

LOCKWOOD COMMERCIAL REALTY, INC.

NOW LEASING

FOR LANDSCAPE CONTRACTORS · OCEANSIDE, CA

PARK WHERE THE WORK IS.

A secure 7,800 SF fenced concrete yard with an office and restroom with shower, on the west side of South Coast Highway near the ocean.

7,800 SF

Fenced yard, 100% concrete

280 SF

Office, restroom and shower

24/7

Gated, lit, cameras with DVR



**Stop paying crews to
sit in inland traffic.**



ASKING RENT

\$2,800 / MONTH

Plus utilities · 1527 South Coast Highway, Oceanside

CHARLES CURREY, SIOR

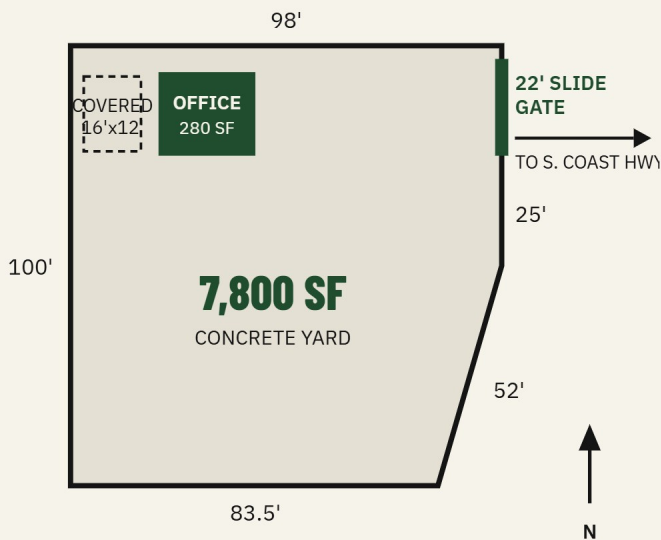
760-730-9100

chuck@lockwoodcommercial.com

PROPERTY SUMMARY

1527 SOUTH COAST HIGHWAY

OCEANSIDE, CA 92054



Yard Area-	7,800 SF, 100% concrete surface
Building-	Approx. 280 SF office with restroom and shower
Covered Parking-	16' x 12'
Security-	Metal perimeter fencing, 22' slide gate, camera system with DVR, yard lighting
Zoning-	M-1, City of Oceanside
APN-	153-030-43-00
Asking Rent-	\$2,800 per month plus utilities

WHY IT WORKS FOR A LANDSCAPE COMPANY

- 1 Shorter drives.** Crews start the day on the coast, close to accounts in Oceanside, Carlsbad, Encinitas and beyond.
- 2 Lower operating cost.** Fewer miles means less fuel, less paid drive time and less wear on trucks and trailers.
- 3 Secure overnight.** Fenced, gated, lit and on camera for trucks, trailers, mowers and equipment.
- 4 All-weather surface.** 100% concrete, so there is no mud or rutting in the winter rains.
- 5 Office on site.** Room for dispatch, paperwork and time cards, with a restroom and shower for crews.
- 6 Industrial zoning.** Zoned M-1. Landscape Supply Yard and Nursery are listed permitted uses.

CHARLES CURREY, SIOR

Lockwood Commercial Realty, Inc.
2725 Jefferson Street, Suite 1, Carlsbad, CA 92008
chuck@lockwoodcommercial.com · www.lockwoodcommercial.com

CALL TO SEE THE YARD

760-730-9100

DRE License # 00658596

A green approach to efficiency. A black & white approach to professionalism.

All information is deemed reliable but is not guaranteed. Measurements are approximate. Tenant to verify zoning and intended use with the City of Oceanside. Some vehicle and equipment storage uses may require a special use permit.

LOCKWOOD COMMERCIAL REALTY, INC.

NOW LEASING

FOR FENCE CONTRACTORS · OCEANSIDE, CA

STOCK IT CLOSER. BUILD IT FASTER.

