

FOR LEASE

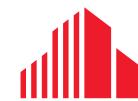
**179 & 271 Roymar Road**

// Oceanside, CA



**INDUSTRIAL SUITES FOR LEASE**

**±1,200-±2,400 RSF AVAILABLE**

 CUSHMAN &  
WAKEFIELD

# 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

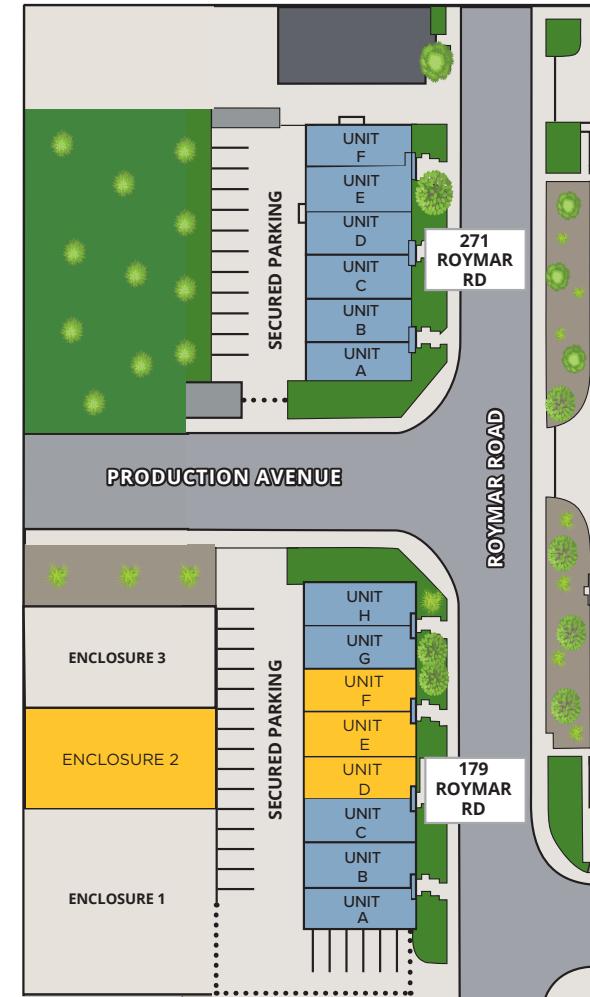
# SITE PLAN



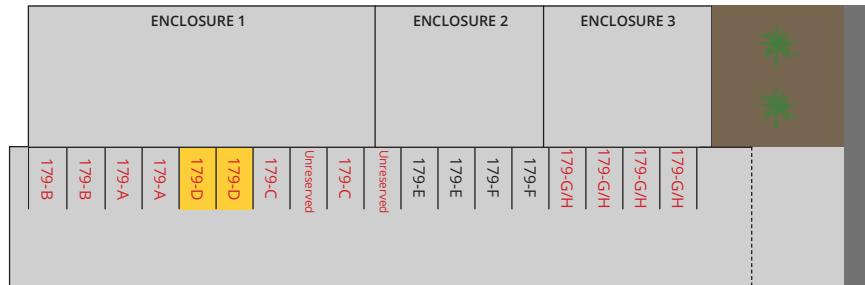
## CURRENT AVAILABILITIES

SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
<b>179 Roymar Rd, Suite D</b>	1,200 SF	Warehouse Space with Office, Restroom, & 1 Grade Level Roll-Up Door	\$1.60/SF + *Est. NNN	Call Brokers For Details
<b>179 Roymar Rd, Suites E/F Plus Enclosure 2</b>	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
<b>179 Roymar Rd, Suite E (Conceptual Layout) Plus Enclosure 2</b>	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
<b>179 Roymar Rd, Suite F (Conceptual Layout) Plus Enclosure 2</b>	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: \$0.55/SF



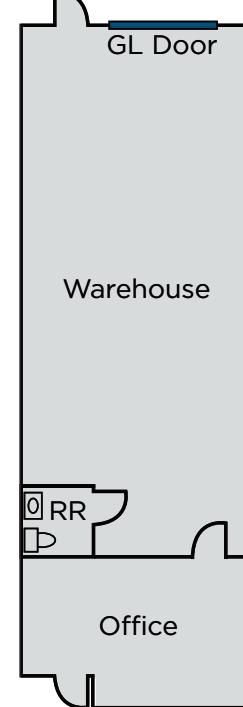
# FLOOR PLAN



## 179 ROYMAR ROAD

Suite D | ±1,200 RSF

- \$1.60/SF NNN\*
- One (1) Grade Level Roll-Up Door
- Fenced Parking
- Call Broker to Schedule a Tour



