

67,913 SF
AVAILABLE

RP

ROCKY POINT
DISTRIBUTION CENTER

AVAILABLE
for Immediate Occupancy

Jones Lang LaSalle Brokerage, Inc.
RE license #01856260



VIRTUAL TOUR

1322 Rocky Point

226,691 SF

INDUSTRIAL PROJECT
WITHIN PACIFIC COAST
BUSINESS PARK



30' CLEAR 12 DOCKS

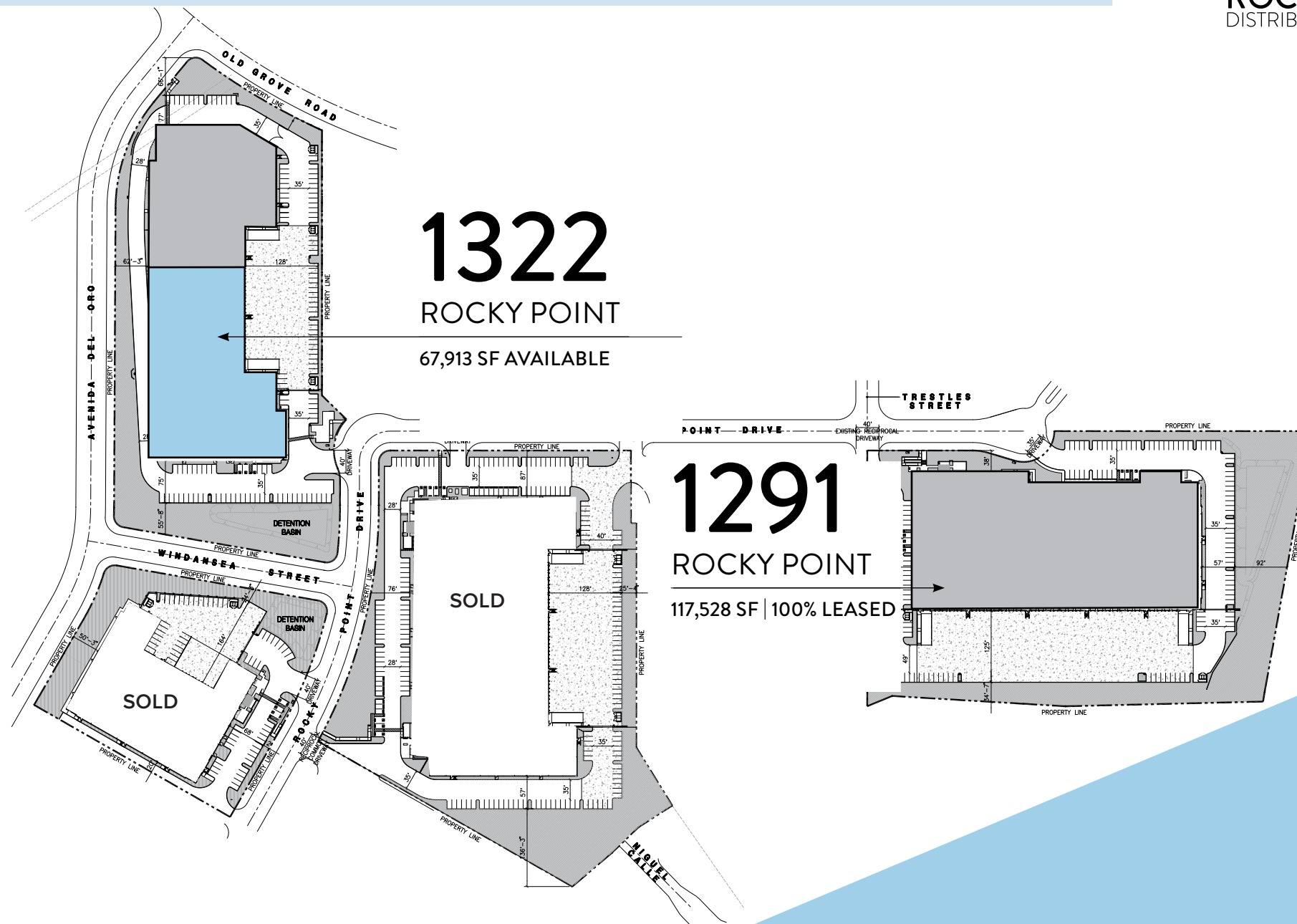
More cubic volume,
efficiency and savings

