

FOR LEASE

179 & 271 Roymar Road

// Oceanside, CA

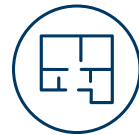


INDUSTRIAL SUITE FOR LEASE

±1,200 RSF AVAILABLE



PROPERTY HIGHLIGHTS



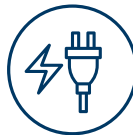
Small incubator
warehouse units



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

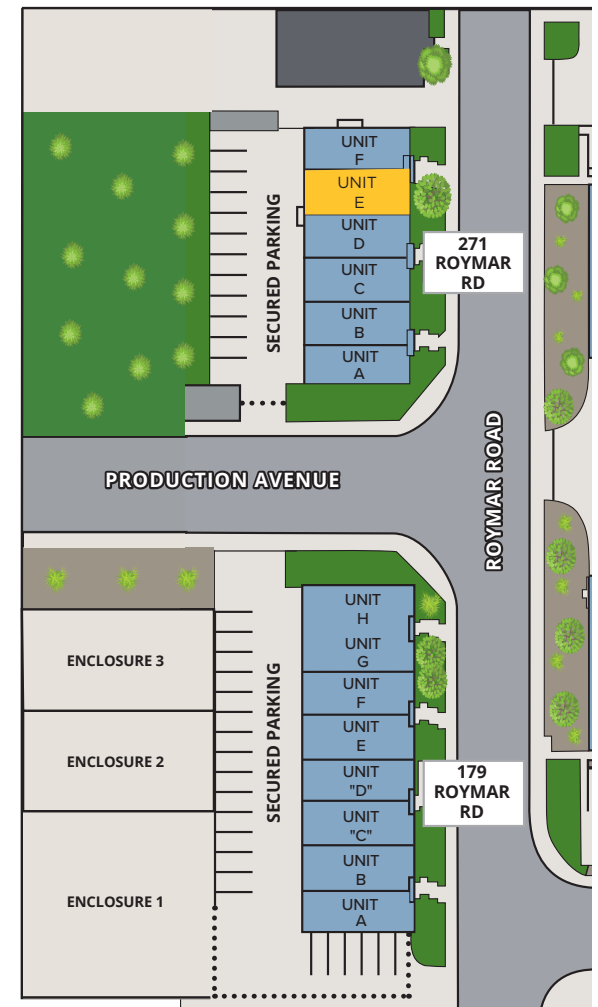
SITE PLAN



CURRENT AVAILABILITIES

SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
271 Roymar Rd // Suite E	1,200 SF	Warehouse space with Lobby, Private Office, Restroom, & 1 Grade Level Roll-Up Door.	\$1.60 / SF + *Est. NNN	NOW