A secure North County satellite yard for your posts, panels, gates and trucks, with an office, on South Coast Highway.

7,800 SF

Concrete yard for stock and trucks

280 SF

Office, restroom and shower

24/7

Gated, lit, cameras with DVR



**Heavy material costs
money every mile it travels.**



ASKING RENT

\$2,800 / MONTH

Plus utilities · 1527 South Coast Highway, Oceanside

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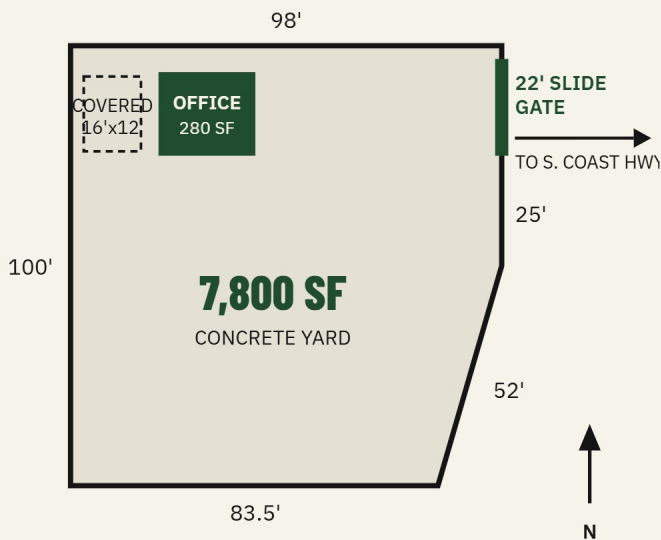
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Asking Rent-	\$2,800 per month plus utilities

WHY IT WORKS FOR A FENCE CONTRACTOR

- 1 Local inventory.** Stock posts, rails, panels and gates in North County instead of hauling every heavy load from one central yard.
- 2 Shorter drives.** Service trucks and crews start the day close to jobs in Oceanside, Carlsbad, Vista, Encinitas and beyond.
- 3 Built for multi-visit jobs.** Set posts, come back weeks later for fence material and gates, without the long round trip each time.
- 4 Secure overnight.** Fenced, gated, lit and on camera for trucks, trailers, material and tools.
- 5 Office on site.** Room for dispatch, estimating and time cards, with a restroom and shower for crews.
- 6 Industrial zoning.** Zoned M-1. Fence Supply Yard is a listed permitted use.

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NOW LEASING

FOR DEVELOPERS & GENERAL CONTRACTORS · OCEANSIDE, CA

STAGE IT HERE. BUILD IT THERE.

A secure lay down yard and air-conditioned field office on South Coast Highway, within 5 miles of the downtown and coastal Oceanside projects.

7,800 SF

Concrete lay down yard

280 SF

A/C field office, restroom,
shower

24/7

Gated, lit, cameras with
DVR



Downtown and coastal job sites have little room to stage.

South Coast Hwy corridor 0.2-0.8 mi

Downtown / Mission Ave 1.1-1.4 mi

Oceanside Blvd / Hwy 76 About 3 mi

0

5 miles

Approximate straight-line distances from the yard to
approved and active Oceanside projects.

ASKING RENT

\$2,800 / MONTH

Plus utilities · 1527 South Coast Highway, Oceanside

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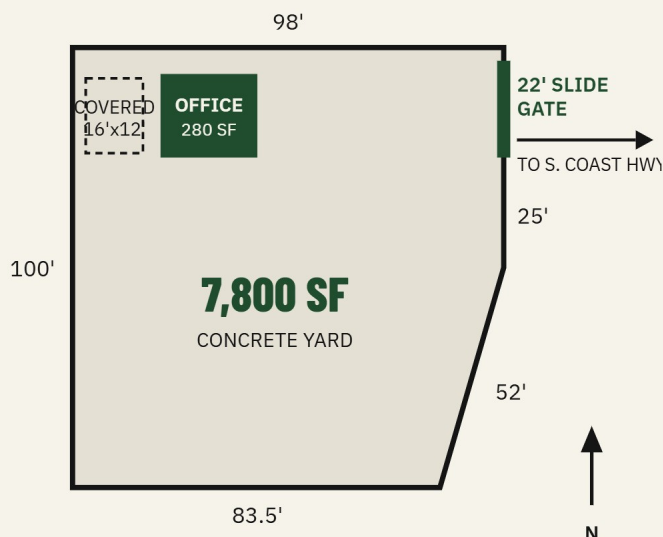
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OCEANSIDE, CA 92054