2 Docks per 10,000 SF
of warehouse area

CLASS A

Developed in 2019

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CLASS A BUILDING

67,913 SF Available space

3,384 SF 1st floor office

2,993 SF 2nd floor office

61,536 SF Warehouse

SITE

6.67 AC

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

FEATURES

30' Clear Height

12 Dock High, 1 Grade Loading

3% Skylights

LED Warehouse Lights

ESFR with K-25 Sprinkler Heads

POWER

Current: 600 amps of 480v

Capacity: 1,000 amps of 480v

* Tenant responsible for independently verifying power

FUNCTIONAL

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

159' Building Depth

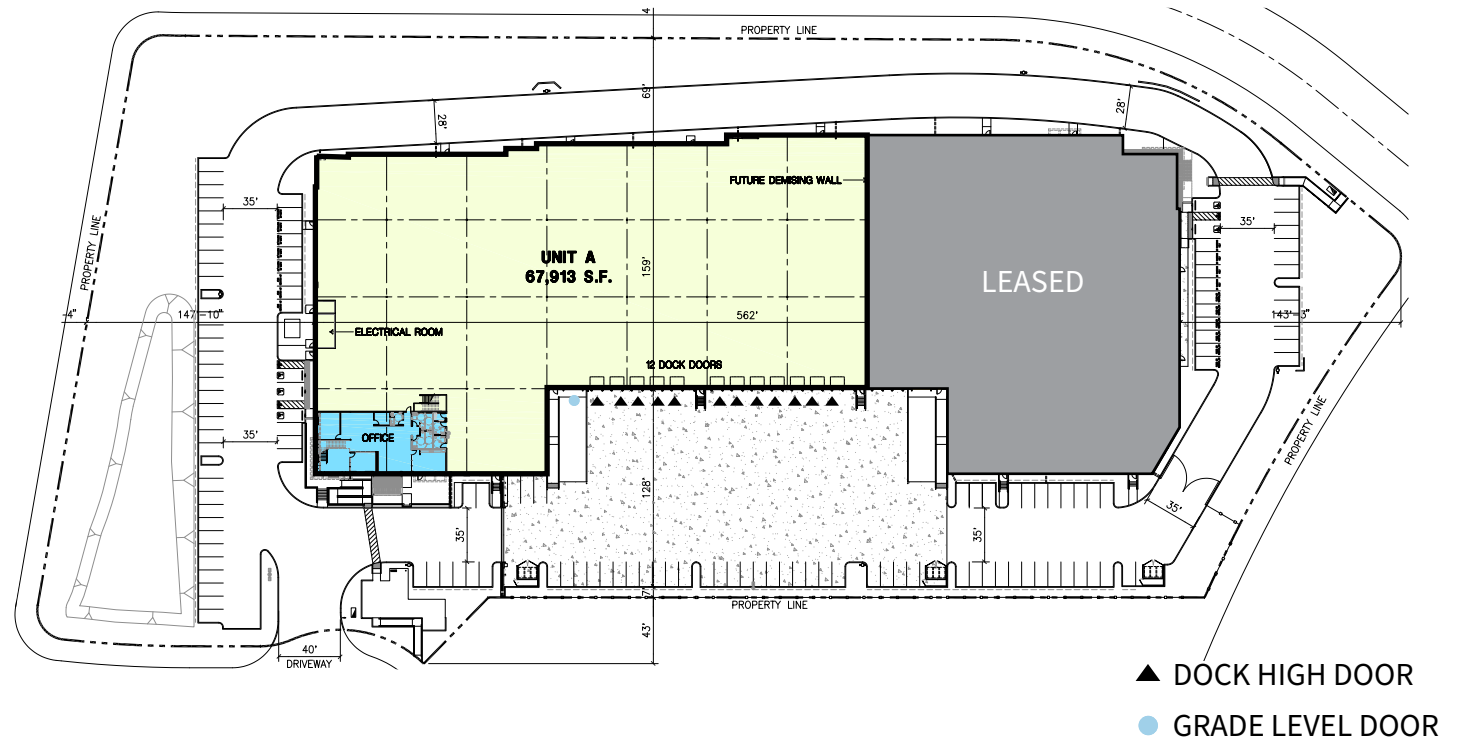
Contemporary exterior patio with overhead glass door access to break room

