



LEED Silver Designated



BentallGreenOak 



**DELIVERABLE IN
12 Months**
From Signed Lease

FOR LEASE
PRESCOTT INDUSTRIAL PARK
1851 ORD WAY

CLASS A INDUSTRIAL | 70,908 SF ON 4.74 ACRES
OCEANSIDE, CA

HIGHLIGHTS

FUNCTIONALITY + FLEXIBILITY

- 2.26:10,000 SF Dock Ratio
- 32' clear creates cubic storage advantage, allowing tenants to lease less square footage while racking higher
- Modern spec office improvements
- Divisibility starting at $\pm 35,000$ SF



NEWER IS BETTER

Fully permitted shovel ready site deliverable in 12 months from a signed lease. Tenants can mitigate risk and maximize efficiency in a first-generation warehouse



STRONG IDENTITY

Class A finishes and prominent visibility/signage potential to promote brand recognition



STRATEGIC LOCATION

Equidistant to downtown SD, Orange County and Southwest Riverside, Oceanside is the first submarket in San Diego for inbound product from ports of Los Angeles/Long Beach, strong labor demographics and access to public transportation including 7 sprinter stations in Oceanside



LIFESTYLE

Minutes away from the Pacific Ocean and Oceanside's burgeoning coastal retail corridor



STRENGTH + STABILITY

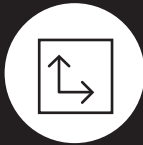
Institutional ownership and management results in pride of ownership, long term perspective, and access to capital for improvements



