

117,528 SF
AVAILABLE
divisible to
38,505 SF

RP
ROCKY POINT
DISTRIBUTION CENTER

AVAILABLE
Q4 2023

1291 Rocky Point Drive





226,691 SF
INDUSTRIAL PROJECT
WITHIN PACIFIC COAST
BUSINESS PARK

117,528 SF

Divisible to 38,505 SF

29 DOCKS

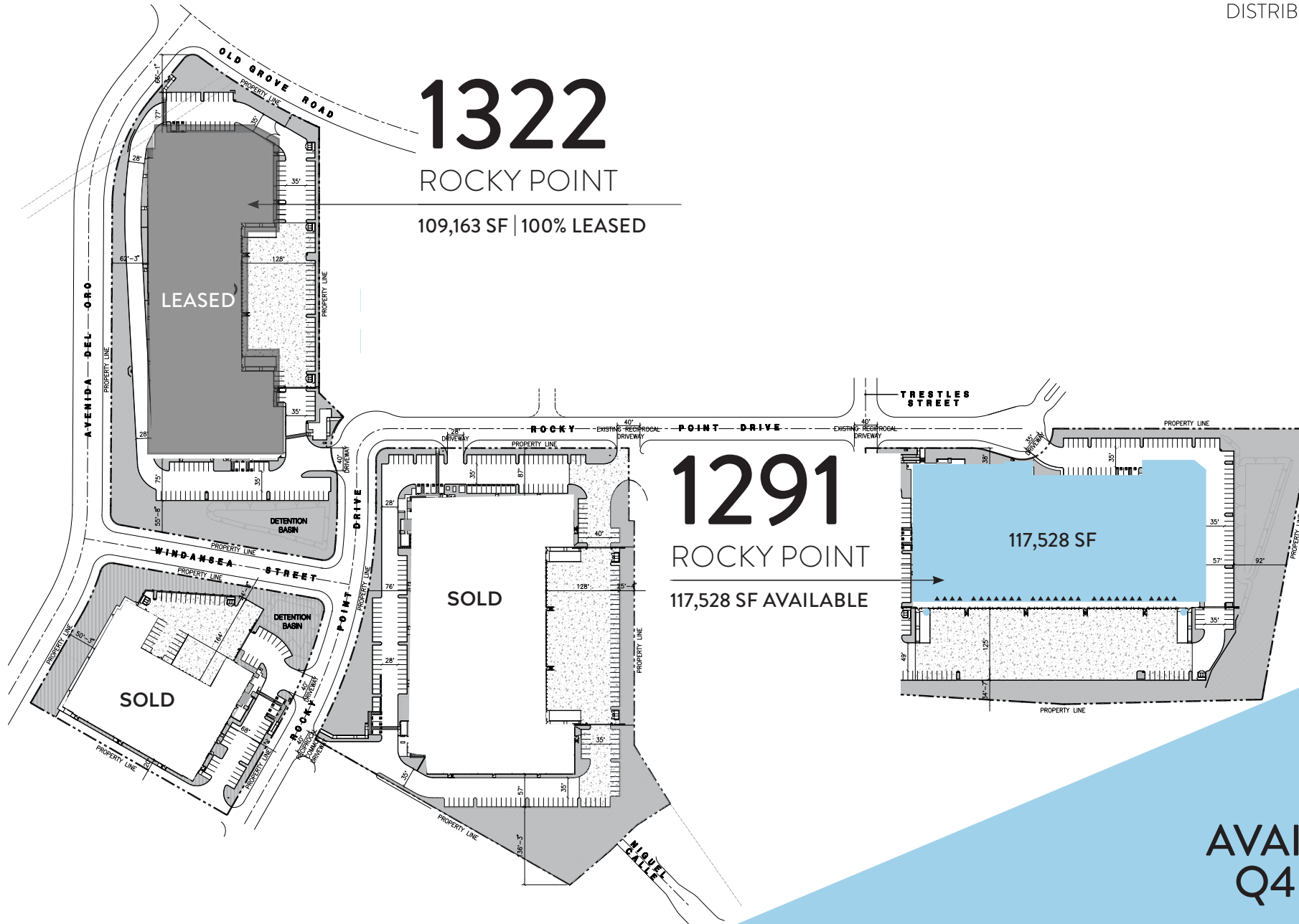
2.47 Docks per 10,000 SF

CLASS A

Developed in 2019



ROCKY POINT
DISTRIBUTION CENTER



1322

ROCKY POINT

109,163 SF | 100% LEASED

1291

ROCKY POINT

117,528 SF AVAILABLE

117,528 SF

AVAILABLE
Q4 2023

RP

ROCKY POINT
DISTRIBUTION CENTER



CLASS A BUILDING

Total Available: 117,528 SF

Suite A 38,505 SF

- 1st floor office 3,384 SF
- 2nd floor office 2,993 SF
- Warehouse 32,128 SF

Suite B 79,023 SF

- 1st floor office 3,212 SF
- Warehouse 75,811 SF

Shown by Appointment Only

Lease Rate: Contact Broker

OpEx = ±\$0.3938/SF/Mo.

