

1332 & 1336

ROCKY POINT

\$1.28 psf
asking rent

Tenant Concessions
See suite specifics
for concession details



22,773 - 51,081 SF INDUSTRIAL
WAREHOUSE / DISTRIBUTION / MANUFACTURING



1332 & 1336 ROCKY POINT DRIVE

1332 Rocky Point

\$1.28 psf
asking rent

Up to **\$139,000** in concessions
(based on 3 months of free rent
and \$1 psf in moving or TI costs)
Applicable to qualified tenants
on a 5-year term for leases
signed by 5/31/2025

SPACE AVAILABLE (SF)
OFFICE
CLEAR HEIGHT
DOCK DOORS
GRADE DOORS
POWER
SPRINKLERS
AVAILABLE

±28,308 SF

±2,496 SF

24'

2

2

800A/120-208V *

.45/3,000

Now

1336 Rocky Point

\$1.28 psf
asking rent

Up to **\$112,000** in concessions
(based on 3 months of free rent
and \$1 psf in moving or TI costs)
Applicable to qualified tenants
on a 5-year term for leases
signed by 5/31/2025

SPACE AVAILABLE (SF)
OFFICE
CLEAR HEIGHT
DOCK DOORS
GRADE DOORS
POWER
SPRINKLERS
AVAILABLE

±22,773 SF

±2,445

24'