PROJECT OVERVIEW



4 Buildings



337,026 SF



21.7 Acres



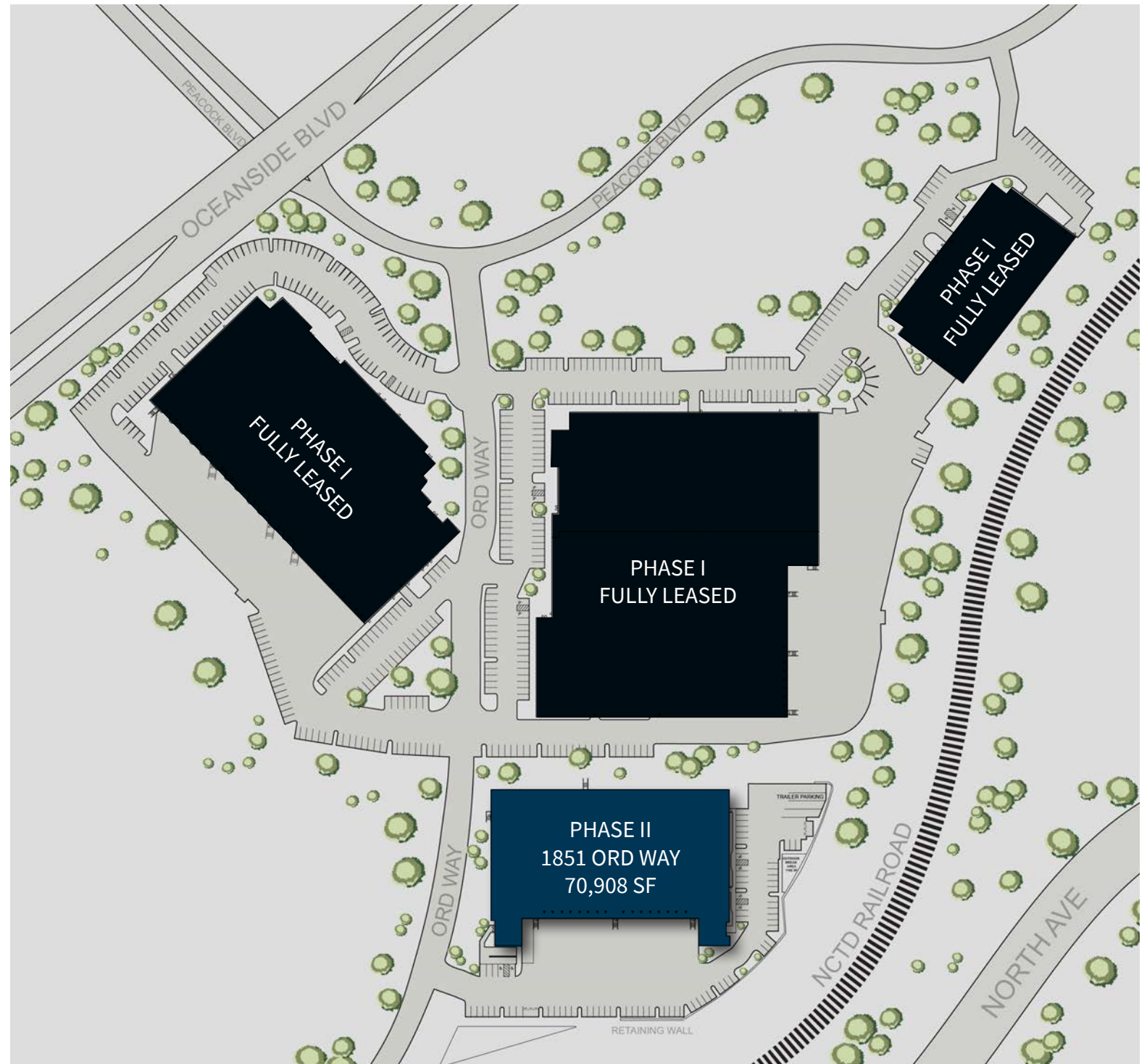
Convenient access to
I-5, SR-76 & SR-78



Zoned IL
City of Oceanside



Large Outdoor Break &
Enjoyment Areas



SITE PLAN



SECURED ENVIRONMENT

- Fully gated truck court
- Safeguarded trailer parking



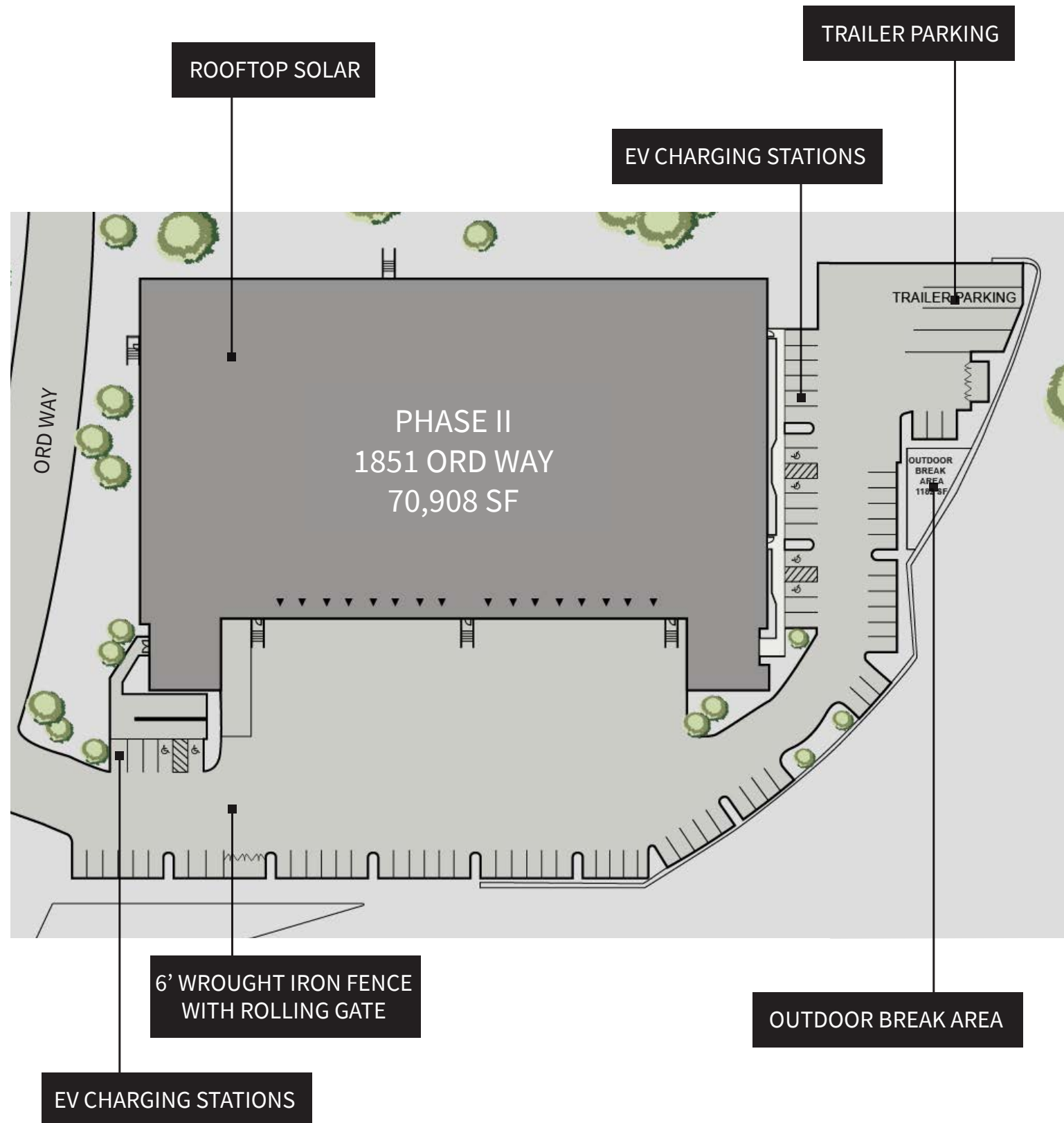
EMPLOYEE SATISFACTION & RETENTION

- Bike racks near main entry
- Outdoor break areas



SUSTAINABILITY

- Designed to meet LEED Silver designation including cool roof, low flow plumbing fixtures, and building materials that lower carbon emissions
- Solar sized to offset approximately 50% of power consumption, fully equipped EV charging stations



AVAILABILITY



70,908 SF total
building size



Divisibility starting at
±35,000 SF



2,645 SF of office



16 dock high doors



2 grade level doors
(4 future knock out
panels)