SITE

7.75 AC

Parking Ratio: 1.27/1,000 SF

Gated and secure truck court

FEATURES

30' Clear Height

29 Dock High, 2 Grade Level Door

Suite A = 8 Dock | 1 Grade

Suite B = 21 Dock | 1 Grade

LED Warehouse Lights

ESFR with K-25 Sprinkler Heads

Contemporary exterior patio with overhead glass door access to break room

Modern office finishes

POWER

3,000A of 480V power available

FUNCTIONAL

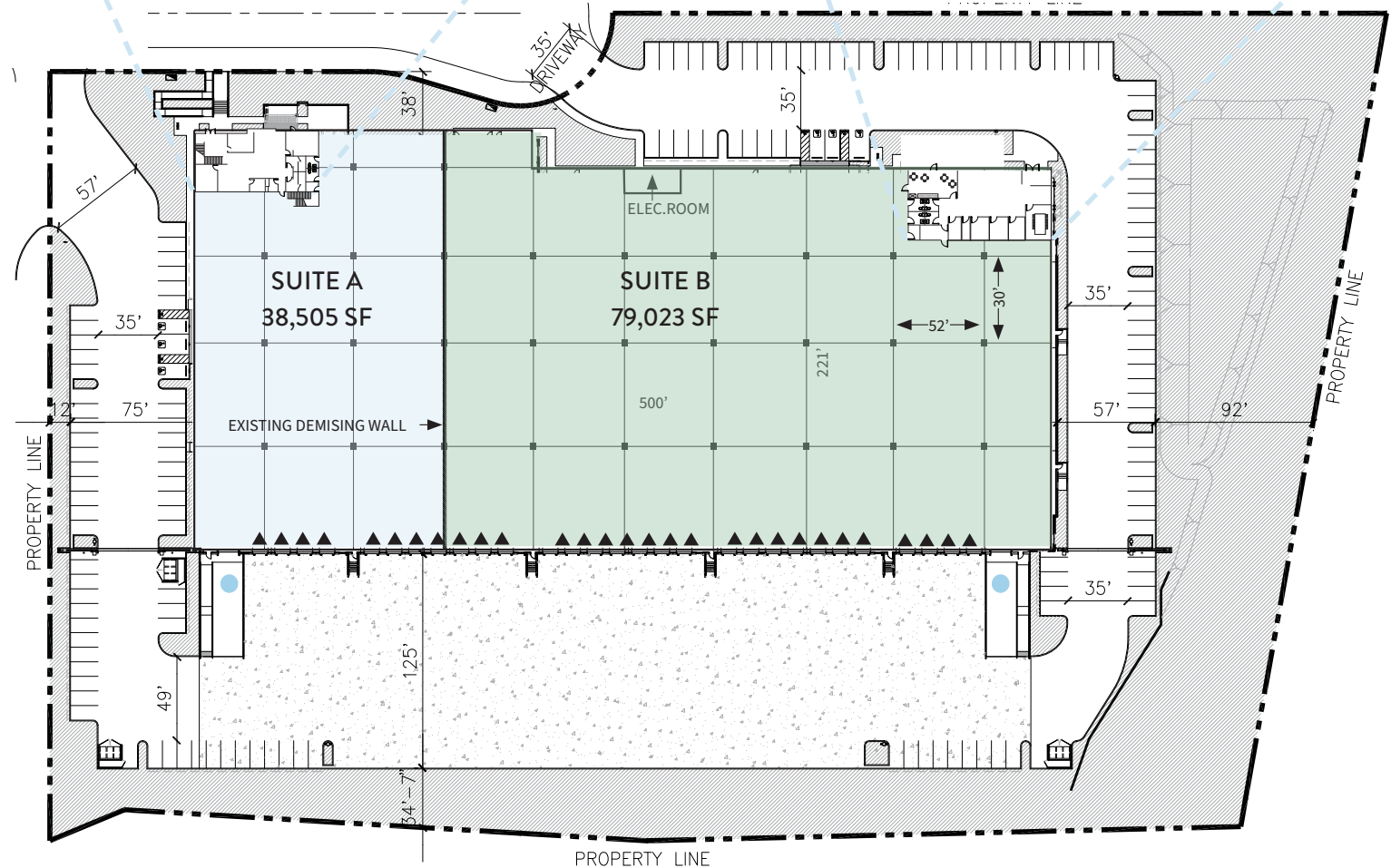
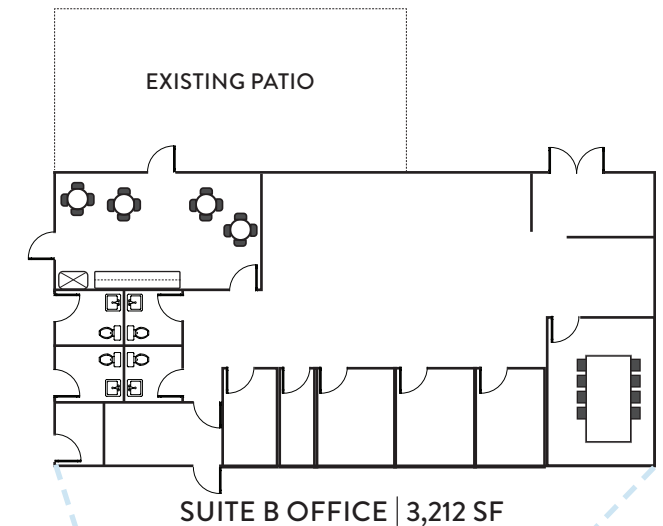
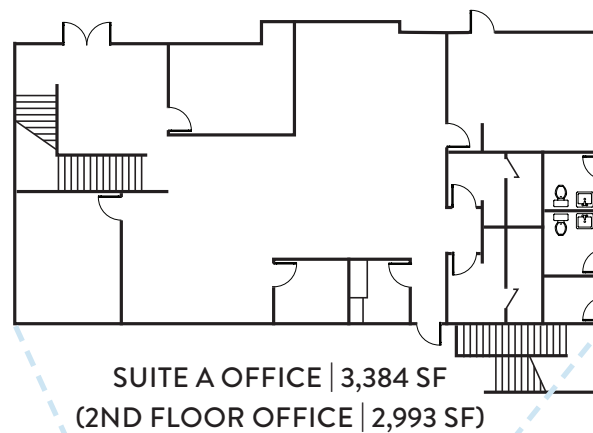
52' x 60' Bays Column Spacing (no K-Braces)

221' Building Depth

125.5' truck court- 100% concrete access

DIVISIBILITY

- ▲ DOCK HIGH DOOR
- GRADE LEVEL DOOR



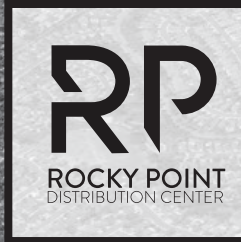


OCEANSIDE BLVD

EL CAMINO REAL

MESA DRIVE

COLLEGE BLVD



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



RP

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DISTRIBUTION CENTER



Greg Lewis
Executive Vice President
+1 858 410 1251
greg.lewis@jll.com
RE license No. 01856260

Andy Irwin
Executive Vice President
+1 858 410 6376
andy.irwin@jll.com
RE license No. 01302674

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