

38,505 SF
AVAILABLE

RP
ROCKY POINT
DISTRIBUTION CENTER



226,691 SF

INDUSTRIAL PROJECT
WITHIN PACIFIC COAST
BUSINESS PARK

38,505 SF

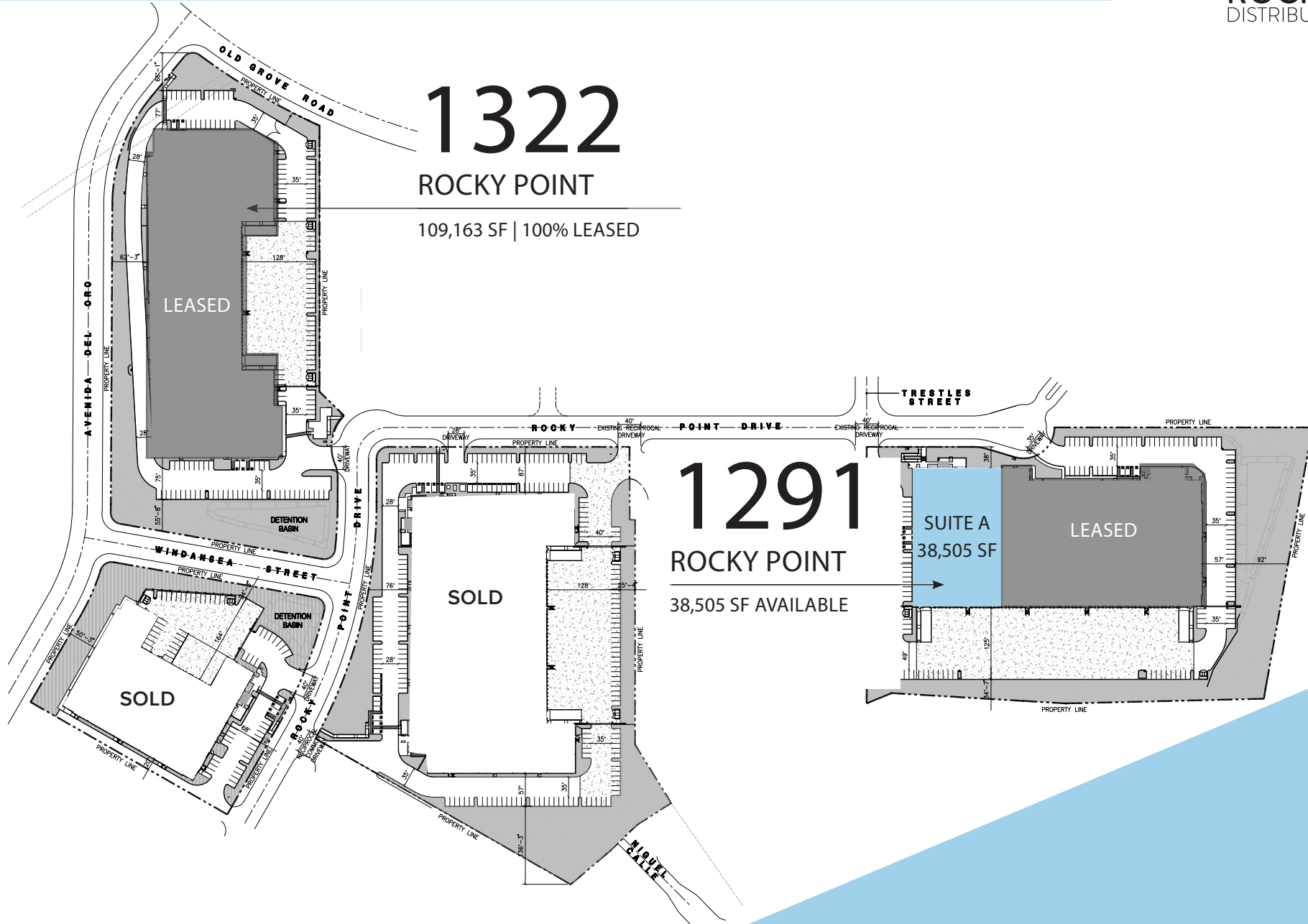
Available 10/01/2023
(possibly sooner)

8 DOCKS

2 Docks per 10,000 SF

CLASS A

Developed in 2019



1322

ROCKY POINT

109,163 SF | 100% LEASED

1291

ROCKY POINT

38,505 SF AVAILABLE

SUITE A
38,505 SF

LEASED

RP

ROCKY POINT
DISTRIBUTION CENTER



CLASS A BUILDING

Total Available: 38,505 SF

3,384 SF 1st floor office

2,993 SF 2nd floor office

32,128 SF Warehouse

Available 10/01/2023 (possibly sooner)

