

FOR LEASE

179 & 271 Roymar Road

// Oceanside, CA

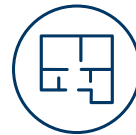
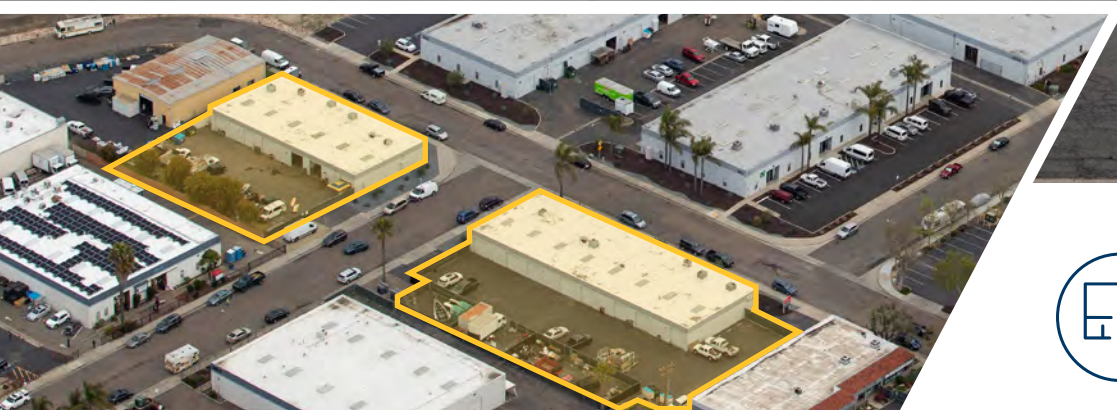


INDUSTRIAL SUITES FOR LEASE

±1,200 - ±2,400 RSF AVAILABLE



PROPERTY HIGHLIGHTS



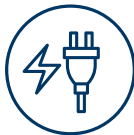
Small incubator
warehouse units



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

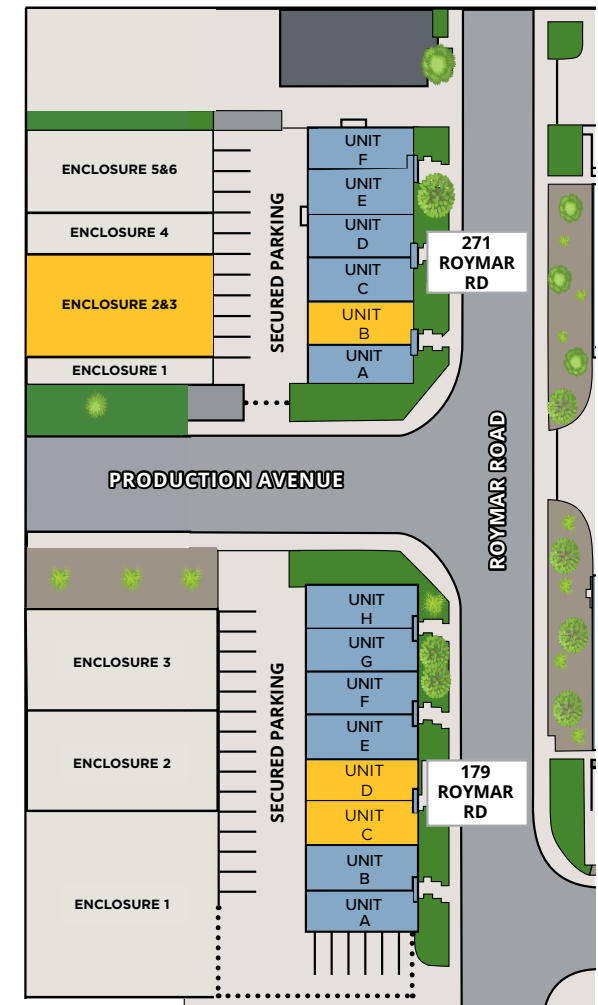
SITE PLAN



CURRENT AVAILABILITIES

SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
179 Roymar Rd, Suites C/D	2,400 SF	Warehouse Space with Offices, 2 Restrooms, and 2 Grade Level Roll-Up Doors	Negotiable + NNN*	Call Brokers For Details
271 Roymar Rd, Suite B Plus Enclosure 2&3	1,200 SF (Suite) & 1,250 SF (Enclosure)	Warehouse Space with Office, Restroom, and 1 Grade Level Roll-Up Door & Enclosure 2&3	Negotiable + NNN*	Call Brokers For Details

