FOR SALE   1361 ROCKY POINT DR, OCEANSIDE, CA

Beautiful, owner-occupied office/warehouse building located in one of the premier industrial parks in San Diego County. The property is exceptionally well maintained, extremely clean, and positioned in a highly desirable business corridor with immediate access to major transportation routes and nearby amenities. The site benefits from proximity to major regional employers and logistics users, including a large U.S. Post Office facility, a Southern California FedEx operations hub, and well-established corporate and industrial neighbors that contribute to strong area demand.

The property is owned by the original owner, who completed an extensive interior remodel and expansion of approximately $200,000 in 2023. As part of this improvement, the office component was expanded to approximately 1,906 square feet and now features five oversized private offices, a high-end conference room, kitchen, and a welcoming front lobby area. Interior finishes are top-tier throughout, including custom accent lighting, crown molding, upgraded baseboards, and premium flooring.

INVESTMENT HIGHLIGHTS

- Turnkey Owner-Occupied Building: Owner invested approximately $200,000 in a high-end office expansion and interior remodel with premium finishes
- Functional Layout: Approx. ±1,906 SF office and ±3,280 SF climate-controlled warehouse space with, roll-up door, LED lighting, and private parking.
- Prime Industrial Park Location: Situated in one of San Diego County's most desirable industrial corridors near major corporate, logistics users

PROPERTY DETAILS

- Price: $1,985,000
- Price per SF: $382.76
- Sale Type: Investment/Owner User
- Property Subtype: Warehouse
- Building Class: B
- Zoning: IL - Industrial Light (IL)
- Year Built/Renovated: 2009/2022
- Rentable Building Area: 5,186 SF

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