32' clear height



4 trailer parking
stalls



ESFR sprinkler system



4000 amps,
277/480 volt power



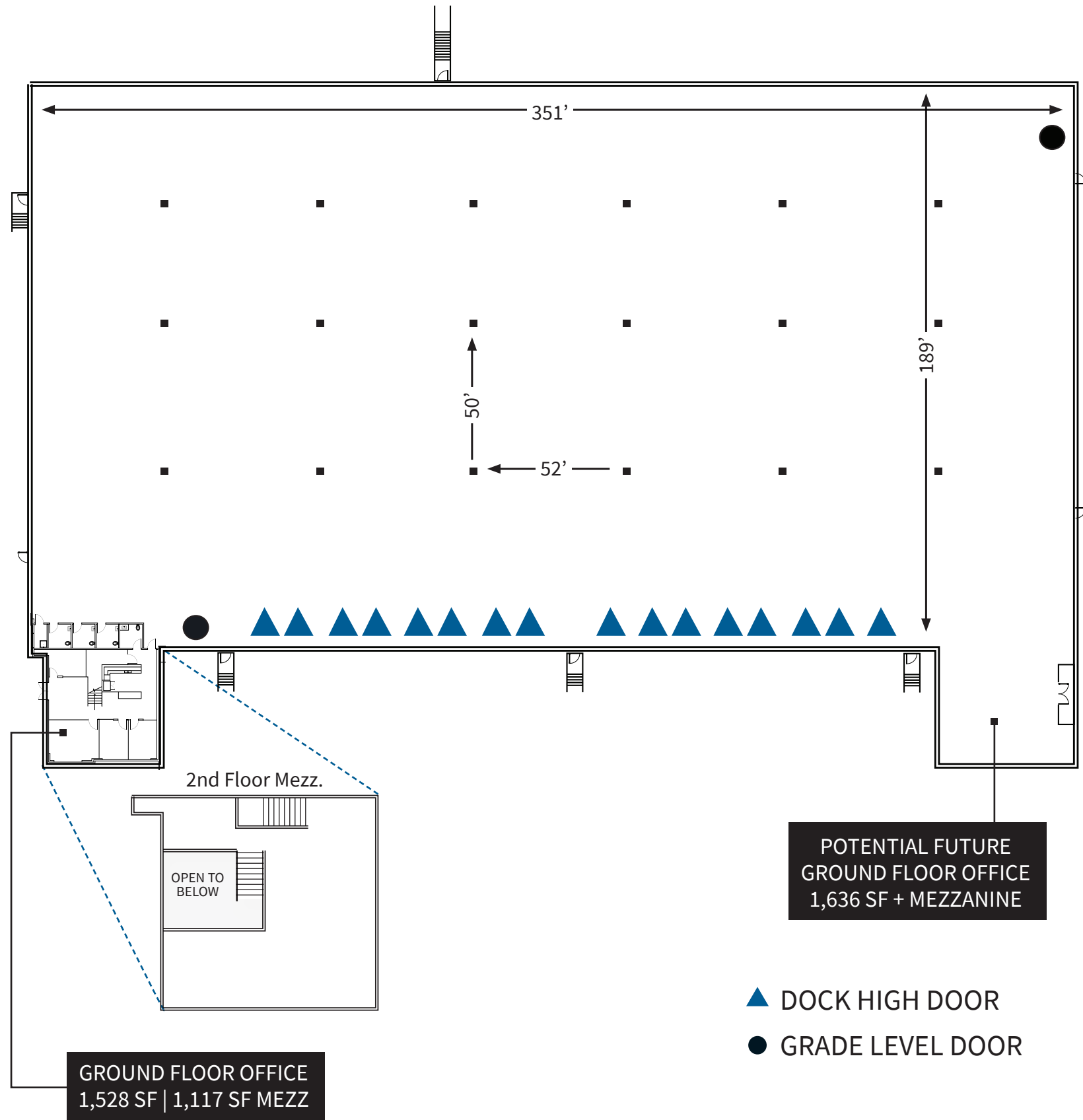
130' truck court depth



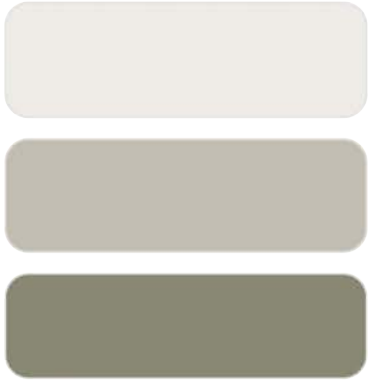
50'x52' typical
column spacing,
60' speed bay