2

2

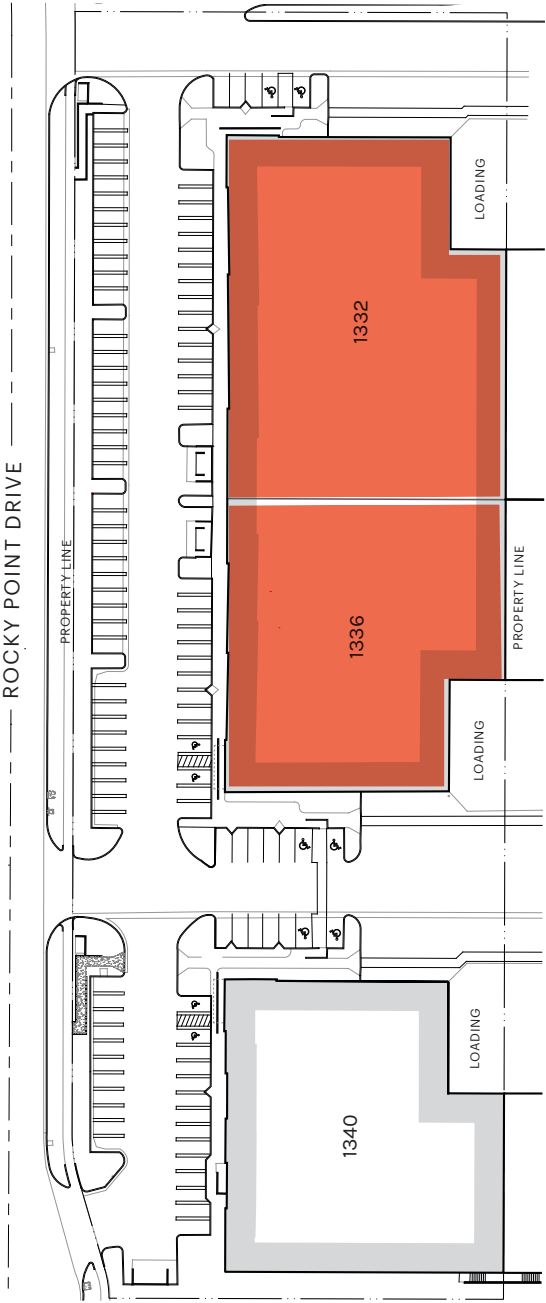
800A/120-208V *

.45/3,000

Now

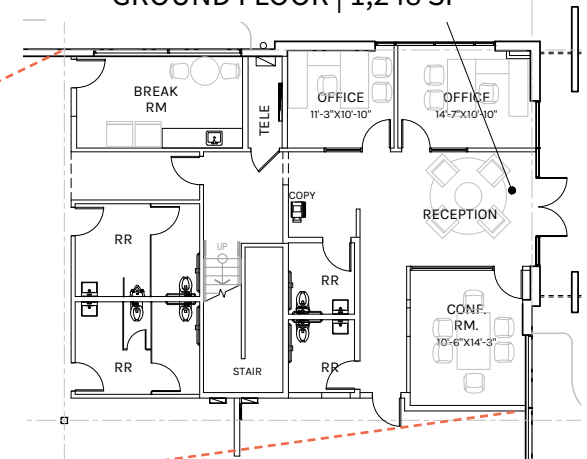
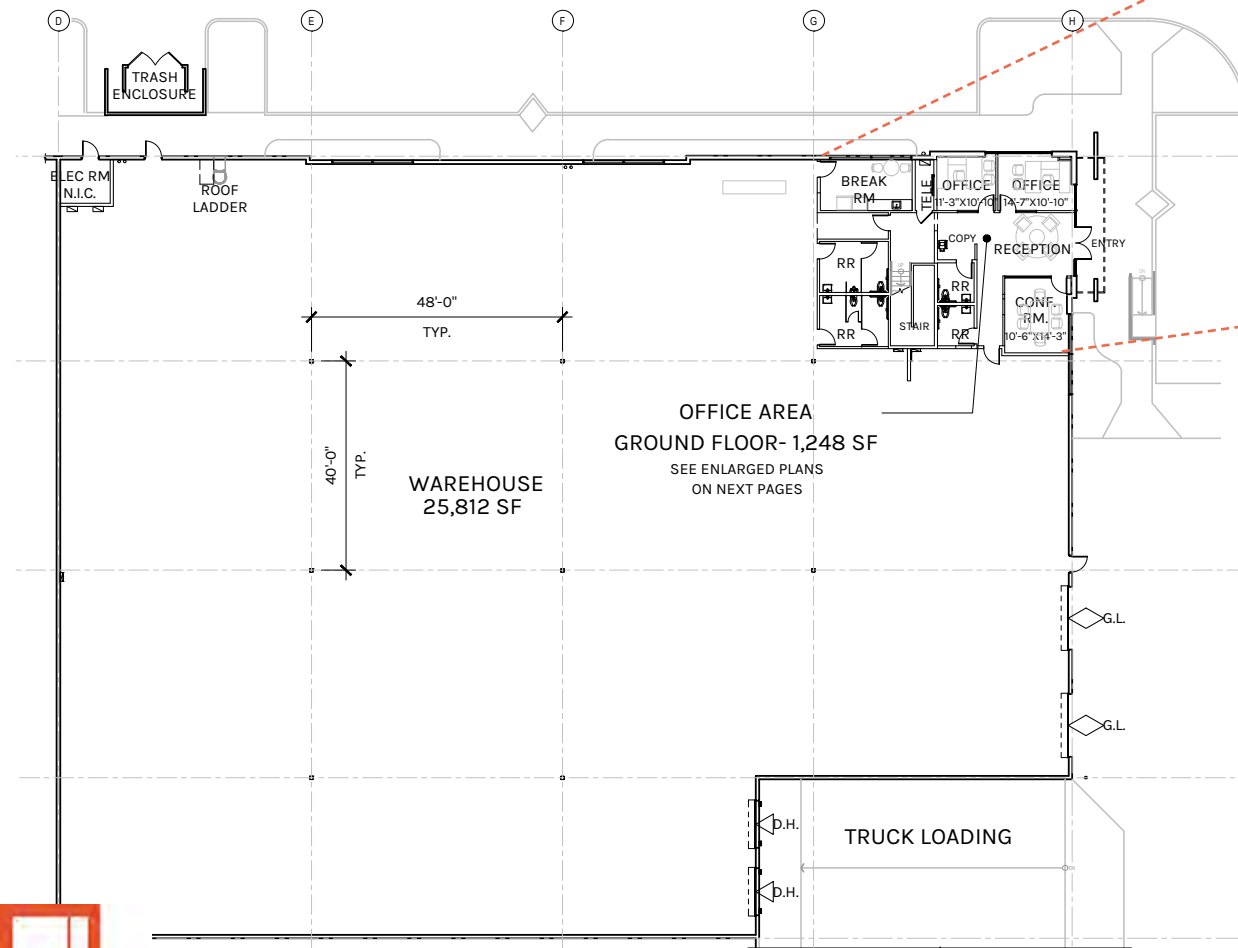
* Tenant to verify

