

FOR LEASE

179 & 271 Roymar Road

// Oceanside, CA

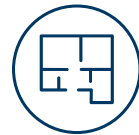


INDUSTRIAL SUITES FOR LEASE

±1,200 - ±2,400 RSF AVAILABLE



PROPERTY HIGHLIGHTS



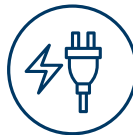
Small incubator
warehouse units



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

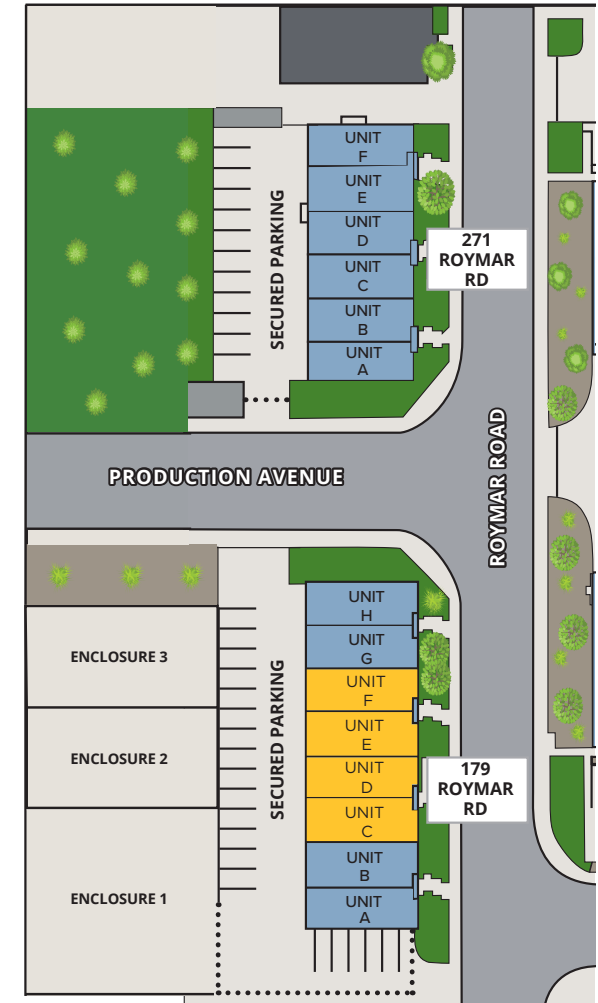
SITE PLAN



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
179 Roymar Rd, Suite E	1,200 SF	Warehouse Space with Office, Restroom, and 1 Grade Level Roll-Up Door	Negotiable + NNN*	Call Brokers For Details
179 Roymar Rd, Suite F	1,200 SF	Warehouse Space with Office, Restroom, and 1 Grade Level Roll-Up Door	Negotiable + NNN*	Call Brokers For Details

