# 4,000 SF INDUSTRIAL SUITE W/ APPROX. 22,000 SF ADJACENT YARD

## 230 ROYMAR ROAD, SUITES A/B

## // OCEANSIDE, CA




OCEAN PARK PARTNERS

OWNED & OPERATED

**FOR LEASE**

CUSHMAN & WAKEFIELD

# SITE FEATURES

230 ROYMAR RD, SUITES A/B

OCEANSIDE, CALIFORNIA 92058



- **NEW** FENCING & SECURED YARD
- **NEW** BUILDING BRANDING
- **NEW** SIGNAGE
- **NEW** LANDSCAPE

**PARKING |**
AMPLE

**PROXIMITY |**
CLOSE TO AMENITIES

**ACCESS |**
OFF HIGHWAY 76 NEAR I-5 FREEWAY

**POWER |**
3 PHASE 120/208V, 100-200 AMPS

# AVAILABILITY

## 230 ROYMAR RD, SUITES A/B

OCEANSIDE, CALIFORNIA 92058




| Availability | Suite SF | Asking Rate | Comments | Available Date |
|---|---|---|---|---|
| 230 Roymar Rd, Suites A/B with Secured Yard | 4,000 SF (Suite) with Approx. 22,000 SF (Yard) | Negotiable | Warehouse and yard space with Lobby, Private Offices, 2 Restrooms, Storage, & 2 Grade Level Roll-Up Doors with Private Fenced Outdoor Storage | Available Now |

