

# 1319

ROCKY POINT DR  
Oceanside, CA 92056

FOR LEASE 124,581 SF  
INDUSTRIAL BUILDING

**NEW CONSTRUCTION • STATE OF THE ART BUILDING**



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# PROPERTY FEATURES

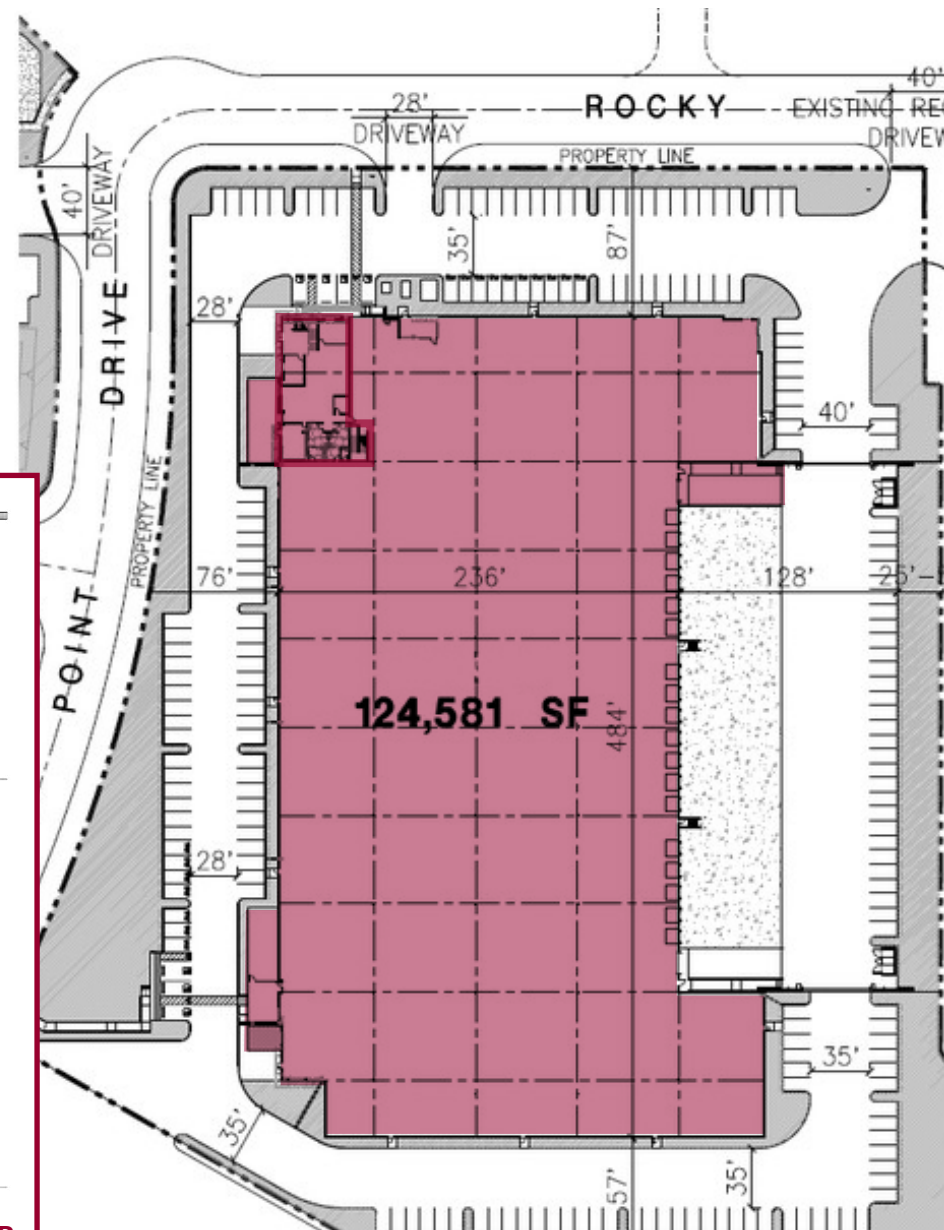
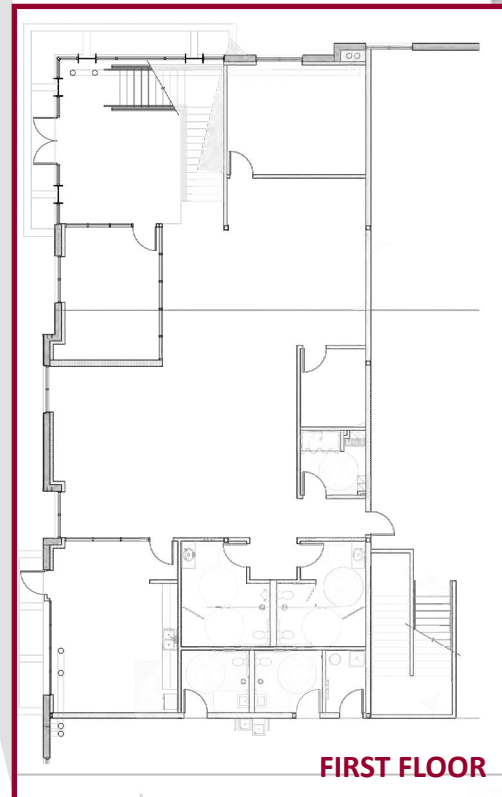
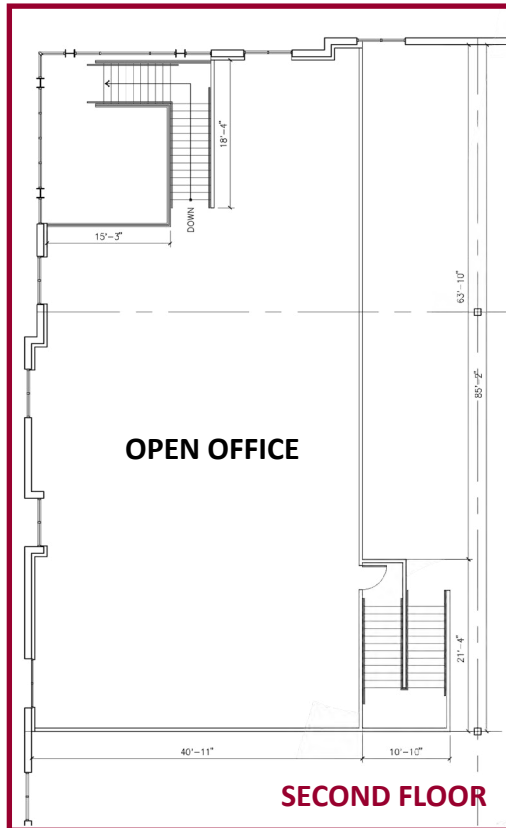
<b>TOTAL SF:</b>	124,581 (Divisible to 48,221 SF) 3,384 SF 1st floor office 2,993 SF 2nd floor office 118,204 SF warehouse
<b>SITE:</b>	7.52 AC
<b>PARKING:</b>	1.61: 1,000 SF (201 spaces total)
<b>CLEAR HEIGHT:</b>	30'
<b>LOADING:</b>	18 dock high, 2 grade
<b>SKYLIGHTS:</b>	3%
<b>SPRINKLERS:</b>	ESFR with K-25 heads
<b>POWER:</b>	1-3,000 AMP UGPS and 1-1,000 AMP Meter Main
<b>COLUMN SPACING:</b>	52' x 60' bays (no K-Braces)
<b>OUTDOOR AREA:</b>	Contemporary exterior patio with overhead glass door access to break room
<b>ACCESS:</b>	128' truck court- 100% concrete
<b>LEASE RATE (NNN):</b>	\$0.79 NNN (Full Building) \$0.84 NNN (Divided)



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# FLOOR PLAN



# PHOTOS



Outdoor Break Area with Glass Roll-Up Door



30' Clear Height Warehouse



18 Docks & 2 Grade Doors



Drive Around Access with Gate



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# CORPORATE NEIGHBORS



# LOCATION MAP



El Camino Real

Oceanside Blvd



Old Grove Rd

College Blvd

Rocky Point Dr

Windansea St

Rocky Point Dr

# 1319

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OCEANSIDE, CA 92056

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