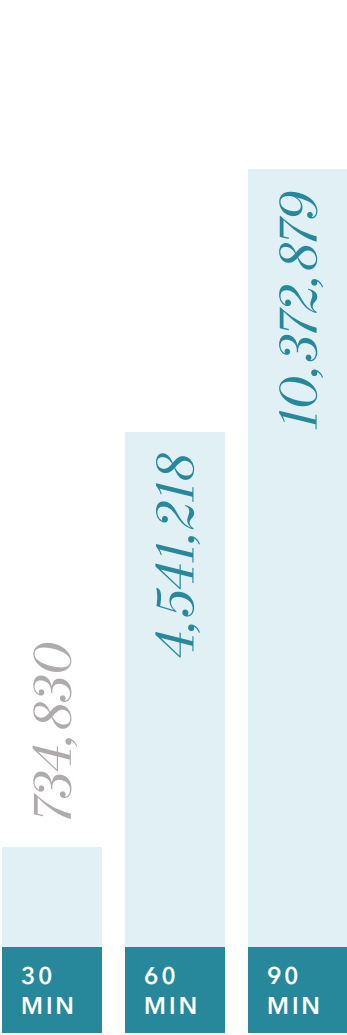




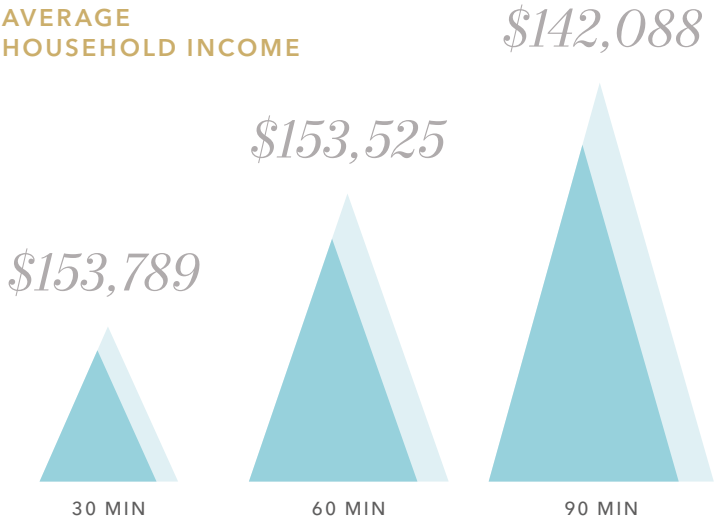


DEMOGRAPHICS

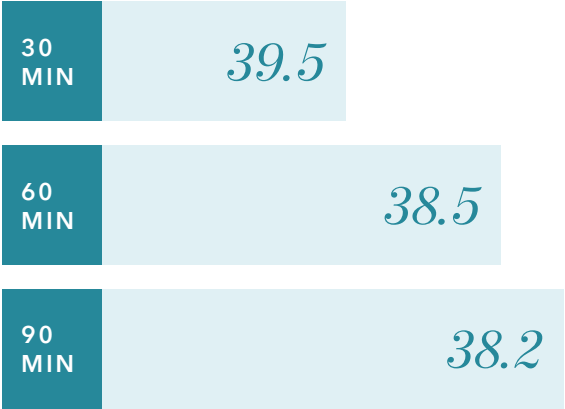
POPULATION



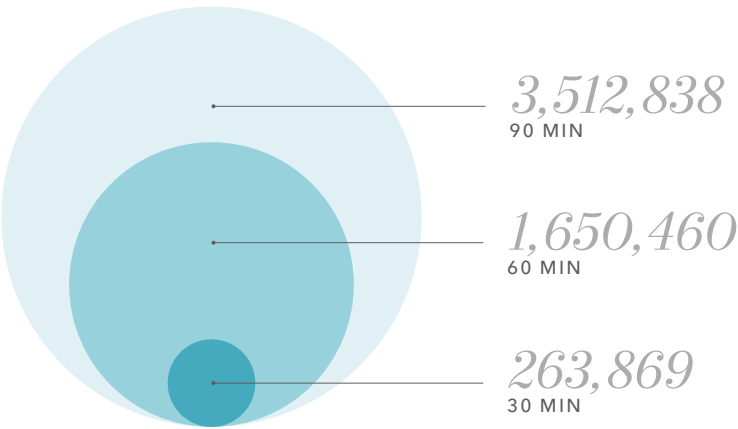
AVERAGE HOUSEHOLD INCOME



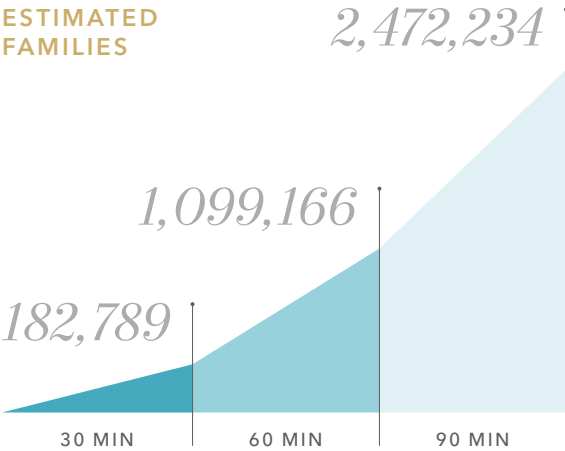
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED FAMILIES



Data Source: ©2026 Esri

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