

FOR LEASE

**179 & 271 Roymar Road**

// Oceanside, CA

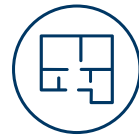
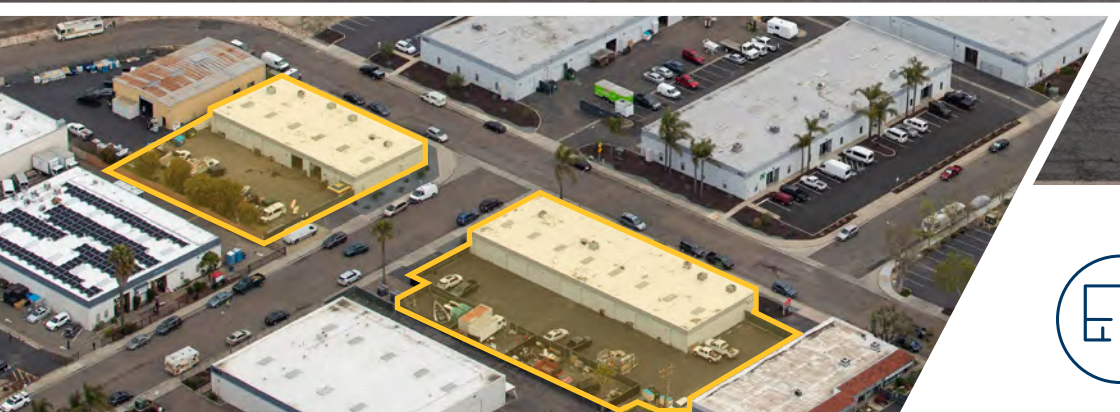


**INDUSTRIAL SUITES FOR LEASE**

**±1,200 - ±2,400** RSF AVAILABLE



# PROPERTY HIGHLIGHTS



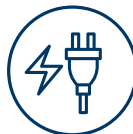
Small incubator  
warehouse units



Two buildings  
16,800 SF



Excellent ingress  
from Hwy 76



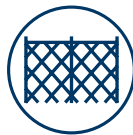
Power:  
3 Phase 120/208v  
100-200 Amps



Located in a  
Qualified HUBZone



Ceiling height:  
Approximately 14'



Secure and fenced  
yards and parking



Located next to  
Oceanside Municipal  
Airport

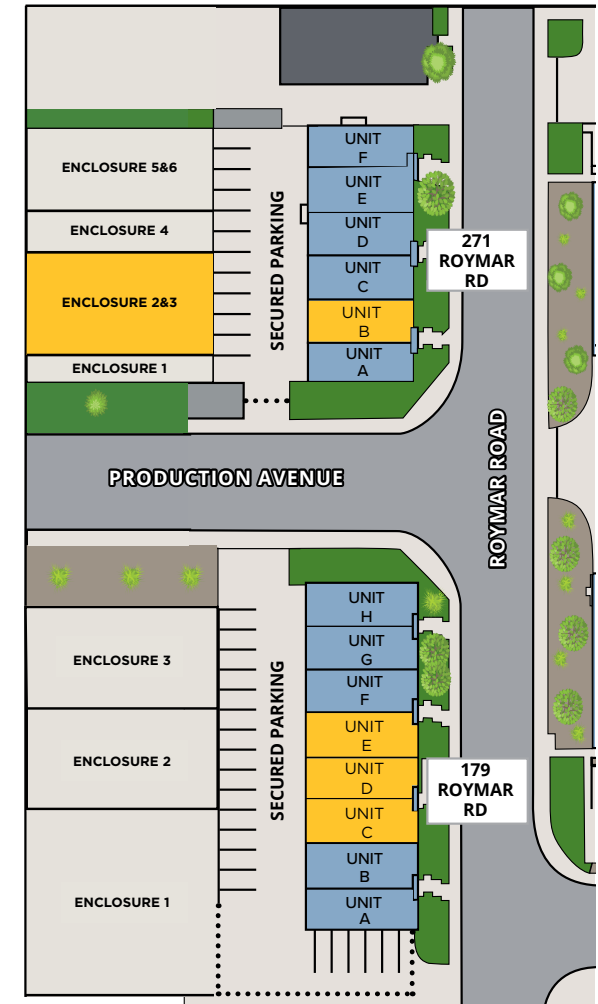
# SITE PLAN



## CURRENT AVAILABILITIES

SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
<b>179 Roymar Rd,</b> 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
<b>179 Roymar Rd,</b> Suite E	1,200 SF	Warehouse Space with Office, Restroom, and 1 Grade Level Roll-Up Door	Negotiable + NNN*	Call Brokers For Details
<b>271 Roymar Rd,</b> 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

