

# INDUSTRIAL FOR SALE

Available SF: **28,475**

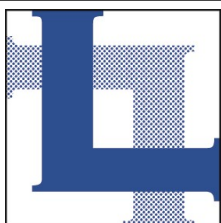


**1816 ORD WAY, OCEANSIDE, CA 92056-1502** (cross street: Oceanside Blvd.)

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

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



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