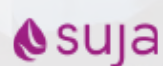
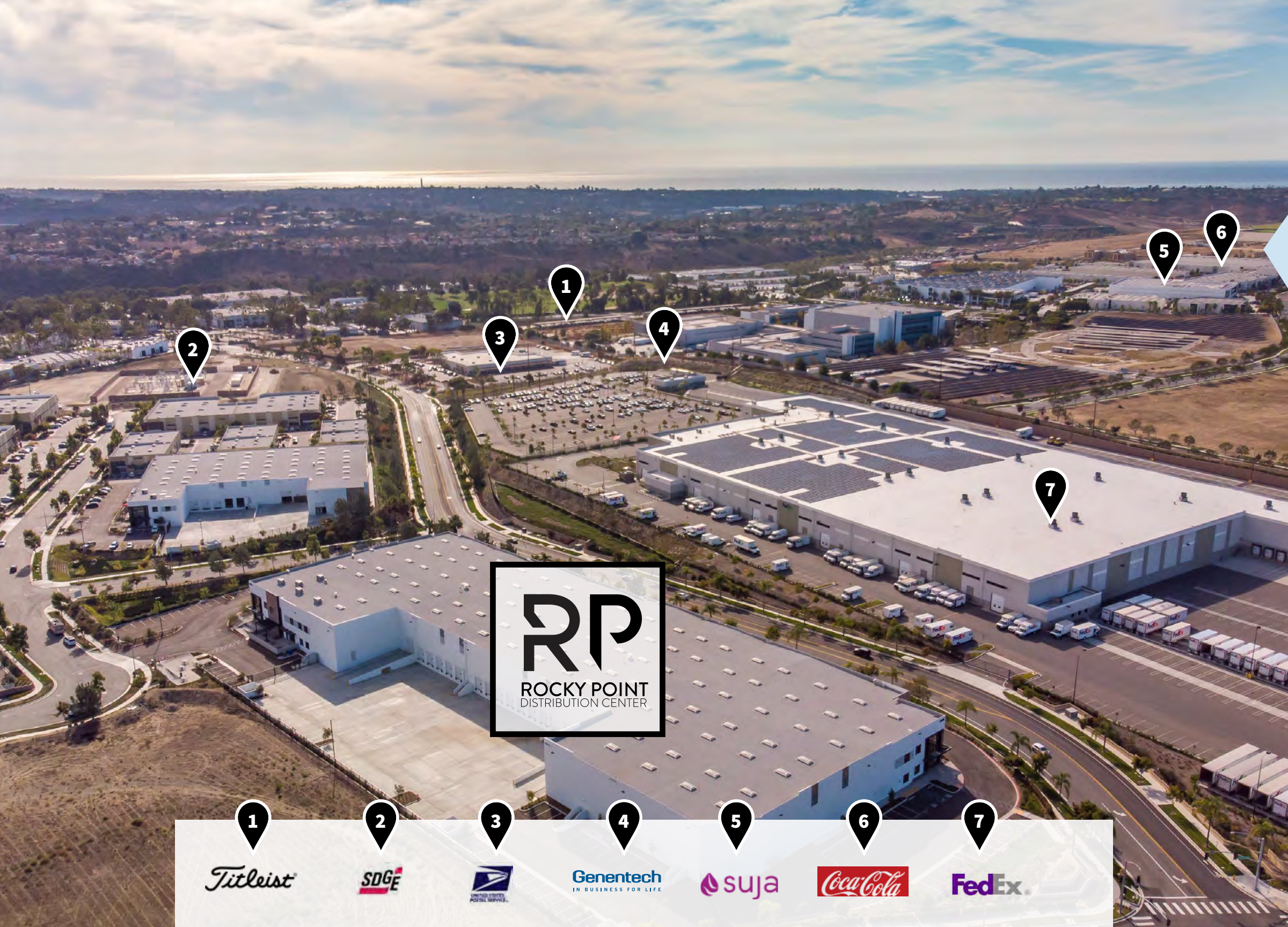
128' truck court- 100% concrete access

Fully fenced truck court

LEASE RATE

\$1.20 NNN (Op Ex \$0.3938/SF/month)