78 auto parking stalls
including 7 EV designated
& 4 with EV equipped
chargers



INTERIOR FINISHES



PAINT



FAUX GREEN WALL @ ENTRY



LIGHTING @ RECEPTION AREA



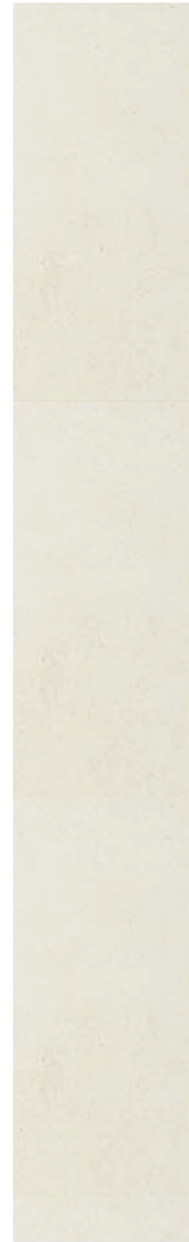
CARPET @
THROUGHOUT



CONCRETE



FLOOR TILE
STAIRS



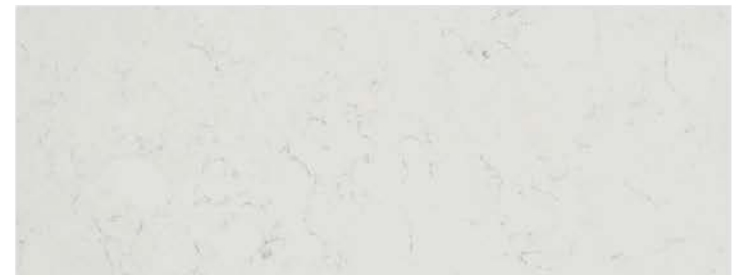
FLOOR TILE
RESTROOM



WALL TILE @ OFFICE RESTROOMS



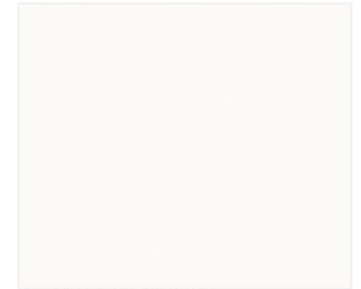
WALL TILE @ BREAK ROOM



QUARTZ COUNTERTOP @ BREAK ROOM & RESTROOMS



PLASTIC LAMINATE -
UPPER CABINETRY



PLASTIC LAMINATE -
LOWER CABINETRY

ALL GENDER RESTROOMS

FLOOR TILE

PAINT

WALL TILE

BREAK ROOM

PRINTING AREA

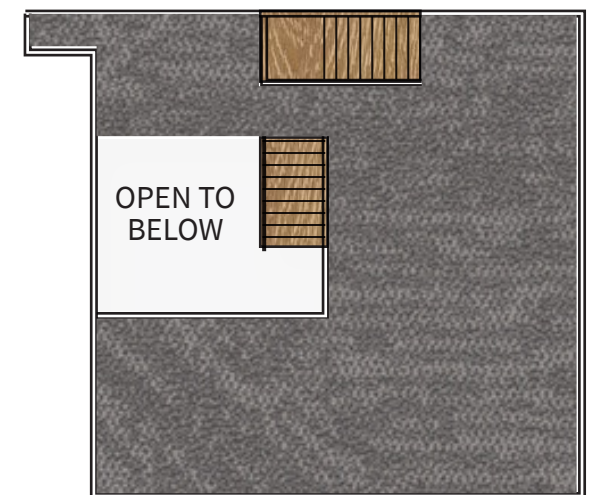
CONCRETE

ENTRY &
RECEPTION
AREA

CARPET



FAUX GREEN WALL



MEZZANINE





STRATEGIC LOCATION

DRIVE TIMES

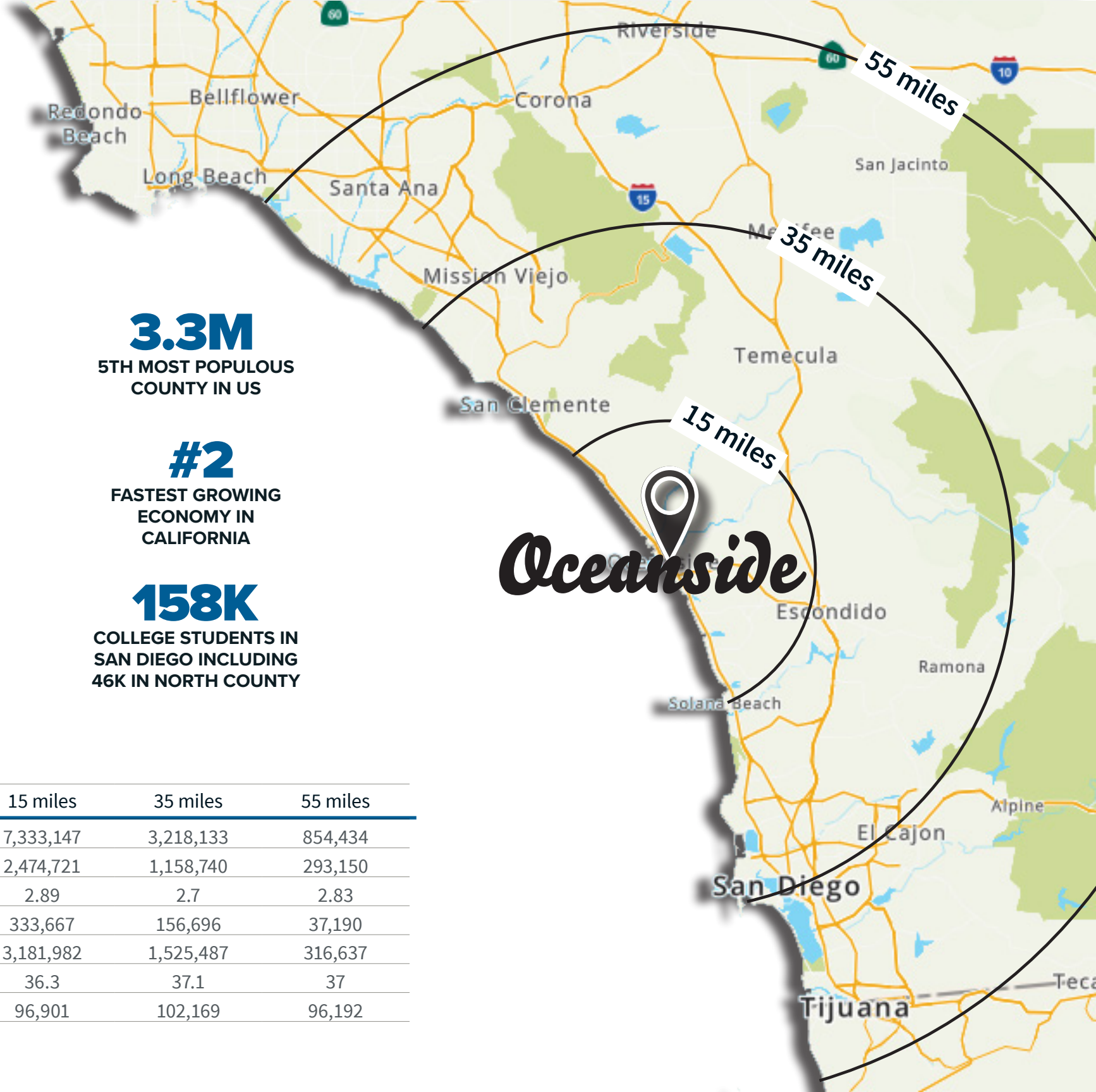
- 1 hr 43 min
Port of LA/Long Beach
- 1 hr 20 min
Orange County
- 1 hr 20 min
Riverside County
- 43 min
SD International Airport
- 48 min
Downtown San Diego
- 1 hr
Mexico Border

3.3M
5TH MOST POPULOUS
COUNTY IN US

#2
FASTEST GROWING
ECONOMY IN
CALIFORNIA

158K