*Est. NNN: \$0.63/SF



*Site Plan not to scale

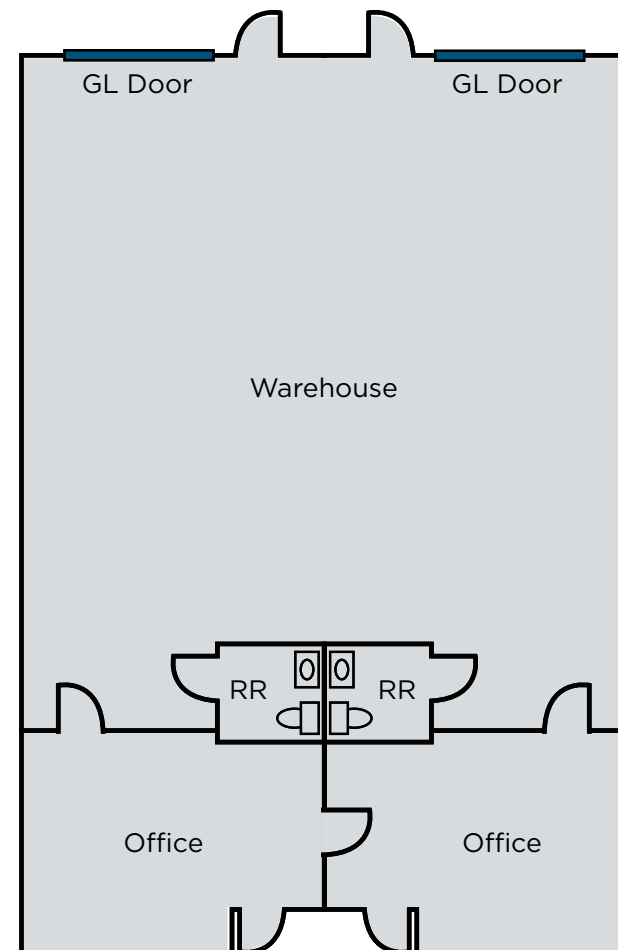
FLOOR PLAN



179 ROYMAR ROAD

Suites C/D |
±2,400 RSF

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



FLOOR PLAN



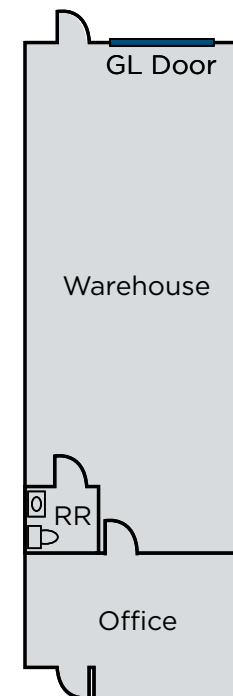
271 ROYMAR ROAD

Suite B |
±1,200 RSF

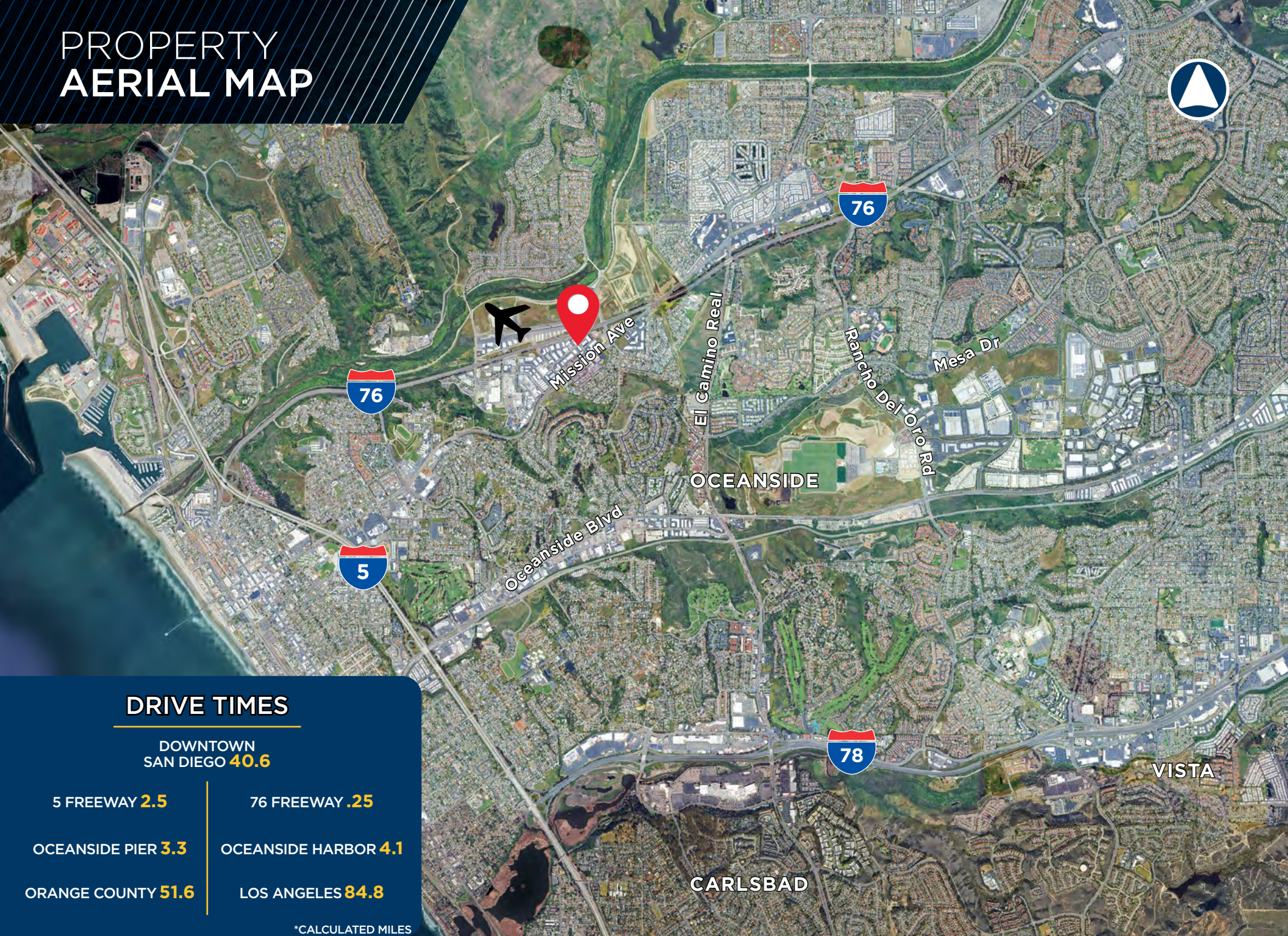
- Negotiable + Est. NNN: \$0.63/SF
- Rare and Private Secured Storage Yard
- One (1) Grade Level Roll-Up Door
- Fenced Parking
- Call Broker to Schedule a Tour

ENCLOSURE 1	ENCLOSURE 2&3				ENCLOSURE 4		ENCLOSURE 5&6		
					271-D	271-D	271-E	Unreserved	Unreserved
271-A	271-A	271-B	271-B	Unreserved	Unreserved				

