



FOR LEASE | 60,472 SF INDUSTRIAL SPACE

1319 ROCKY POINT DRIVE
OCEANSIDE, CA 92056

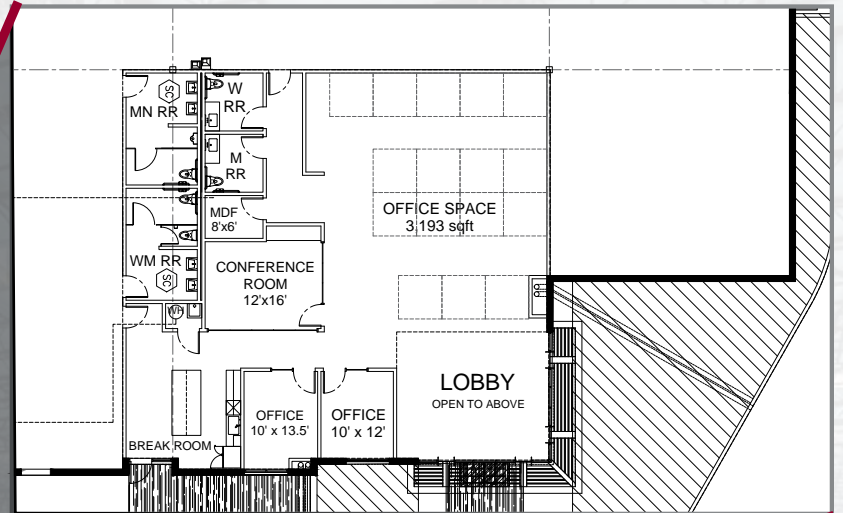
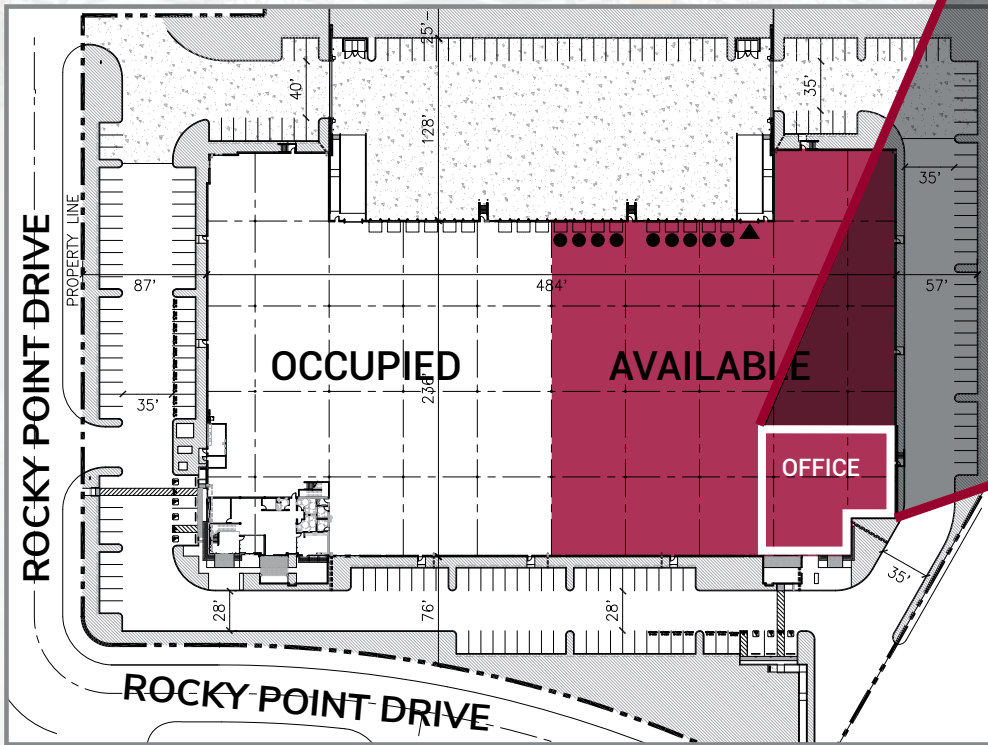


PROPERTY FEATURES

TOTAL SF:	60,472 SF Available
LOT SIZE:	7.52 Acres
PARKING:	1.61/1,000 SF (97 Spaces Total)
CLEAR HEIGHT:	30'
LOADING:	9 Dock High Doors 1 Grade Level Door
SKYLIGHTS:	3%
SPRINKLERS:	ESFR with K-25 Heads
POWER:	1-3,000 AMP UGPS 1-1,000 AMP Meter Main
COLUMN SPACING:	52' x 60' Bays (No K-Braces)
ACCESS:	128' Truck Court - 100% Concrete

FLOOR PLAN

● = Dock High Door ▲ = Grade Level Door



PHOTOS



Contemporary Exterior
Patio Area



Wood-Finish Tile Panels with Black
Steel-Enclosed Glass Line Entrance



30' Clear Height
Warehouse



9 Dock High Doors
1 Grade Level Door



Shared Drive Around Access
with Secured Gated Entry



Designated Clean Air Vanpool EV
Parking Spaces

CORPORATE NEIGHBORS



LOCATION MAP

CAMP PENDLETON
SOUTH

OCEANSIDE

CARLSBAD

VISTA

SAN MARCOS

ESCONDIDO



SITE



El Camino Real

Oceanside Blvd



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