

FOR LEASE

179 & 271 Roymar Road

// Oceanside, CA

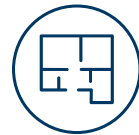


INDUSTRIAL SUITES FOR LEASE

±1,200 - ±2,400 RSF AVAILABLE



PROPERTY HIGHLIGHTS



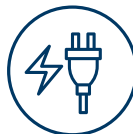
Small incubator
warehouse units



Two buildings
16,800 SF



Excellent ingress
from Hwy 76



Power:
3 Phase 120/208v
100-200 Amps



Located in a
Qualified HUBZone



Ceiling height:
Approximately 14'



Secure and fenced
yards and parking



Located next to
Oceanside Municipal
Airport

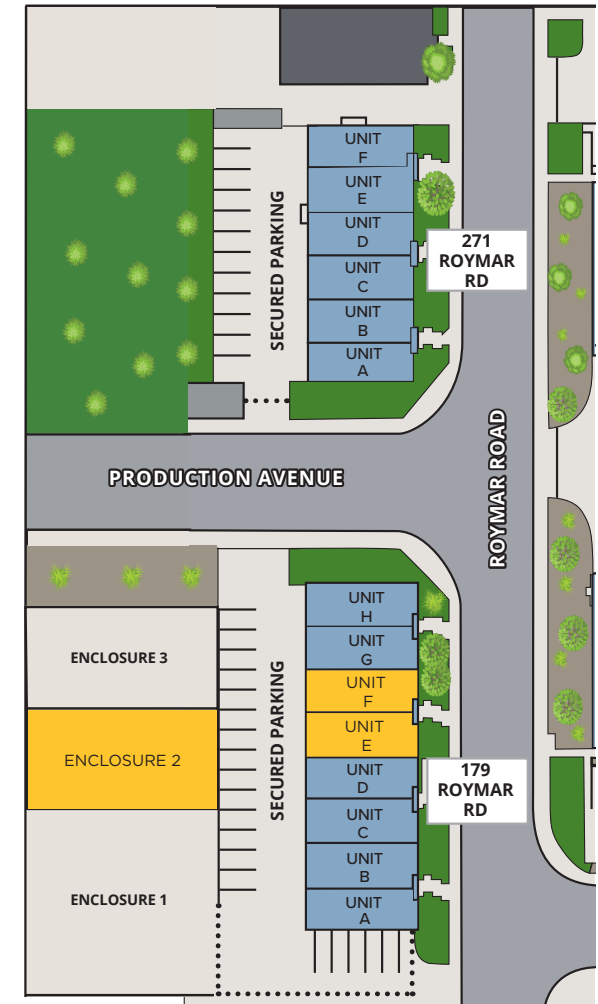
SITE PLAN



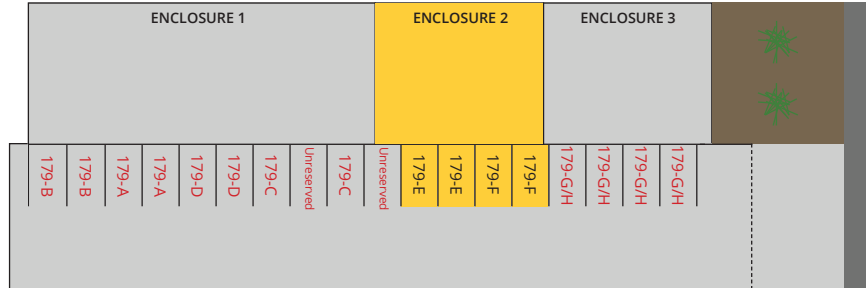
CURRENT AVAILABILITIES

SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
179 Roymar Rd, Suites E/F Plus Enclosure 2	2,400 SF (Suite) & 1,000 SF (Enclosure)	Warehouse Space with Offices, 2 Restrooms, 2 Grade Level Roll-Up Doors & Enclosure 2	Negotiable + NNN*	Call Brokers For Details
179 Roymar Rd, Suite E (Conceptual Layout) Plus Enclosure 2	1,200 SF (Suite) & 1,000 SF (Enclosure)	Warehouse Space with Office, Restroom, 1 Grade Level Roll-Up Door & Enclosure 2	Negotiable + NNN*	Call Brokers For Details
179 Roymar Rd, Suite F (Conceptual Layout) Plus Enclosure 2	1,200 SF (Suite) & 1,000 SF (Enclosure)	Warehouse Space with Office, Restroom, 1 Grade Level Roll-Up Door & Enclosure 2	Negotiable + NNN*	Call Brokers For Details

