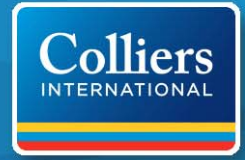


FOR LEASE > INDUSTRIAL SPACE



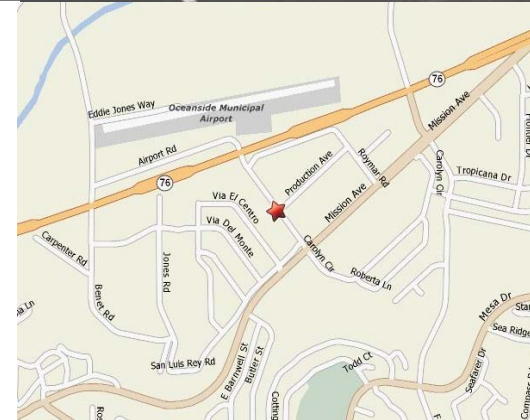
Industrial & Office

305 AIRPORT ROAD, OCEANSIDE, CA 92056



Building Amenities

- > Refurbished industrial and office vacancies
- > Excellent access to Highway 76 and Interstate 5
- > Directly adjacent to extensive future retail developments
- > Abundant parking
- > New skylights
- > 200 amps, 277/480 volt service
- > Sprinklered
- > Highly efficient suite configurations
- > Office vacancies:
 - Suite 200: 4,100 SF available now
\$0.70/SF modified gross & CAM
- > Industrial vacancies:
 - Suite 120: 4,000 SF available now
\$0.50/SF modified gross & CAM
 - Suite 130: 5,800 SF available now
\$0.50/SF modified gross & CAM



**FREE RENT FOR
NEW TENANTS**

NEW LOWER RATES

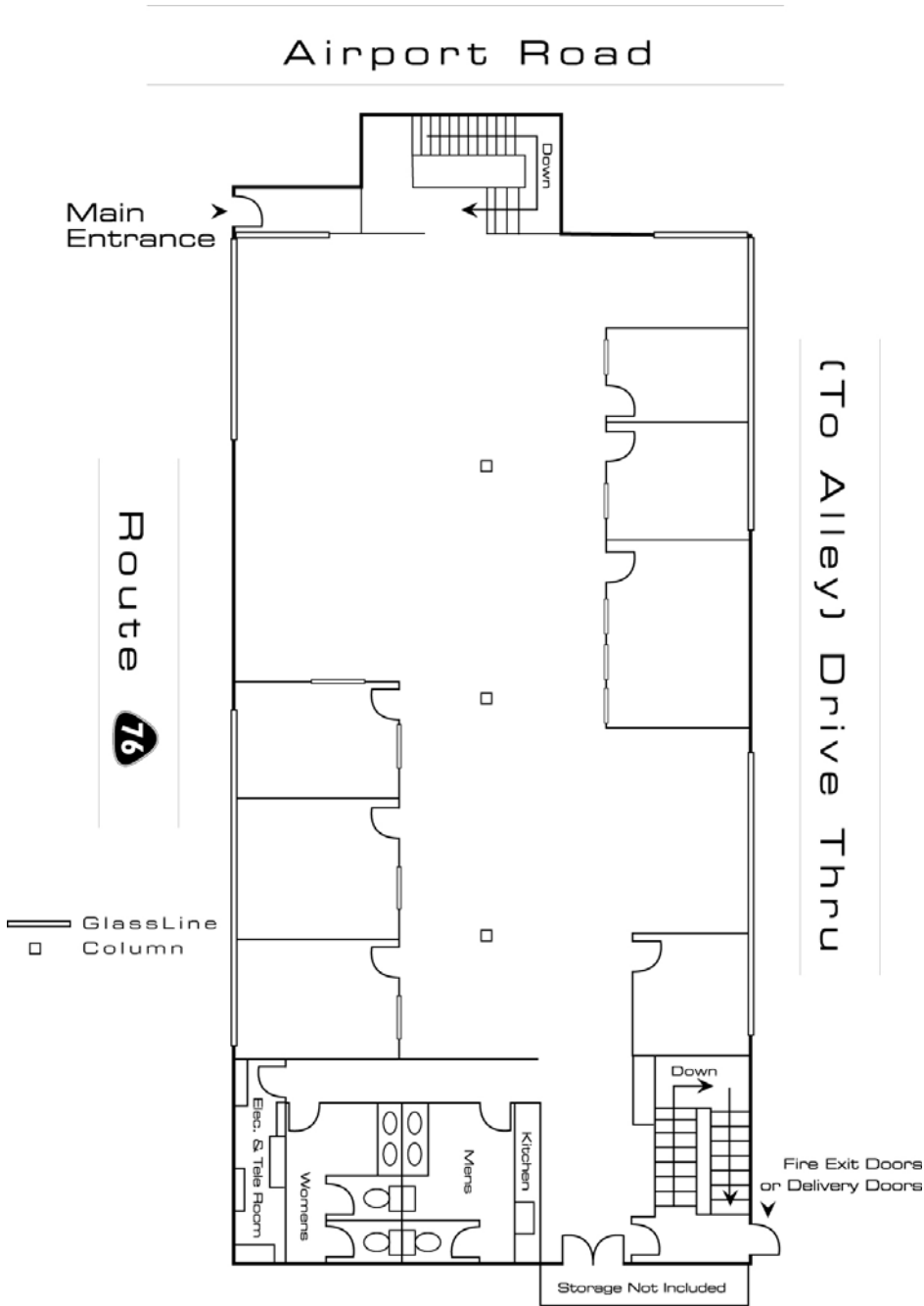
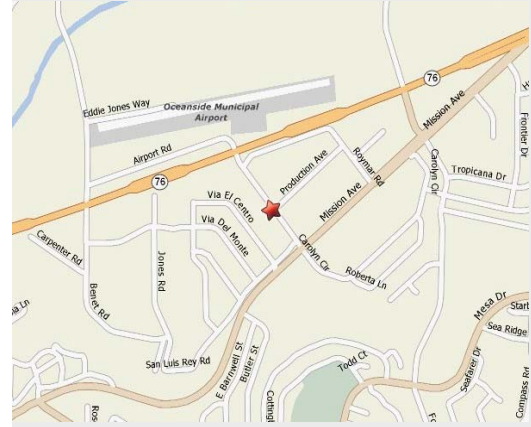
*CAM charge estimated at \$0.06/SF

JOSH MCFADYEN
760 930 7945
CARLSBAD, CA
josh.mcfadyen@colliers.com
Lic# 01255566

JOE CROTTY
760 930 7906
CARLSBAD, CA
joe.crotty@colliers.com
Lic# 01369821

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad

305 Airport Road > Floor Plan



Suite 200

Floor Plan Not to Scale

Contact Us

JOSH MCFADYEN
 760 930 7945
 CARLSBAD, CA
josh.mcfadyen@colliers.com
 Lic# 01255566

JOE CROTTY
 760 930 7906
 CARLSBAD, CA
joe.crotty@colliers.com
 Lic# 01369821

COLLIERS INTERNATIONAL
 5901 Priestly Drive, Suite 100
 Carlsbad, CA 92008
www.colliers.com/carlsbad

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.