*Est NNN: $0.40/SF



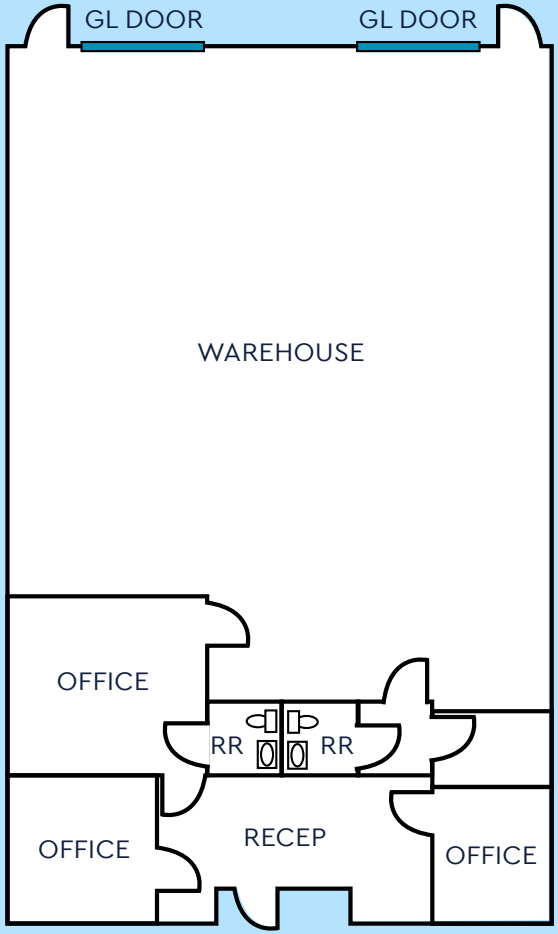
# FLOOR PLAN

230 ROYMAR RD, SUITES A/B

OCEANSIDE, CALIFORNIA 92058








±4,000 SF W/
APPROX. 22,000 SF

## SUITES A/B

WITH SECURED YARD

# LOCATION

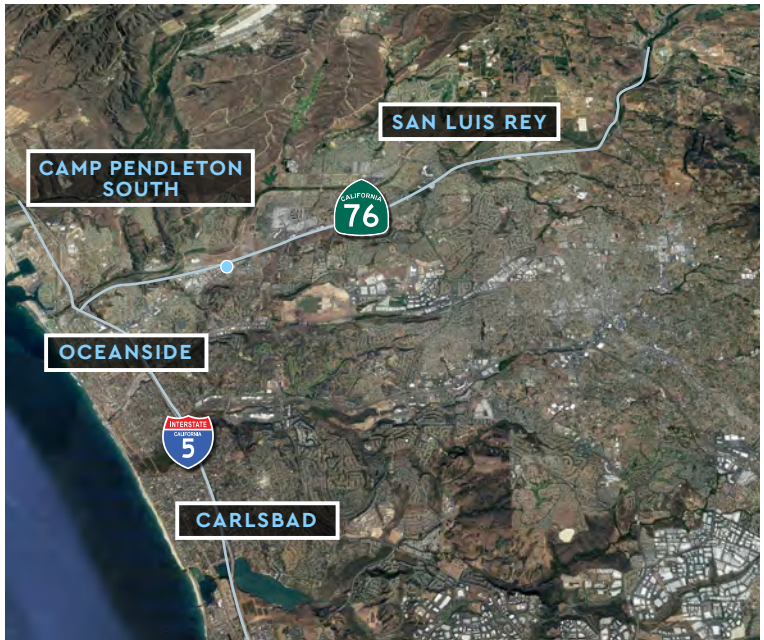
## 230 ROYMAR RD, SUITES A/B

OCEANSIDE, CALIFORNIA 92058










**57,000 SF MULTI-TENANT INDUSTRIAL PROJECT**

# DRIVE TIMES
## MILES FROM PROPERTY

230 ROYMAR RD, SUITES A/B

OCEANSIDE, CALIFORNIA 92058





# SAN DIEGO

## REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

**$91K**
**MEDIAN INCOME**

**$282B**
**PRODUCED OF GRP**

**+1.6M**
**JOBS GENERATED**

## 2023

**31.8M**
VISITORS

**$14.3B**
VISITOR SPENDING

**22B**
ANNUAL ECONOMIC IMPACT

**557K**
ATTENDEES AT THE CONVENTION CENTER

## POPULAR ATTRACTIONS

PORT of SAN DIEGO

SeaWorld

Maritime Museum San Diego

Hotel del Coronado

LEGOLAND

San Diego Comic Con International

Gaslamp Quarter

Torrey Pines

# NORTH COUNTY

## REGIONAL OVERVIEW



**BUILDING & DESIGN**
Hunter Industries
Nitto Group – Hydranautics | Watkins Manufacturing Group

**CLEAN TECHNOLOGY**
Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.

**INFORMATION & COMMUNICATIONS TECHNOLOGIES**
ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear

**BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE**
DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental

**ACTIVE LIFESTYLE SPORT**
Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist – Acushnet | Suja Juice | Columbia Sportswear | Reef

**E. COMMERCE**
Wayfair | Amazon

## LIFESTYLE

**80K**
ACRES OF PRESERVED OPEN SPACE

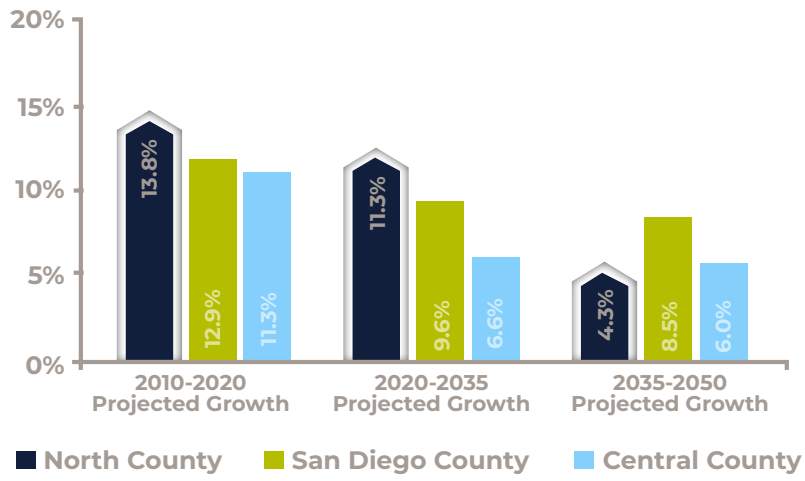
**27.5**
MINUTES FOR AN AVERAGE COMMUTE

**33+**
MILES OF PUBLIC COASTLINE

**55**
SCHOOLS
(19 CA DISTINGUISHED SCHOOLS
36 BLUE RIBBON SCHOOLS)

**50+**
BREWERIES

### JOB GROWTH FASTEST IN NORTH COUNTY






This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

**TYLER STEMLEY**
Director
San Diego Region
License No. 02003867
Dir +1 760 908 4270
tyler.stemley@cushwake.com

**JOE CROTTY**
Senior Director
San Diego Region
License No. 01369821
Dir +1 760 473 1811
joe.crotty@cushwake.com

**CONOR BOYLE**
Senior Director
San Diego Region
License No. 01813305
Dir +1 760 458 5739
conor.boyle@cushwake.com

**DANIELLE BERGSON**
Associate
San Diego Region
License No. 02196210
Dir +1 858 625 5202
danielle.bergson@cushwake.com

CUSHMAN & WAKEFIELD

Cushman & Wakefield
12830 El Camino Real,
Suite 100
San Diego, CA 92130