

FOR LEASE | SUITE 110
Industrial Suite | 6,555 SF

Seagate Corporate Center

3544 Seagate Way | Oceanside, CA 92056

BRAND NEW IMPROVEMENTS

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Property Features

- » Suite 110 - 6,555 SF
- » Brand new improvements
- » Approximately 33% office and 66% warehouse
- » One (1) dock-high and one (1) grade-level loading
- » Approximately 24' clear height
- » Above standard parking (3.0/1,000SF)
- » Heavy and well distributed power
- » Extensive natural light
- » Elevated panoramic views of centrally located Rancho Del Oro submarket
- » Easy access to highway and light rail line
- » **Lease rate: \$1.35/SF Industrial Gross**

Building Plan

Suite 110 | 6,555 SF

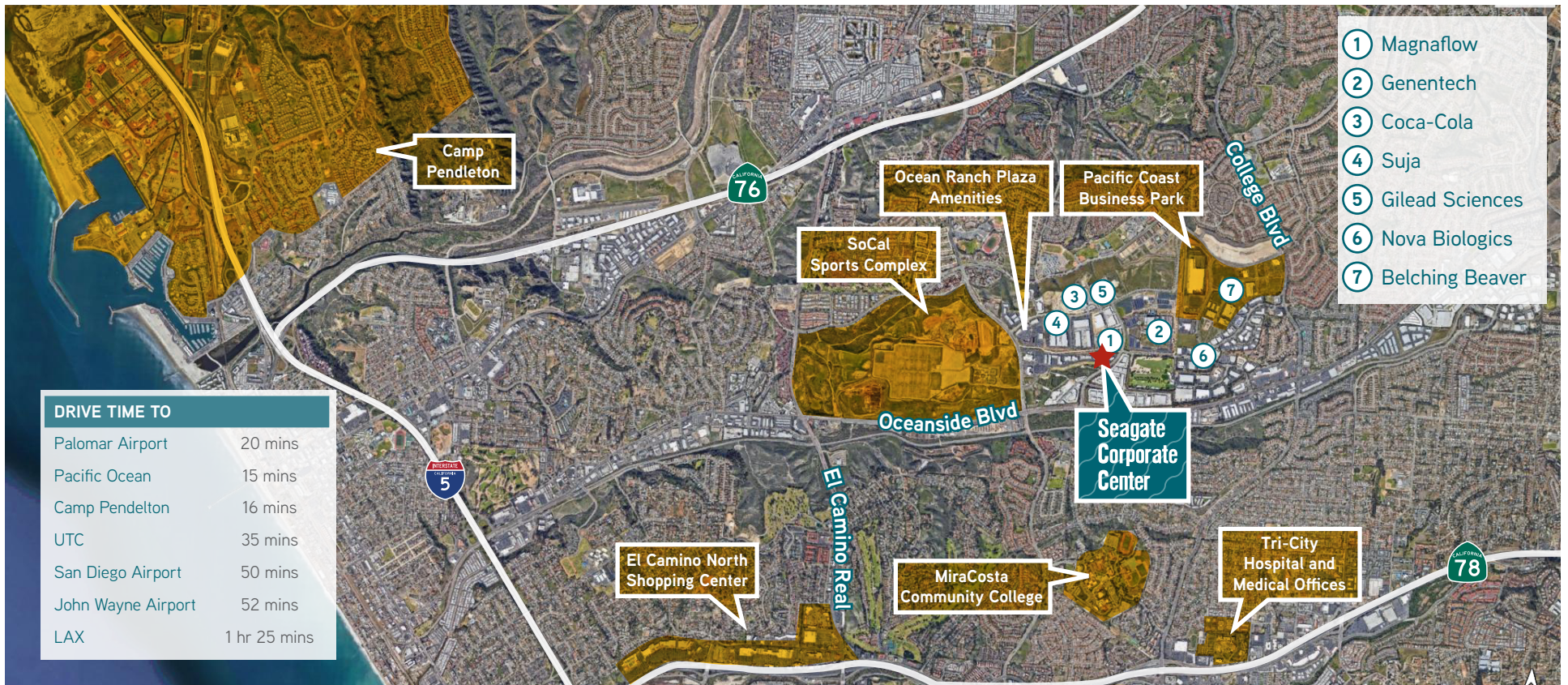


First Level



Second Level Mezzanine





This building is in an excellent location in the highly sought after, high profile **OCEAN RANCH/RANCHO DEL ORO AREA OF OCEANSIDE**. It is ready to accommodate biotech, life sciences, technology and any other business profiles. Easy access to freeways and public transit.

OCEANSIDE TECH

Oceanside is home to nearly 3,000 Professional, Scientific and Technology Service Industry jobs, making it the 9th largest employment sector in Oceanside. From 2014 to 2019, jobs increased by 15%. In 2019, 337 jobs were added to the market with an average annual salary of over \$91,000.