*Est. NNN: \$0.63/SF



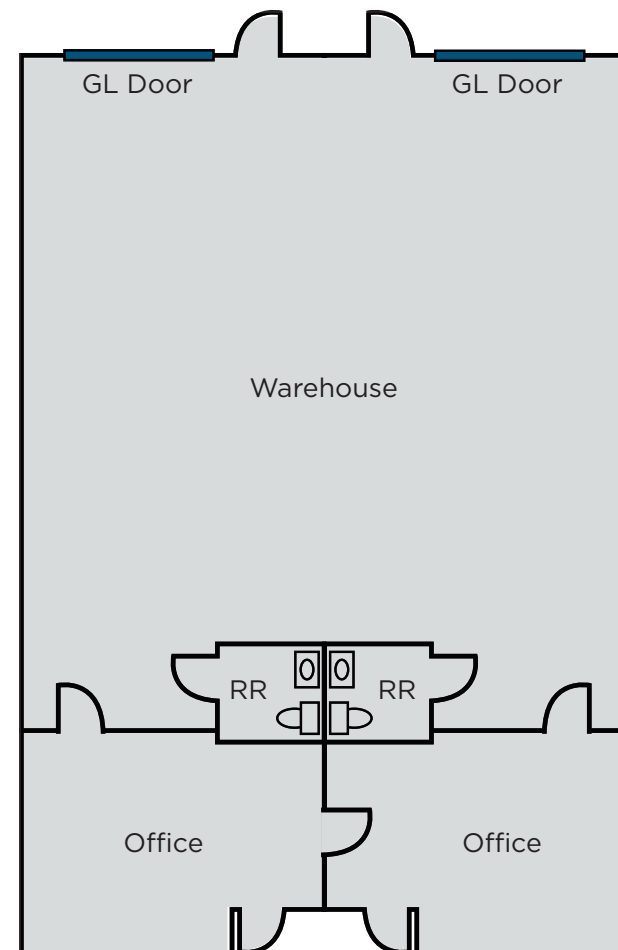
FLOOR PLAN



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



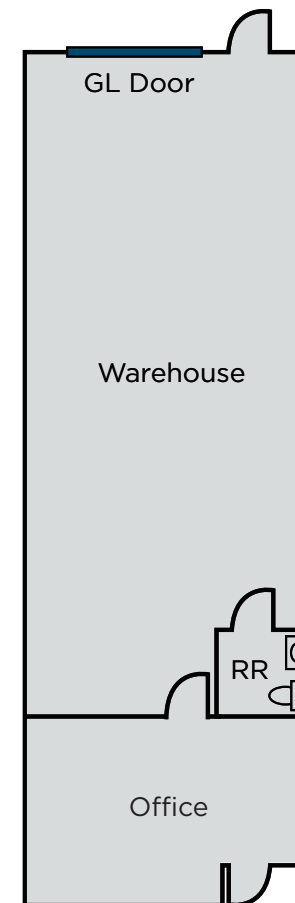
FLOOR PLAN



179 ROYMAR ROAD

Suite E |
±1,200 RSF

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



FLOOR PLAN



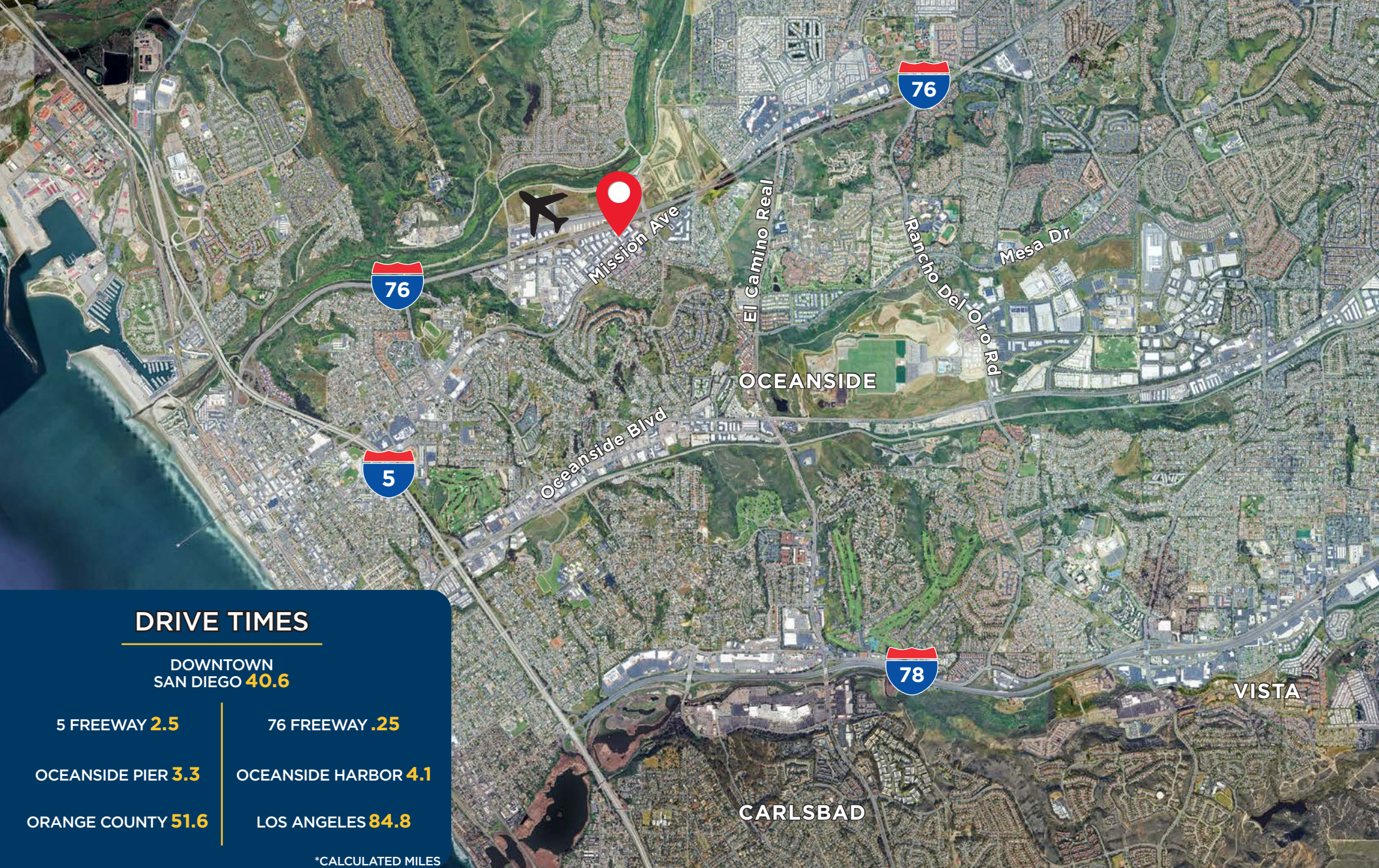
179 ROYMAR ROAD

Suite F |
±1,200 RSF

- Negotiable + Est. NNN: \$0.63/SF
- 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



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