



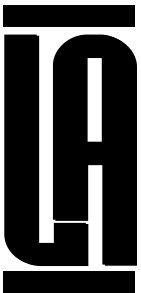
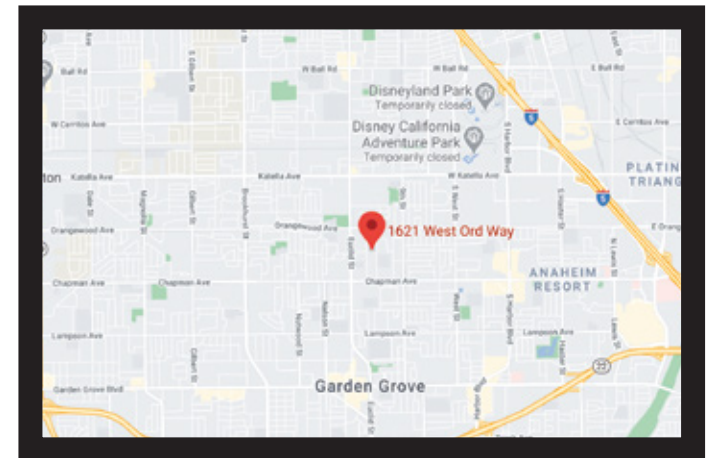
1621 ORD WAY

LA

**LAWRENCE ALLEN &
ASSOCIATES**



AMENITIES



- MODERN 2007 CONSTRUCTION
- WITHIN MINUTES OF I-5 & HIGHWAY 78
- CENTRAL OCEANSIDE LOCATION
- POWER: 400 AMPS OF 277/480V POWER
- OVERSIZED 12, 12x14, GRADE LEVEL DOOR
- CLEAR HEIGHT: 22'