SITE PLAN

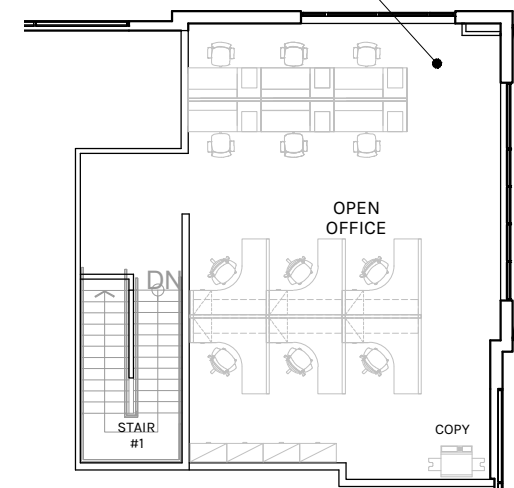


FLOOR PLAN

1332 ROCKY POINT

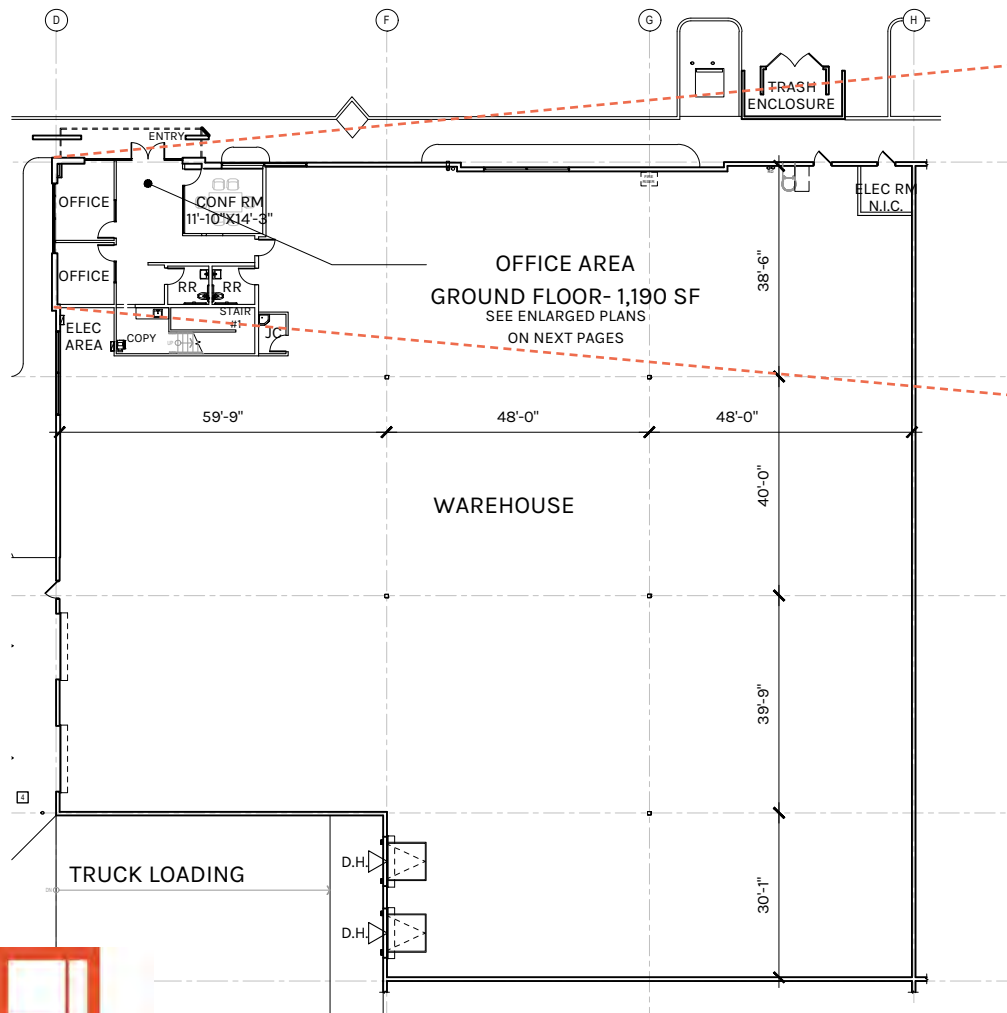


OFFICE AREA
MEZZ. | 1,248 SF



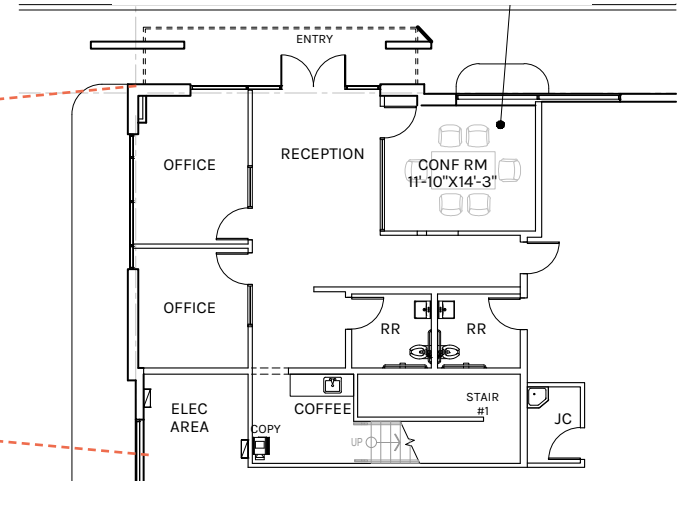
FLOOR PLAN

1336 ROCKY POINT

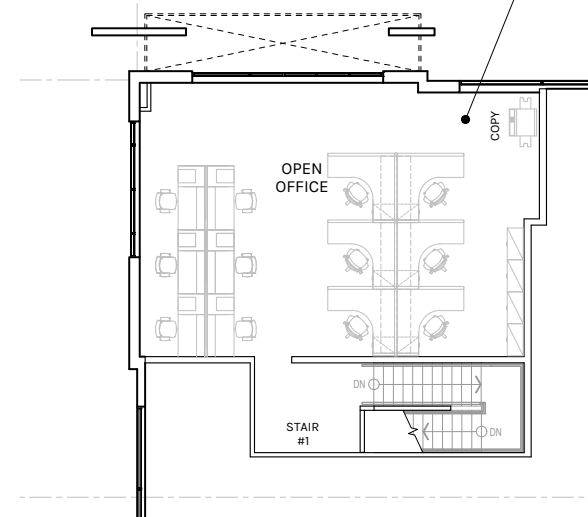


OFFICE AREA
GROUND FLOOR- 1,190 SF
SEE ENLARGED PLANS
