

1816 ORD WAY, OCEANSIDE, CA 92056-1502 (cross street: Oceanside Blvd.)

Building has been completely refurbished both inside & outside—near new condition New paint interior & exterior, new office carpet, 10 year roof warranty, New epoxy concrete floor in warehouse Elevator/man-lift from warehouse to mezzanine Office restrooms, mezzanine and warehouse restrooms Part of 26 building master planned Oceanside Gateway Business Park

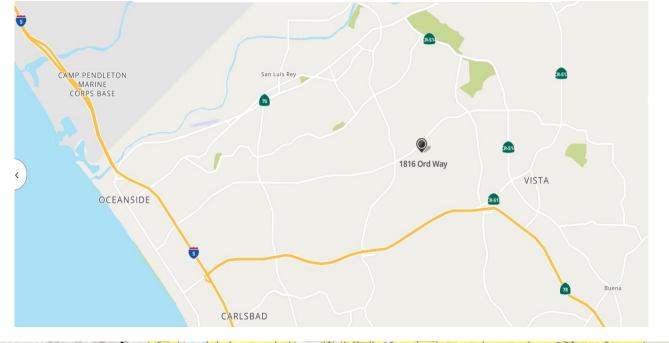
Sale Price/SF: \$298.50 \$269.89	Sale Price: \$8,500,000 \$7,685,000	Taxes/Year: NFL
Rental Rate/SF: NFL	Monthly Rent: NFL	Taxes & Insurance: NFL
Terms: all cash to Seller at COE	Roof Type: Truss/Flat	APN#: 162-121-08-00
Available SF: 28,475	Skylights: Yes	Pkg.: 50
Year Built: 2007	Construction Type: Tilt-up	Office SF/#: 6,912 / 7
Zoning: IL (limited ind. distribution)	Lot Size SF: 55,757 (1.26 acres)	Office /Warehouse Air: Yes / Yes
Grd Lvl Drs / Dim: 2 / 11'11"x14'	Dock High /Dim: 1 / 9'x9'	Office/Warehouse Heat: Yes / No
Sprinklered: Yes	Yard: No	Clear Height: 24'8"
Finished Ofc Mezz: 3,456 SF	Roof Column Spacing: 40'-45'	Restrooms: 5
Rail Service: No	Power: 800 Amps / 480/277 Volts / 3 Ø	/ 4 Wire
Lighting: fluorescent / LED	Special Features: elevator / man-lift	Owner's Association: \$1,478/month*
Listing Agent: Paul P. Locker, CCIM, SIOR	, рмс (DRE Lic. No. 01220314)	FTCF: CB000N000S200

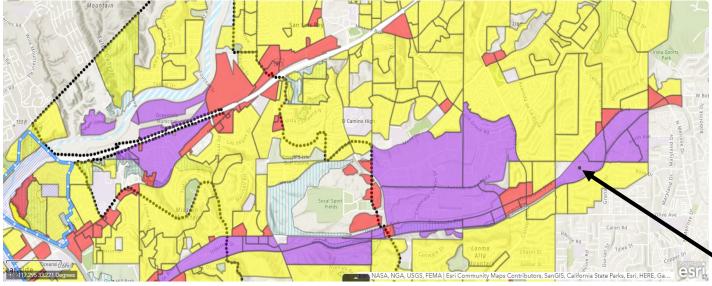
Notes: Motorized ground level overhead doors. Office is full HVAC & warehouse is evaporative coolers. *Owner's Association for 2023 projected common area expenses.





601 E. Glenoaks Blvd., Suite 200, Glendale, CA 91207-1736













































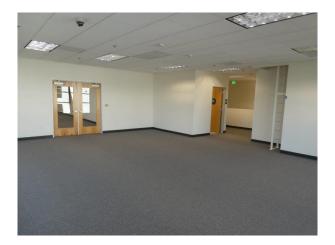
















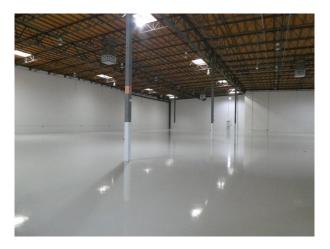




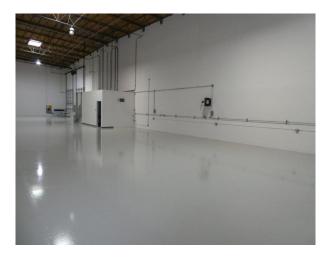






















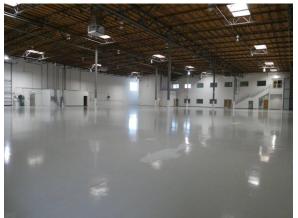


















Switchboard G.O. No. 1 Item No. 1 Section No. 1 Of 1 Date 1 Volts Volts
Phase
Wire
Mid. At
Current Ratings - Amperes
Supply
Section Neut. Enclosure Type And Section is Rated For Use On A Circuit Capable Of Delivering Hot Mars Than Social RMS Sym Amperes. Velts Maximum. When Practical By A Carrent Uniting Main Device, A. 300. Appre-Maximum Class. Franc Or A Type Million Circuit Breaker Rated Net More Than SOC Appress Mart Be Used. Short Circuit Rating Of This Switchboard Section is Equal to Lowest Rating Of (1) Any Section Electrically Connected in as Or (2) Any Installed Panelboard Having A Marked Short iit Rating Or (3) Any Device Installed Except As Noted in The s Rating Information Minual Attached. tains A Bonded Neutral, The E