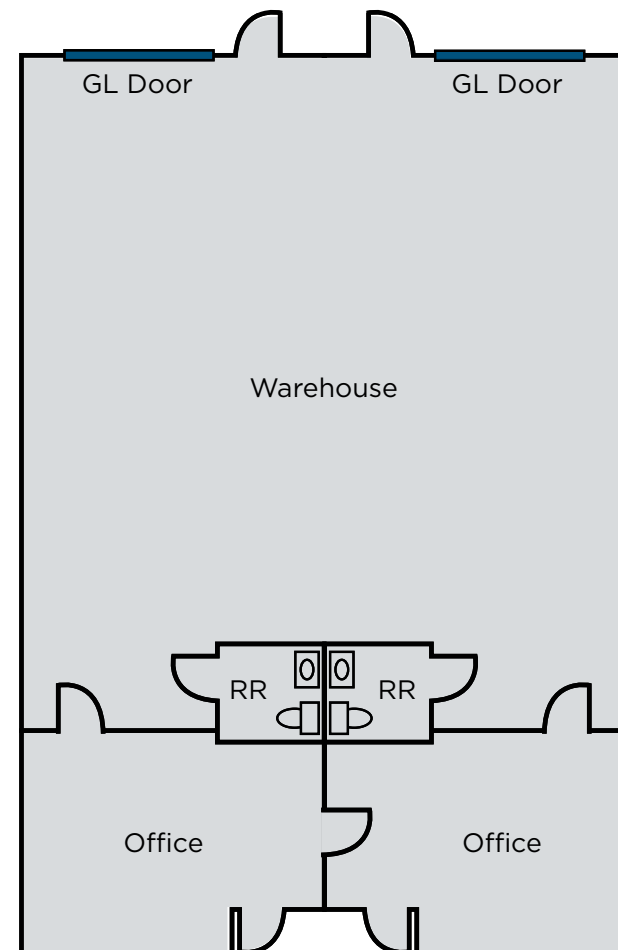
# FLOOR PLAN



## 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



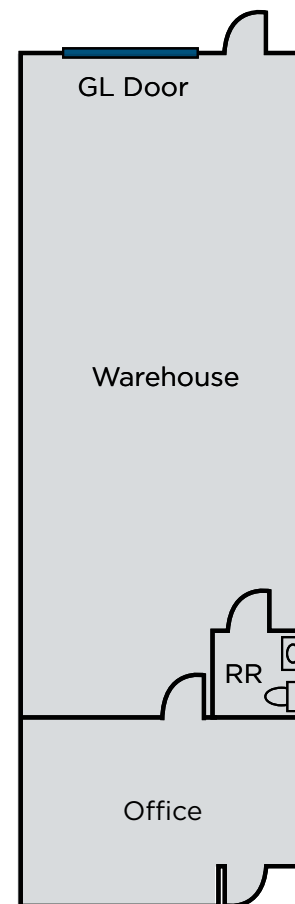
# FLOOR PLAN



## 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



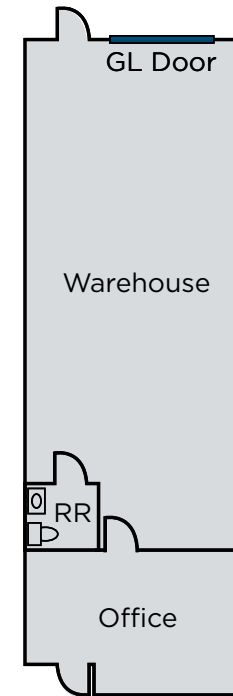