*Est. NNN: \$0.63/SF



FLOOR PLAN



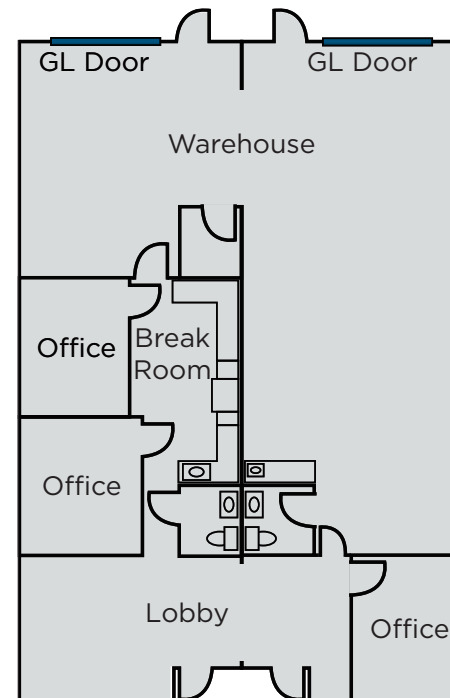
179 ROYMAR ROAD

Suite E/F |

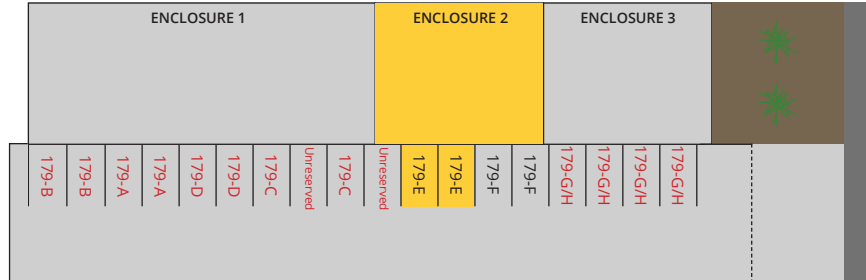
±2,400 RSF Suite

& 1,000 RSF Enclosure

- Negotiable + Est. NNN: \$0.63/SF
- Rare and Private Secured Storage Yard
- Two (2) Grade Level Roll-Up Doors
- Fenced Parking
- Call Broker to Schedule a Tour



FLOOR PLAN



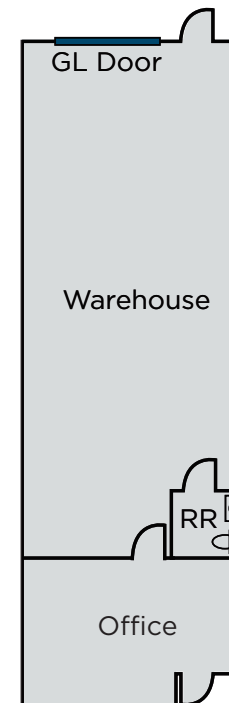
 Reserved Parking Spots & Enclosure For Premises

179 ROYMAR ROAD

Suite E |
±1,200 RSF Suite
& 1,000 RSF Enclosure

- Negotiable + Est. NNN: \$0.63/SF
- Rare and Private Secured Storage Yard
- One (1) Grade Level Roll-Up Door
- Fenced Parking
- Call Broker to Schedule a Tour

*Conceptual Layout



FLOOR PLAN

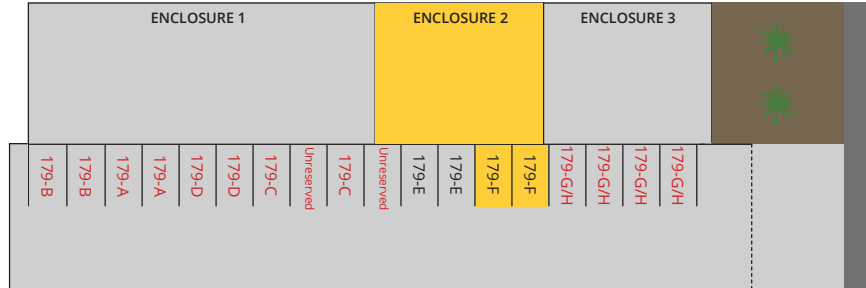


179 ROYMAR ROAD

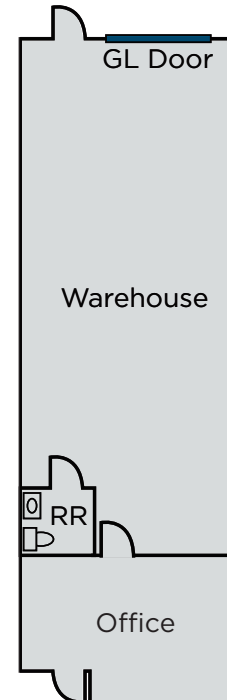
Suite F |
±1,200 RSF Suite
& 1,000 RSF Enclosure

- Negotiable + Est. NNN: \$0.63/SF
- Rare and Private Secured Storage Yard
- One (1) Grade Level Roll-Up Door
- Fenced Parking
- Call Broker to Schedule a Tour

