

FOR LEASE

**179 & 271 Roymar Road**

// Oceanside, CA

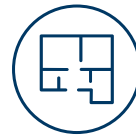


**INDUSTRIAL SUITES FOR LEASE**

**±1,200 - ±2,400** RSF AVAILABLE



# PROPERTY HIGHLIGHTS



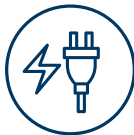
Small incubator  
warehouse units



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



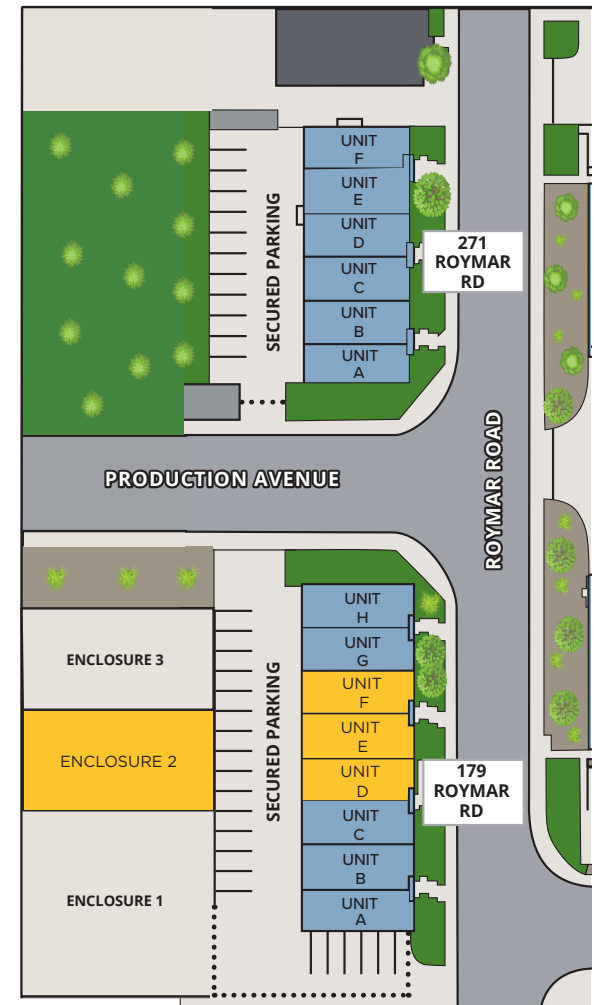
# SITE PLAN



## CURRENT AVAILABILITIES

SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
<b>179 Roymar Rd,</b> Suite D	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,</b> 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
<b>179 Roymar Rd,</b> 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
<b>179 Roymar Rd,</b> 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: \$0.55/SF



# FLOOR PLAN



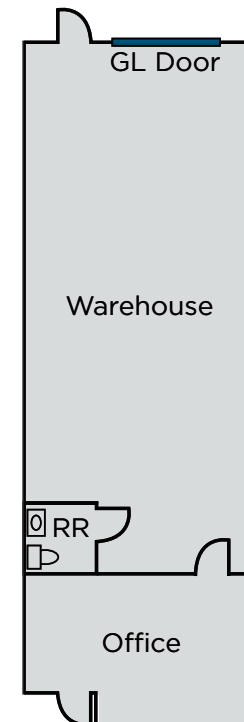
ENCLOSURE 1										ENCLOSURE 2				ENCLOSURE 3					
179-B	179-B	179-A	179-A	179-D	179-D	179-C	Unreserved	179-C	Unreserved	179-E	179-E	179-F	179-F	179-G/H	179-G/H	179-G/H	179-G/H		