## 271 ROYMAR ROAD

Suite B |  
±1,200 RSF

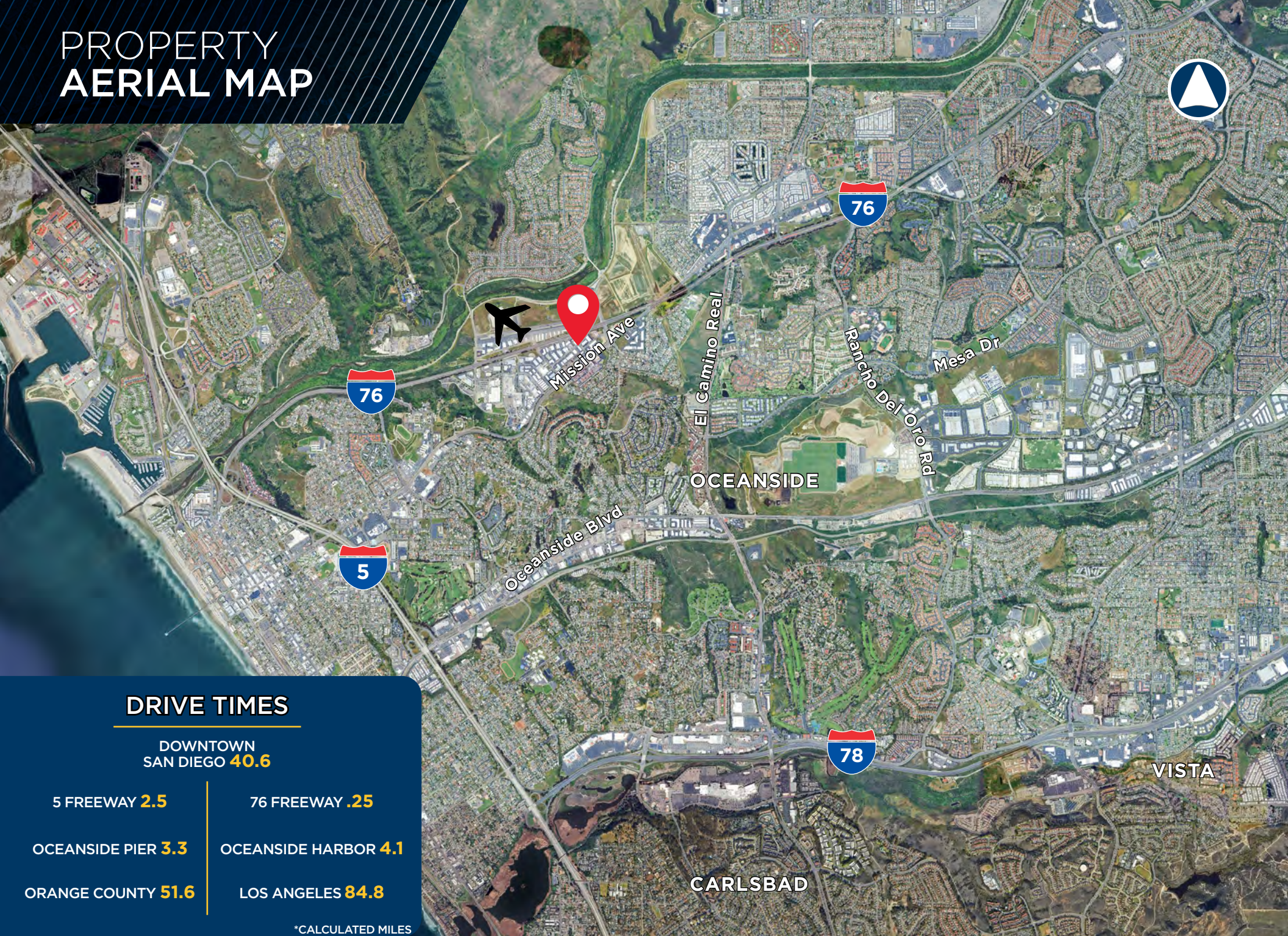
- Negotiable + Est. NNN: \$0.63/SF
- Rare and Private Secured Storage Yard
- One (1) Grade Level Roll-Up Door
- Fenced Parking
- Call Broker to Schedule a Tour