ON NEXT PAGES

OFFICE AREA
GROUND FLOOR | 1,190 SF



OFFICE AREA
MEZZ. | 1,255 SF



OCEANSIDE



1332 & 1336
ROCKY POINT



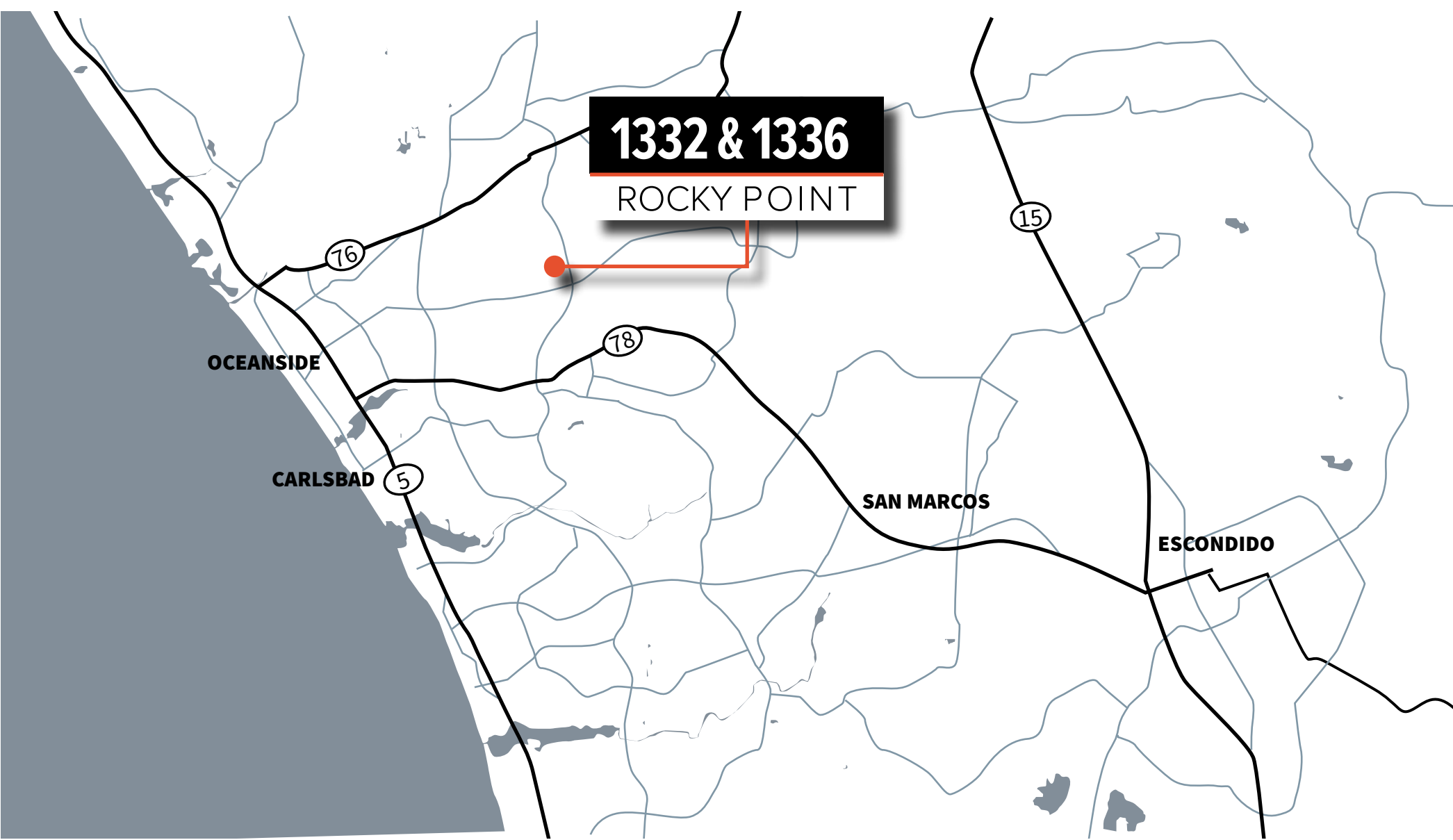
Unparalleled Access

Minutes from Hwy 76, Hwy 78, I-5, public transportation, & ±40 mins South to Downtown San Diego or North to Orange County