 Reserved Parking Spots

## 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



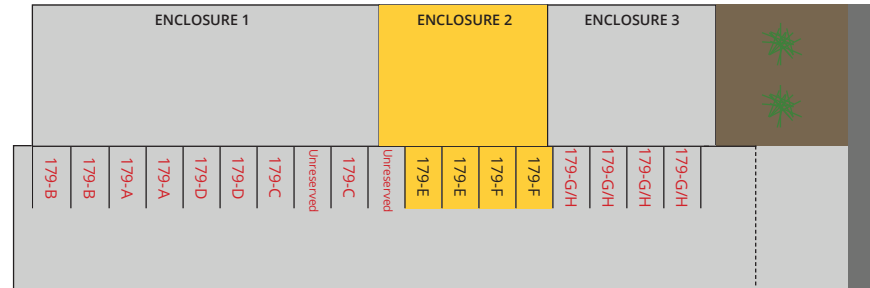
# FLOOR PLAN



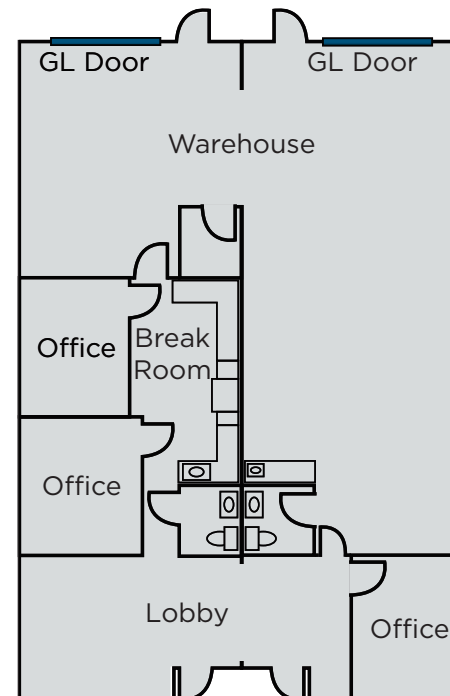
## 179 ROYMAR ROAD

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





 Reserved Parking Spots & Enclosure For Premises





- 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

ENCLOSURE 1	ENCLOSURE 2	ENCLOSURE 3	 	179-G/H
				179-G/H
				179-G/H
				179-G/H
				179-G/H
				179-F
				179-F
				179-E
				179-E
				Unreserved
179-C				
Unreserved				
179-C				
Unreserved				
179-C				
179-D				
179-D				
179-D				
179-A				
179-A				
179-B				
179-B				

GL Door

Warehouse

RR

Office

# FLOOR PLAN

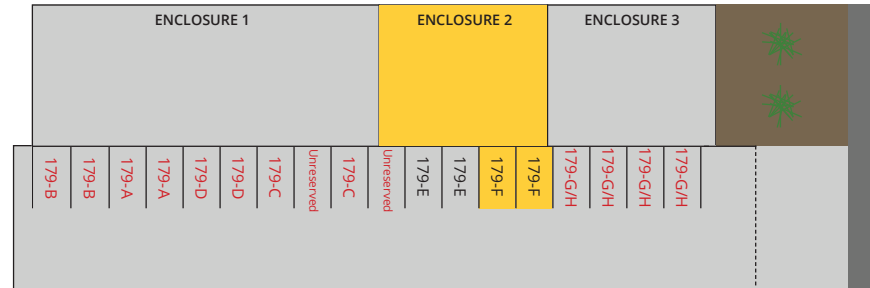


## 179 ROYMAR ROAD

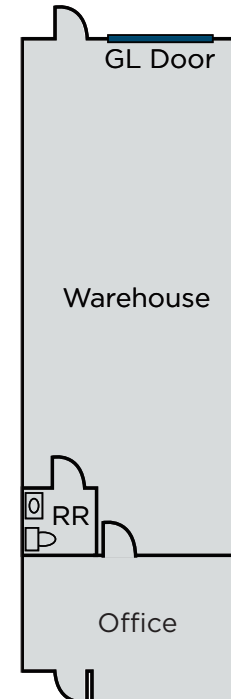
Suite F |  
±1,200 RSF Suite  
& 1,000 RSF Enclosure