*Est. NNN: \$0.50/SF



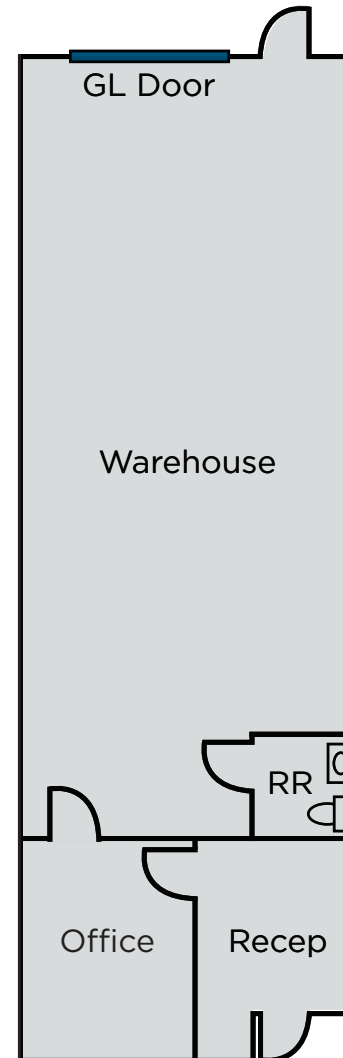
FLOOR PLAN



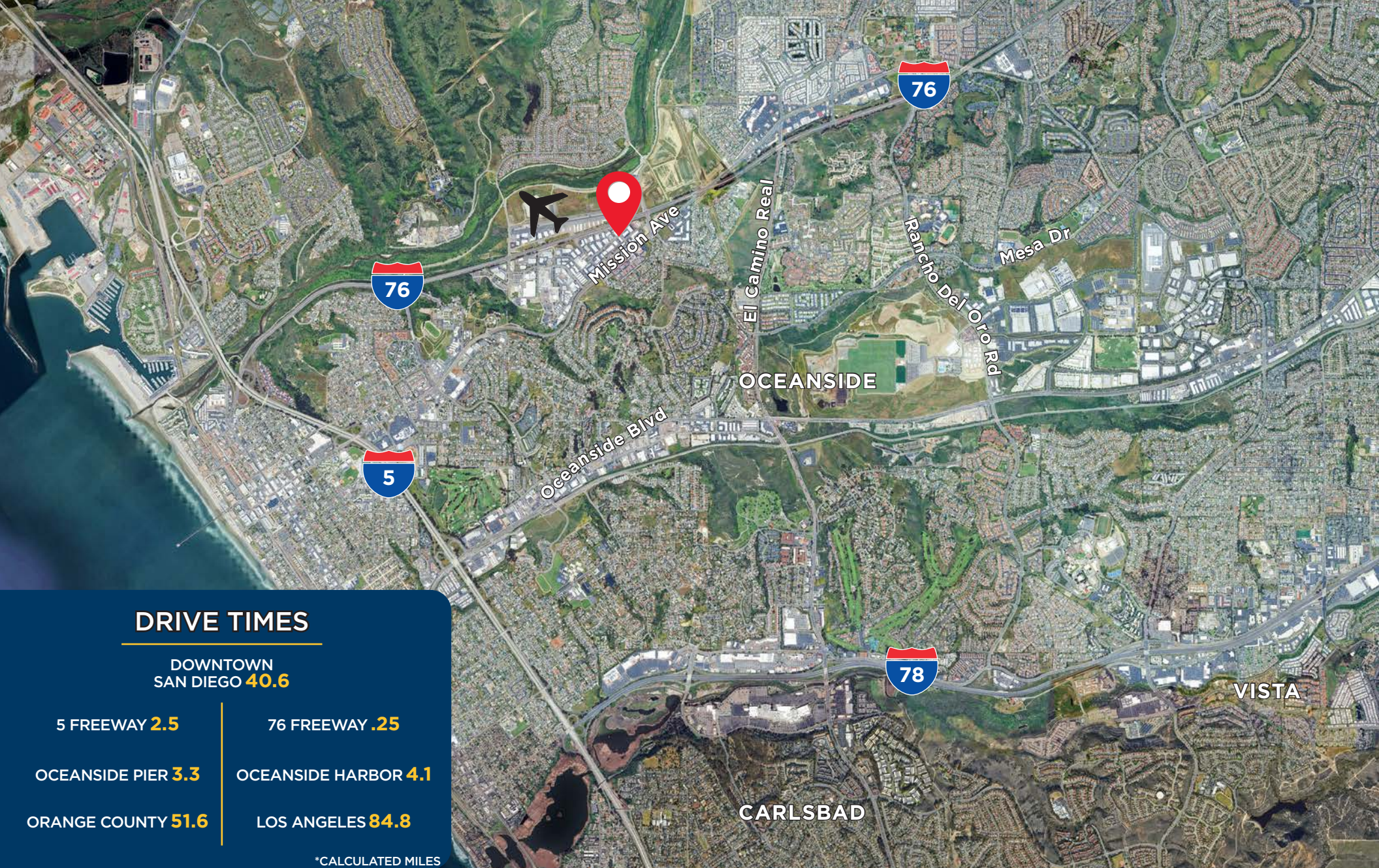
271 ROYMAR ROAD

Suite E | $\pm 1,200$ RSF

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



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