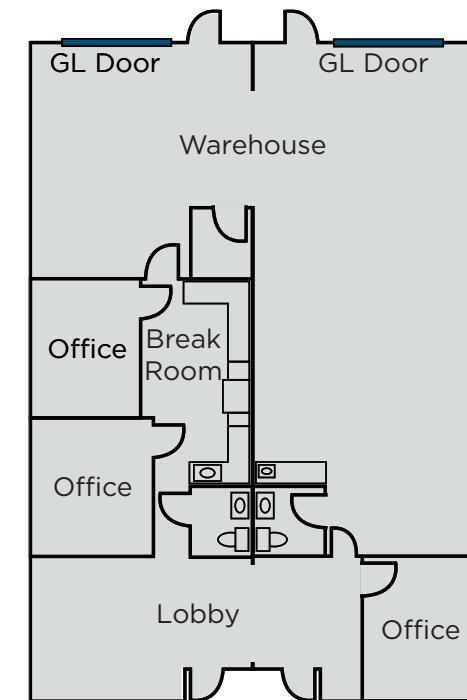
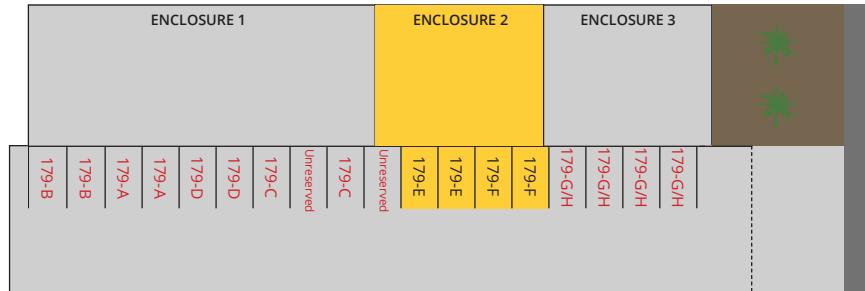
# FLOOR PLAN



## 179 ROYMAR ROAD

Suite E/F |  
±2,400 RSF Suite  
& 1,000 RSF Enclosure

- Negotiable + Est. NNN: \$0.55/SF
- Rare and Private Secured Storage Yard
- Two (2) Grade Level Roll-Up Doors
- Fenced Parking
- Call Broker to Schedule a Tour



# FLOOR PLAN

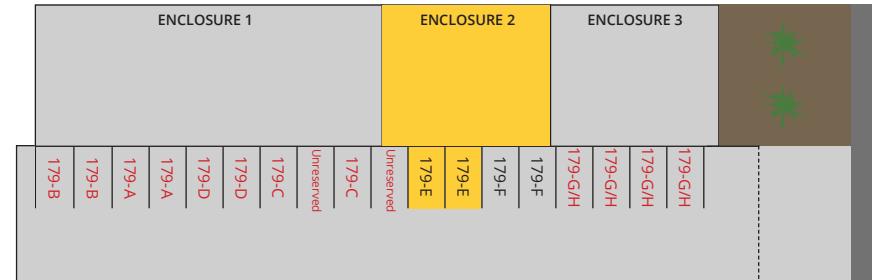


## 179 ROYMAR ROAD

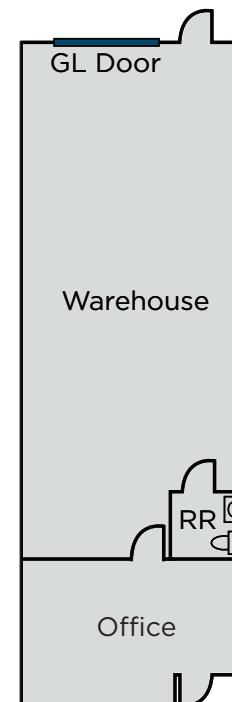
Suite E |  
±1,200 RSF Suite  
& 1,000 RSF Enclosure

- Negotiable + Est. NNN: \$0.55/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



# FLOOR PLAN

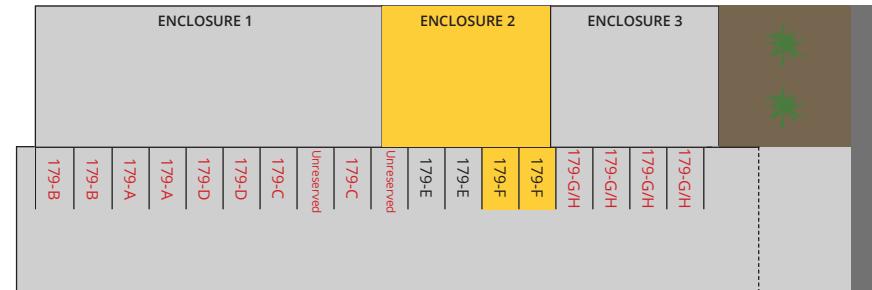


## 179 ROYMAR ROAD

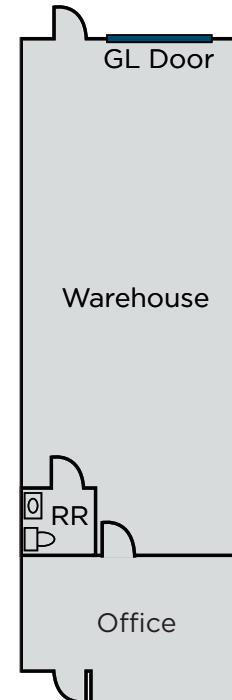
Suite F |  
±1,200 RSF Suite  
& 1,000 RSF Enclosure