- 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

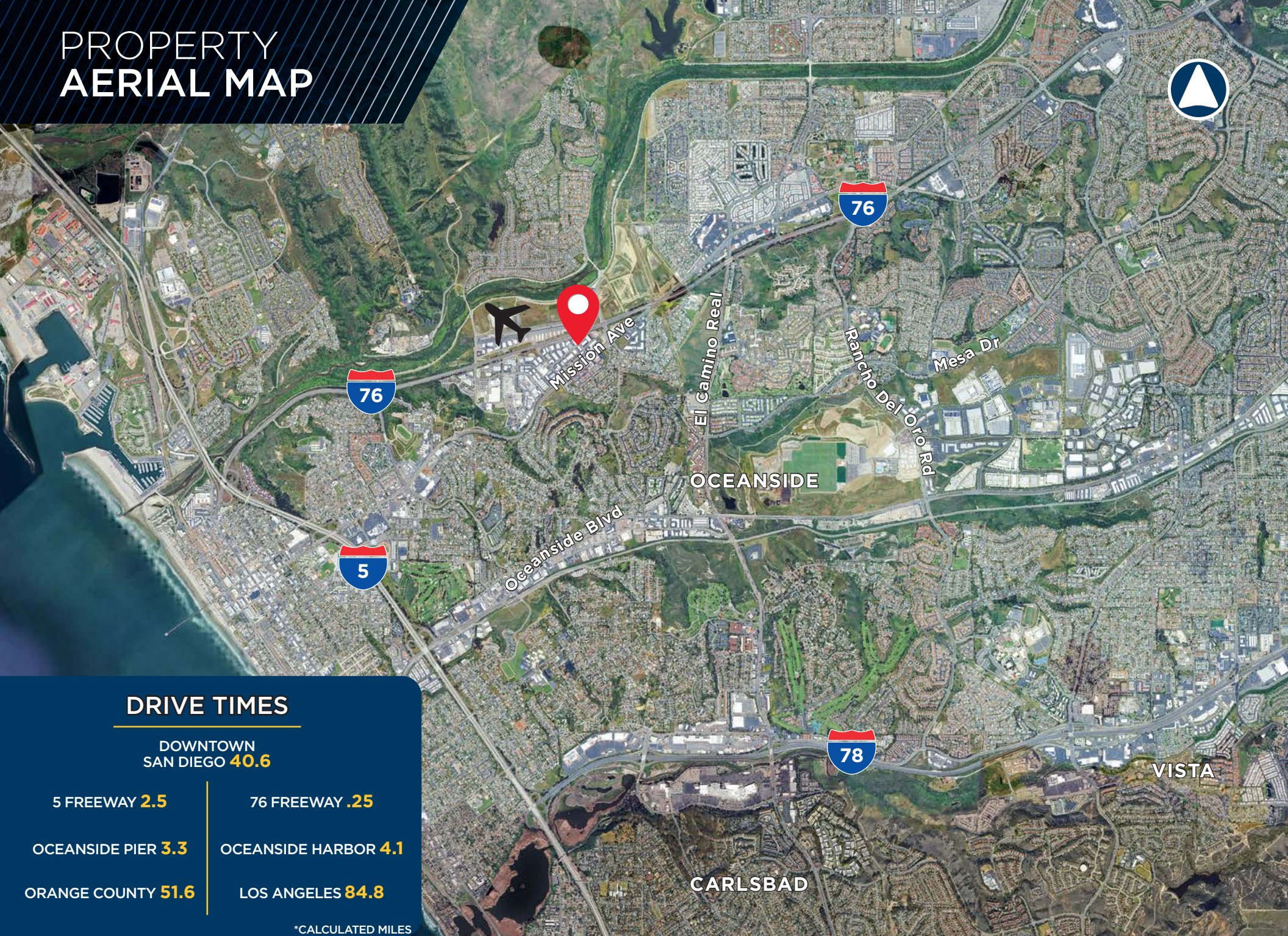


 Reserved Parking Spots & Enclosure For Premises





# PROPERTY AERIAL MAP



## 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

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