

# For Sale or Lease

# R&D Lab Building

2595 Jason Court, Oceanside, CA 92056



APN  
161-660-30

- 8,215 SqFt of Building Area with (1) 10x12 GL Door
- 20,083 SqFt of Land Area with 17 Parking Spaces
- 1,841 SqFt of Office Area with 4 Restrooms & Kitchen Area
- 1,876 SqFt of Storage Area & Corridors – 6 Skylights
- 3,217 SqFt of Lab/Work Area – ISO 7 & 8 Ratings
- Full HVAC Building with Special Independent Filtration Systems for Lab & Clean Room Areas
- Upgraded High Amperage Electrical Service
- **Lease Rate \$1.25 Net of all Building & Utility Expenses**
- **Sales Price \$1,775,000**
- Delivery Date – Please Call Broker
- All Areas are Approximate & Need to be Verified by Lessee



**Lockwood**  
Commercial Realty

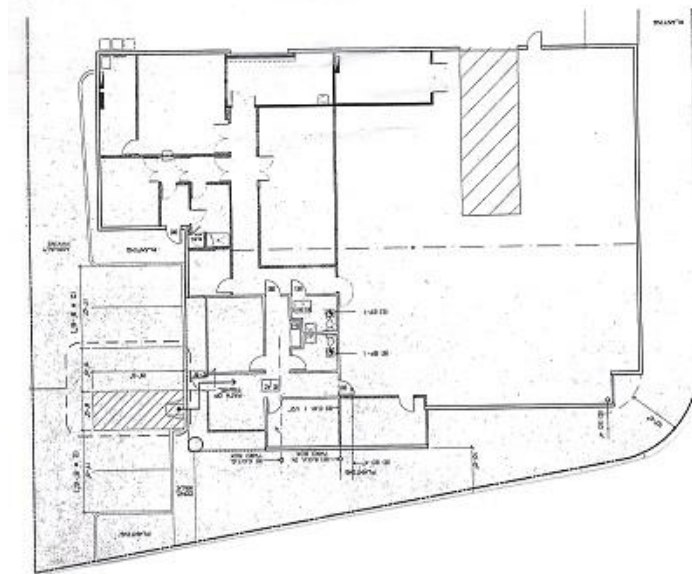
Charles Currey, SIOR #00658596  
760.730.9100 x 301  
[chuck@lockwoodcommercial.com](mailto:chuck@lockwoodcommercial.com)

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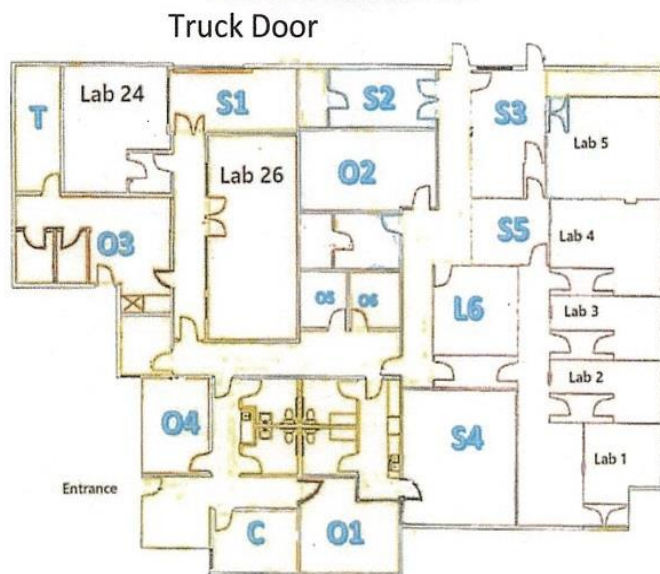
Building Layout

Original Layout



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Existing Layout



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