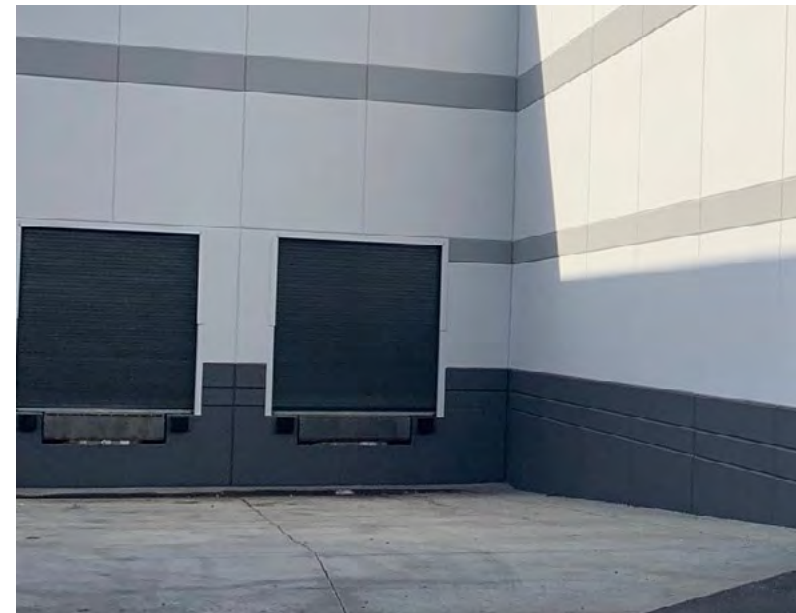
Attract & Retain Talent

Excellent curb appeal and identity within a master planned business park, surrounded by corporate giants, walking distance to retail amenities, short drive to Oceanside's burgeoning coastal corridor



Drive Times





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