COLLEGE STUDENTS IN
SAN DIEGO INCLUDING
46K IN NORTH COUNTY

	15 miles	35 miles	55 miles
Population	7,333,147	3,218,133	854,434
Households	2,474,721	1,158,740	293,150
Average Household Size	2.89	2.7	2.83
Total Businesses	333,667	156,696	37,190
Total Employees	3,181,982	1,525,487	316,637
Median Age	36.3	37.1	37
Median Household Income	96,901	102,169	96,192



PACIFIC OCEAN



PRESCOTT
INDUSTRIAL PARK
1851 ORD WAY

SPRINTER

HYDRANAUTICS
Nitto Group Company

BSG
Select Ingredients

LaCANTINA
DOORS



UNITED STATES
POSTAL SERVICE®

Glass Warehouse

Andersen



wayfair

PIRCH

FedEx
Ground

TESLA

Coca-Cola
GILEAD
Creating Possible



MAGNAFLOW

Genentech

IONIS

BRIXTON



OneSource
A Sonopar Company

SKOUT'S
HONOR
PET SUPPLY CO.

Nitto



76

78

5

OCEANSIDE BLVD

EL CAMINO REAL

MESA DRIVE

COLLEGE BLVD



LEED Silver Designated



Greg Lewis
Executive Vice President
+1 858 410 1251
greg.lewis@jll.com
RE license No. 01856260

Andy Irwin
Executive Vice President
+1 858 410 6376
andy.irwin@jll.com
RE license No. 01302674



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