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**

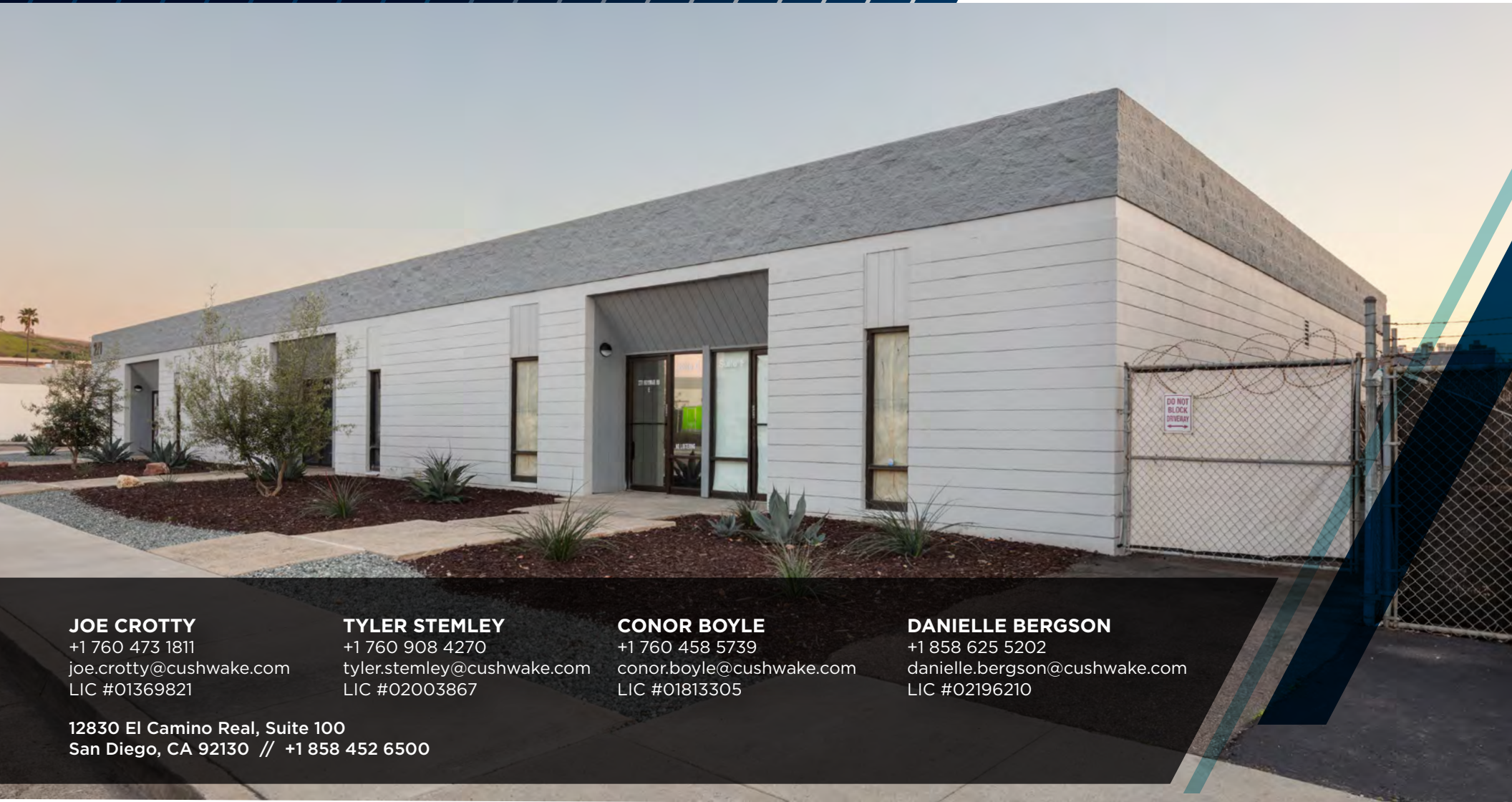
OCEANSIDE HARBOR **4.1**

ORANGE COUNTY **51.6**

LOS ANGELES **84.8**

*CALCULATED MILES

179 & 271 ROYMAR ROAD, OCEANSIDE, CA

**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

DANIELLE BERGSON

+1 858 625 5202
danielle.bergson@cushwake.com
LIC #02196210

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