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

8 Dock High, 1 Grade Level Door

LED Warehouse Lights

ESFR with K-25 Sprinkler Heads

Contemporary exterior patio with overhead glass door access to break room

Modern office finishes

POWER

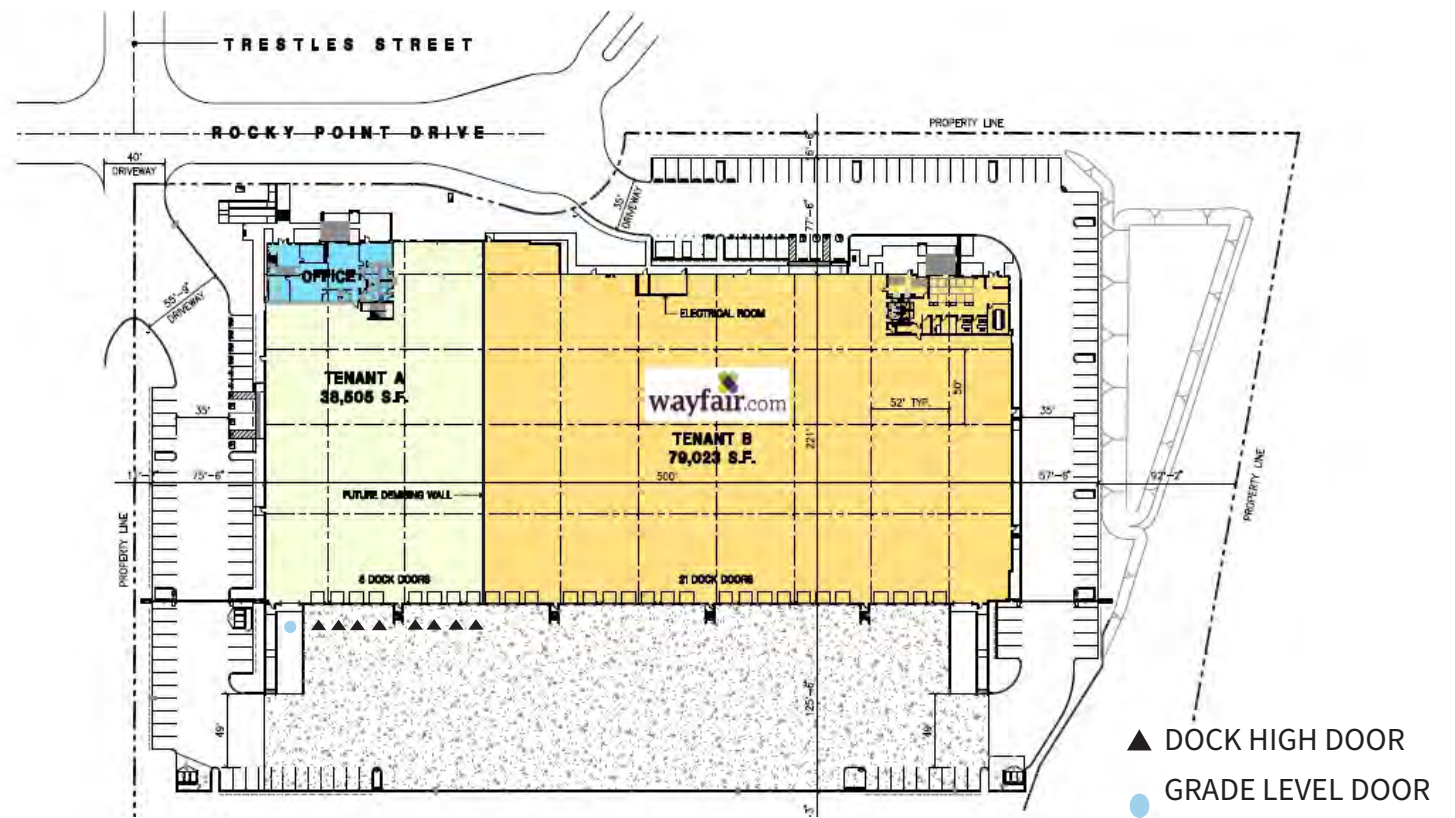
1,000 amps of 480v

FUNCTIONAL

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

221' Building Depth

125.5' truck court- 100% concrete access



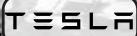


OCEANSIDE BLVD

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



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