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WHY IT WORKS FOR A BUILDING PROJECT

- 1 Lay down space.** Stage materials, equipment and trailers off site, where downtown and coastal lots leave little room to work.
- 2 Field office.** Air-conditioned office for the superintendent, plan sets, subcontractor meetings and inspections.
- 3 Restroom and shower.** Permanent facilities on site for staff and crews.
- 4 Close to the work.** About 1 mile to the downtown Mission Avenue projects and under 1 mile to South Coast Highway sites.
- 5 Secure overnight.** Fenced, gated, lit and on camera for equipment, trailers, material and tools.
- 6 Truck access.** 22' slide gate off South Coast Highway, minutes from I-5. Zoned M-1.

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LOCKWOOD COMMERCIAL REALTY, INC.

NOW LEASING

FOR REFUSE, HAULING & DEMOLITION · OCEANSIDE, CA

PARK THE FLEET. SAVE THE MILES.

A secure North County yard for roll-off trucks, dump trucks, empty bins and equipment, with an office, on South Coast Highway.

7,800 SF

Concrete yard for trucks and bins

22 FT

Slide gate for roll-off trucks

24/7

Gated, lit, cameras with DVR



Demolition and grading work is starting close by.

South Coast Hwy corridor 0.2-0.8 mi

Downtown / Mission Ave 1.1-1.4 mi

Oceanside Blvd / Hwy 76 About 3 mi

0 5 miles

Approximate straight-line distances from the yard to approved and active Oceanside projects.

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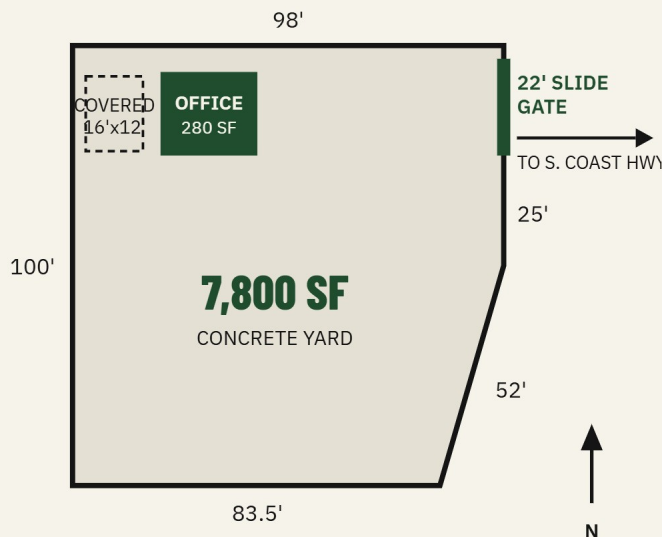
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WHY IT WORKS FOR A HAULING COMPANY

- 1 Park the fleet.** Room for roll-off trucks, dump trucks, trailers and equipment on a 100% concrete surface.
- 2 Stage empty bins.** Keep empty roll-off containers close to coastal North County jobs.
- 3 Office on site.** Air-conditioned office for dispatch, with a restroom and shower for drivers.
- 4 Close to the work.** About 1 mile to the downtown Mission Avenue projects and under 1 mile to South Coast Highway sites.
- 5 Secure overnight.** Fenced, gated, lit and on camera for equipment, trailers, material and tools.
- 6 Truck access.** 22' slide gate off South Coast Highway, minutes from I-5. Zoned M-1.

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