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

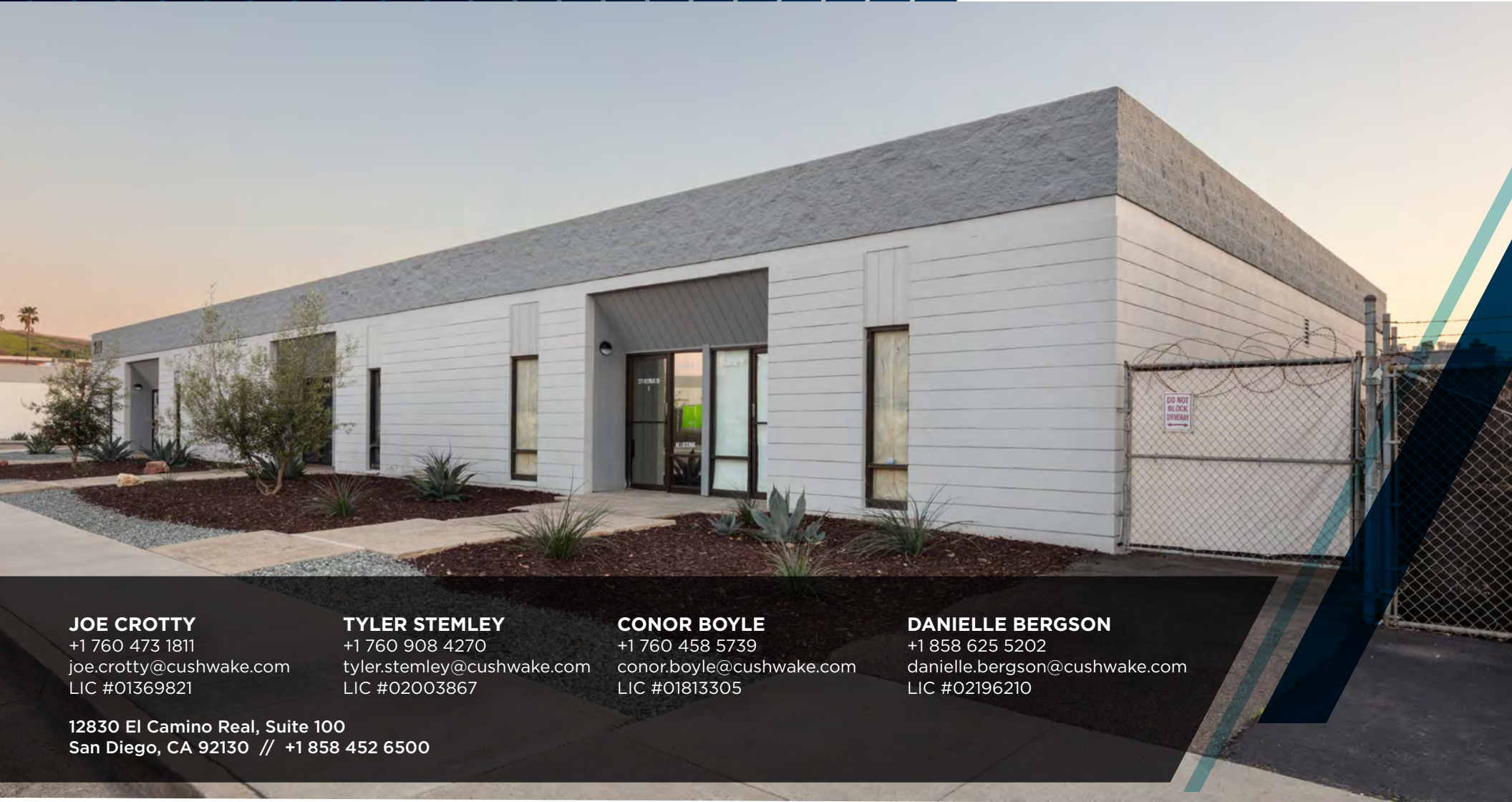
OCEANSIDE PIER **3.3**

OCEANSIDE HARBOR **4.1**

ORANGE COUNTY **51.6**

LOS ANGELES **84.8**

\*CALCULATED MILES



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