BUILDING SUMMARY



OCEANSIDE, CA



**8,290 SF TOTAL
(2,294 SF) OFFICE**



**400 AMPS (277/480v)
12'x14' DOOR, 22' CH**



**\$203.25/SF
\$1,680,000**



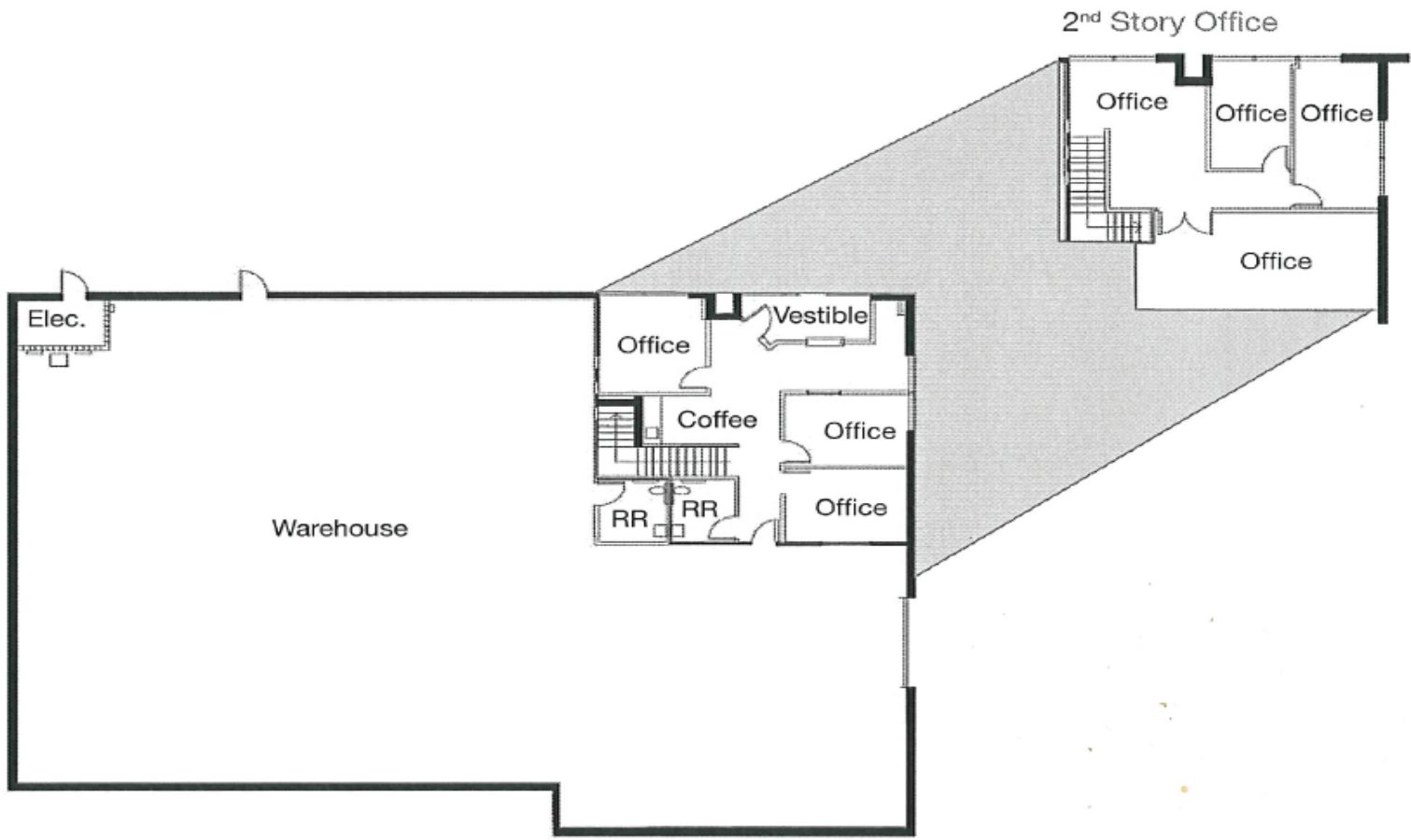
**14 PARKING
SPOTS**



**ZONED: LI- LIGHT
INDUSTRIAL**

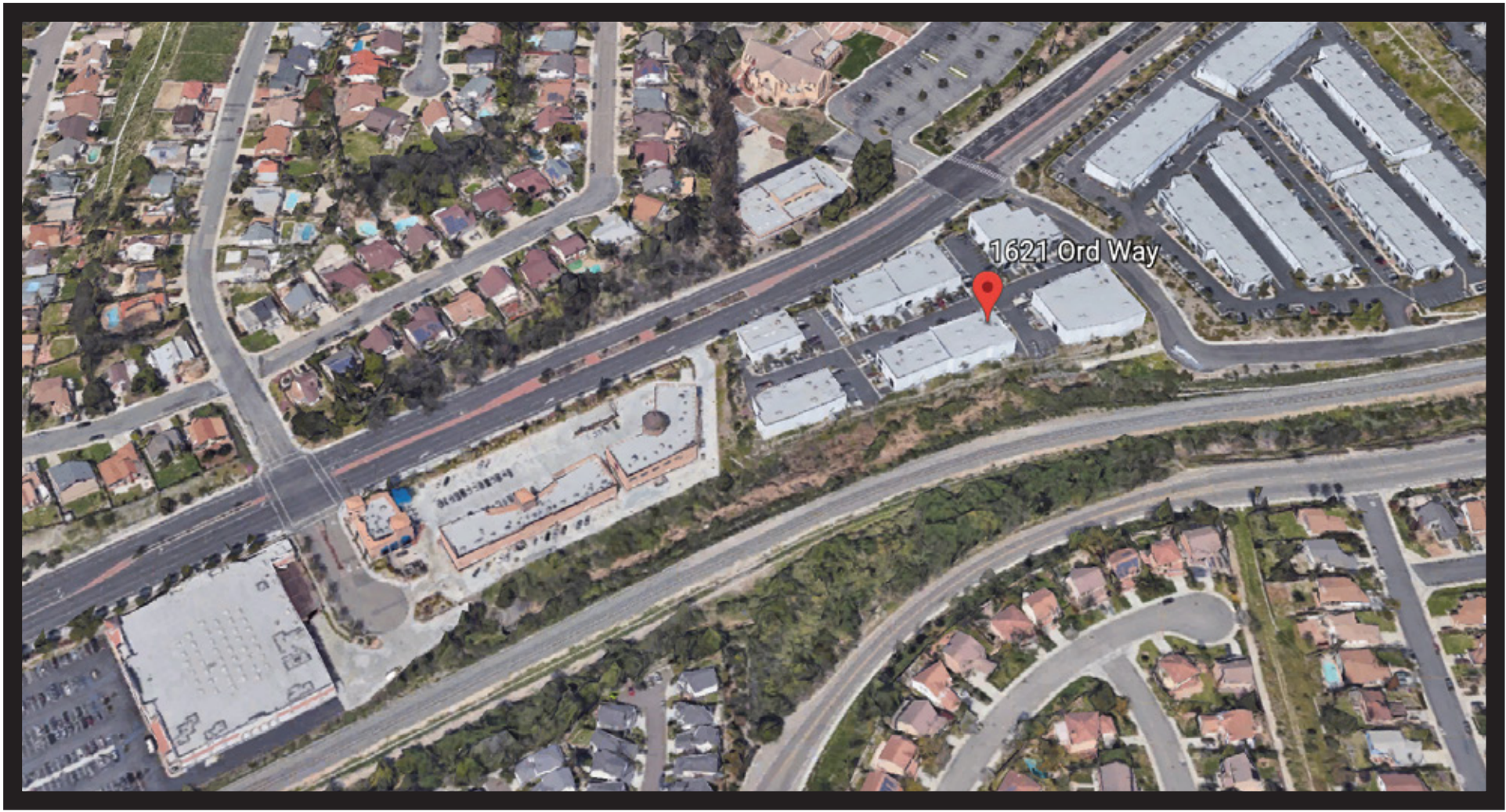


FLOOR PLAN





LOCATION




FINANCIALS



1621 ORD WAY S.F	8,290 SF
MONTHLY GROSS RENT	\$8,516.05
ASSOCIATION DUES	\$443.00
TOTAL MONTHLY PAYMENT	\$8,957.05
ANNUAL GROSS INCOME	\$107,508.00
PROPERTY TAXES	\$14,199.00
INSURANCE	\$3,000.00
TOTAL EXPENSES	\$20,946.00
NOI	\$86,562.60


LARRY KLIGER

 (909) 992-0987 - Direct
(626) 429-8890 - Cell

 lkliger@la-assoc.com

 BRE # 01301956

JOSH KLIGER

 (909) 295-3484 - Direct
(714) 883-2086 - Cell

 josh.kliger@la-assoc.com

 BRE # 02085040

LAWRENCE ALLEN
— & ASSOCIATES —
COMMERCIAL REAL ESTATE SERVICES