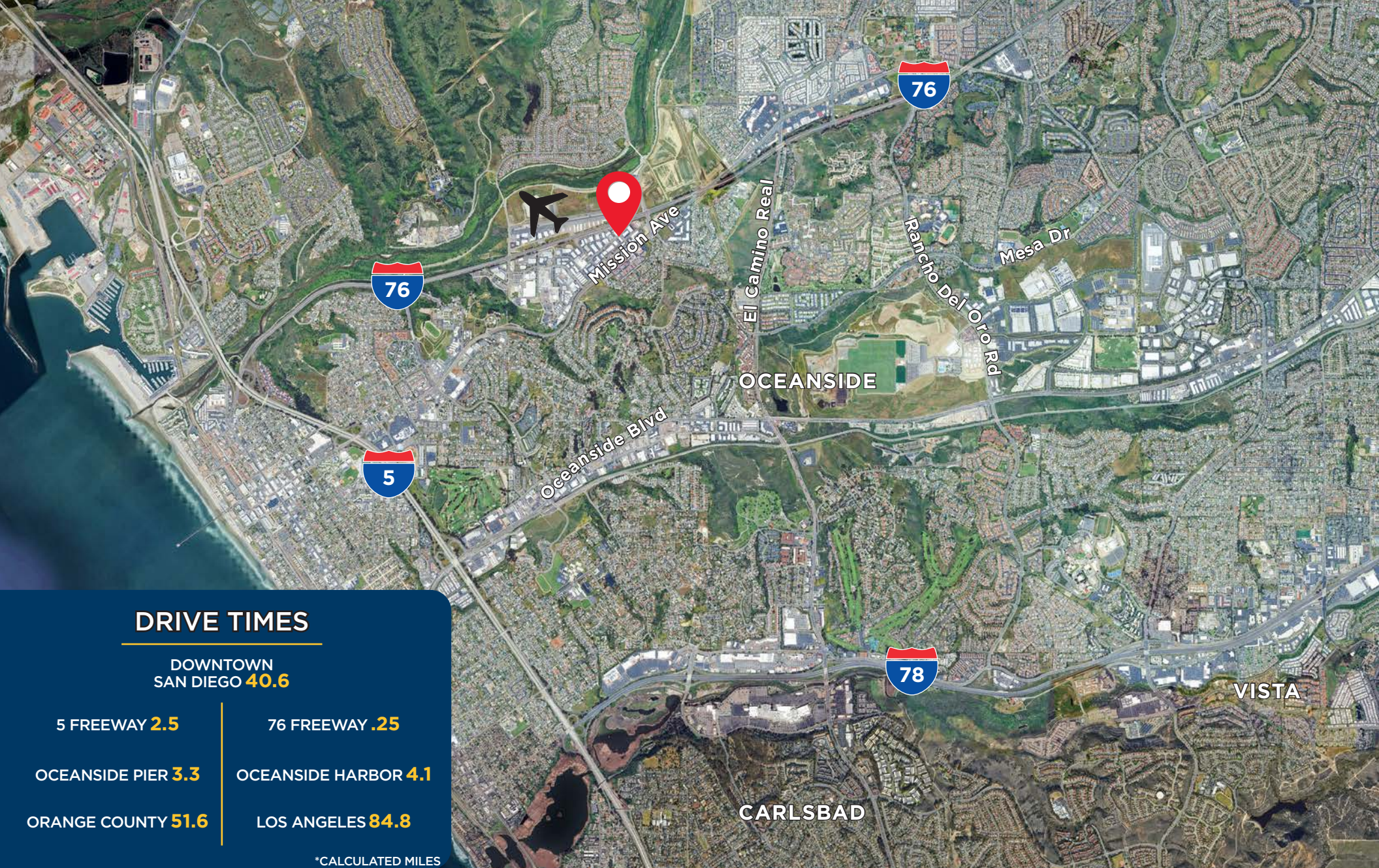
*Conceptual Layout



 Reserved Parking Spots & Enclosure For Premises



PROPERTY AERIAL MAP



DRIVE TIMES

DOWNTOWN
SAN DIEGO **40.6**

5 FREEWAY **2.5**

76 FREEWAY **.25**

OCEANSIDE PIER **3.3**

OCEANSIDE HARBOR **4.1**

ORANGE COUNTY **51.6**

LOS ANGELES **84.8**

*CALCULATED MILES



JOE CROTTY

+1 760 473 1811
joe.crotty@cushwake.com
LIC #01369821

TYLER STEMLEY

+1 760 908 4270
tyler.stemley@cushwake.com
LIC #02003867

CONOR BOYLE

+1 760 458 5739
conor.boyle@cushwake.com
LIC #01813305

12830 El Camino Real, Suite 100
San Diego, CA 92130 // +1 858 452 6500