- Negotiable + Est. NNN: \$0.55/SF
- Rare and Private Secured Storage Yard
- One (1) Grade Level Roll-Up Door
- Fenced Parking
- Call Broker to Schedule a Tour

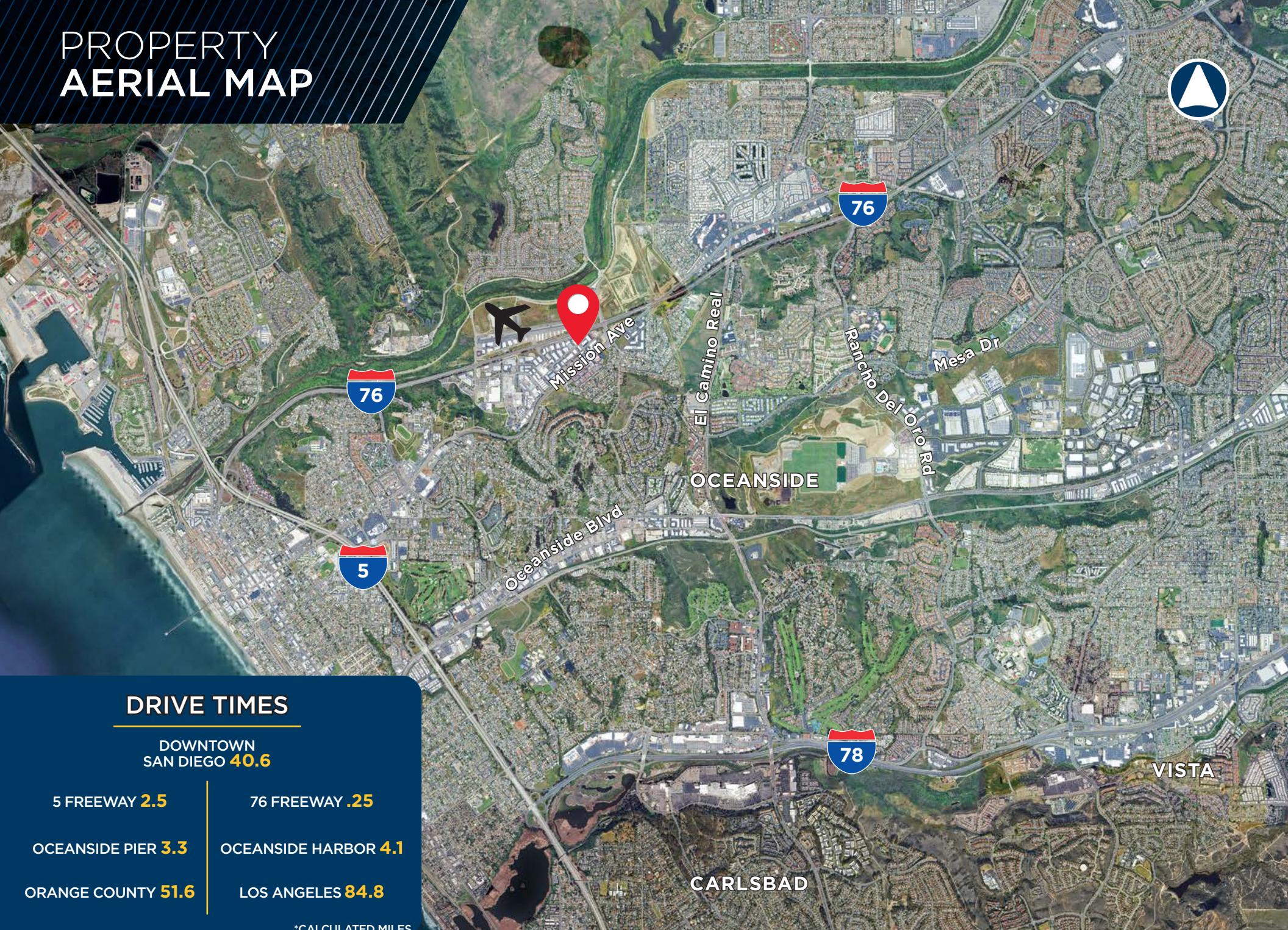
\*Conceptual Layout



 Reserved Parking Spots & Enclosure For Premises



# PROPERTY AERIAL MAP



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