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



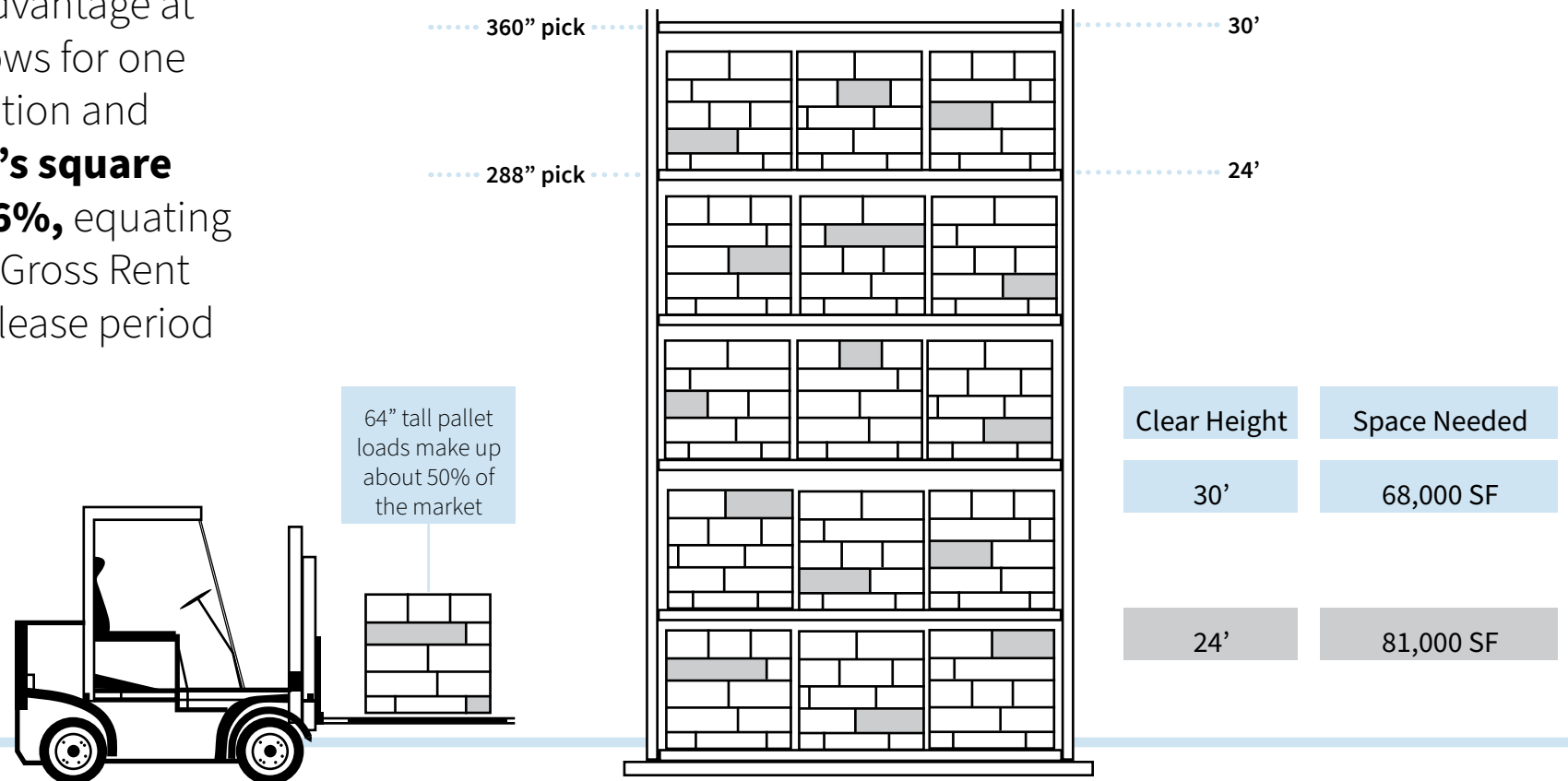
CUBIC CAPACITY ADVANTAGE

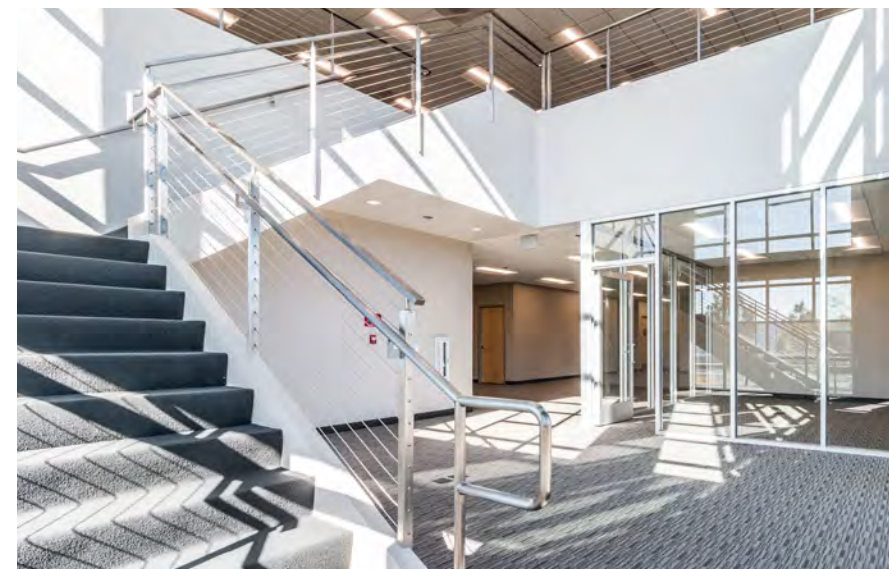


RISE ABOVE THE REST

Revolutionizing storage solutions
to take your business to new
heights

The cubic capacity advantage at
30' clear height allows for one
additional pallet position and
**decreases a Tenant's square
footage needs by 16%**, equating
to **+/- \$1,300,000** in Gross Rent
savings over a 5 year lease period









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