



+109K SF

Available for immediate occupancy

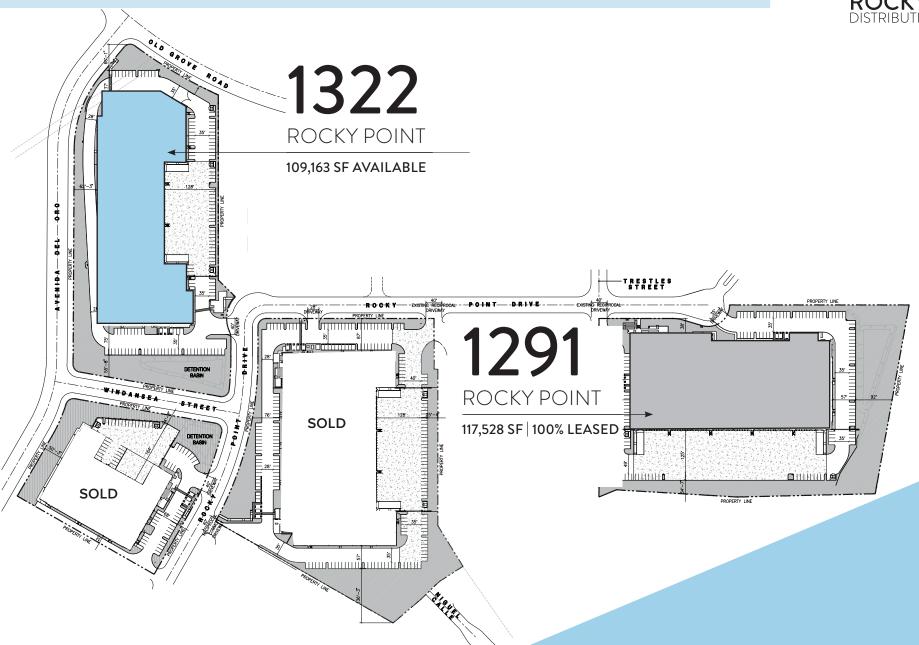
+ 40K SF

Ability to accommodate industrial users from 40,000 SF to 109,163 SF

2019

Brand new construction completed in June 2019







#### **CLASS A BUILDING**

109,163 SF (Divisible to +/- 40,000 SF 3,384 SF 1st floor office 2,993 SF 2<sup>nd</sup> floor office 102,786 SF Warehouse

#### SITE

6.67 AC

1.23/1,000 SF (total 134 spaces) parking

# **FEATURES**

30' Clear Height 14 Dock High, 2 Grade Loading 3% Skylights LED Warehouse Lights ESFR with K-25 Sprinkler Heads

#### **POWER**

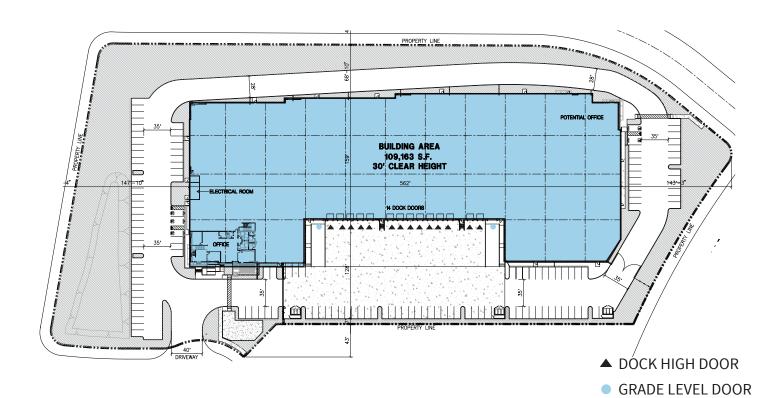
1-3,000 AMP UGPS 1-1,000 AMP Meter Main

# **FUNCTIONAL**

52' x 60' Bays Column Spacing (no K-Braces) 159' Building Depth Contemporary exterior patio with overhead glass door access to break room 128' truck court- 100% concrete access

#### LEASE RATE

\$0.90 - \$0.95/sf NNN (Op Ex \$0.26/sf)







# IDEAL LOCATION WITH THE ABILITY TO SERVICE CLIENTS THROUGHOUT SAN DIEGO & SOUTHERN CALIFORNIA

**Excellent** workforce demographics

**Attract and retain** employees with the revered San Diego lifestyle

# **PROXIMITY**

Equidistant to Orange County, Riverside County and Downtown San Diego

# **SPRINTER**

22 mile Sprinter route connects North County, 7 stations in Oceanside, 2.5 million annual passengers

# **AIRPORT**

45 minutes to John Wayne and San Diego International Airports























ROCKY POINT DISTRIBUTION CENTER





Greg Lewis

Executive Vice President +1 858 410 1251 greg.lewis@am.jll.com RE license No. 01856260 Ryan Spradling

Executive Vice President +1 858 410 1249 ryan.spradling@am.jll.com RE license No. 01389321 Andy Irwin

Vice President +1 858 410 6376 andy.irwin@am.jll.com RE license No. 01302674 Professionally owned by



Professionally managed by

