

FOR SALE

| 120 NORTH PACIFIC STREET, UNITS E6 & E7
SAN MARCOS, CA 92081



**±3,200 SF INDUSTRIAL SUITE
WITH SOLAR PANELS**

ANDREW IBRAHIM
Lic #02374113
(760) 472-5767
aibrahim@voitco.com

CHRISTOPHER MOUSSA
Lic #02111997
(858) 449-0650
cmoussa@voitco.com

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to offer for sale Suites E6 and E7 at 120 N Pacific Street, a ±3,200 SF industrial unit located in San Marcos. The space offers a functional mix of warehouse and office, featuring solar panels to offset energy bills. The property is well-suited for a variety of industrial users seeking efficient space in North County.

The property is located with convenient access to Highway 78 and is surrounded by a strong mix of industrial and retail amenities, including the North City development and Cal State San Marcos.

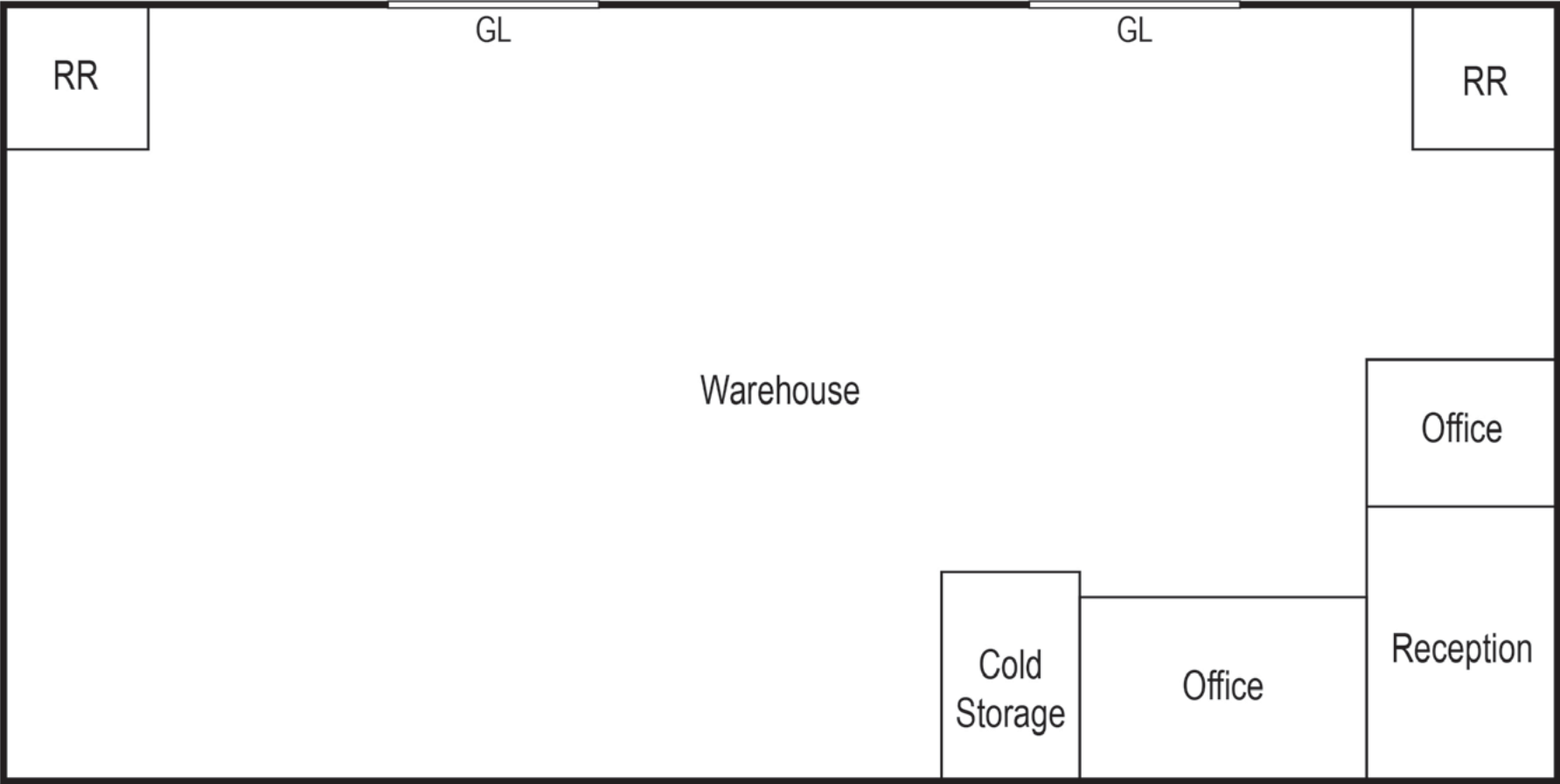
\$1,225,000
SALE PRICE

PROPERTY DETAILS

ADDRESS	120 North Pacific St, Units E6 & E7, San Marcos, CA 92081
BUILDING SIZE	±3,200 SF (15% office: ±480 SF 85%; warehouse: ±2,720 SF)
ZONING	I (Industrial) / B-P (Business Park)
CEILING HEIGHT	12'
YEAR BUILT	1980
GRADE LEVEL DOORS	2 (12' X 10')
SPECIAL FEATURES	» On-site solar panels » ±77 SF cold storage » Insulated warehouse

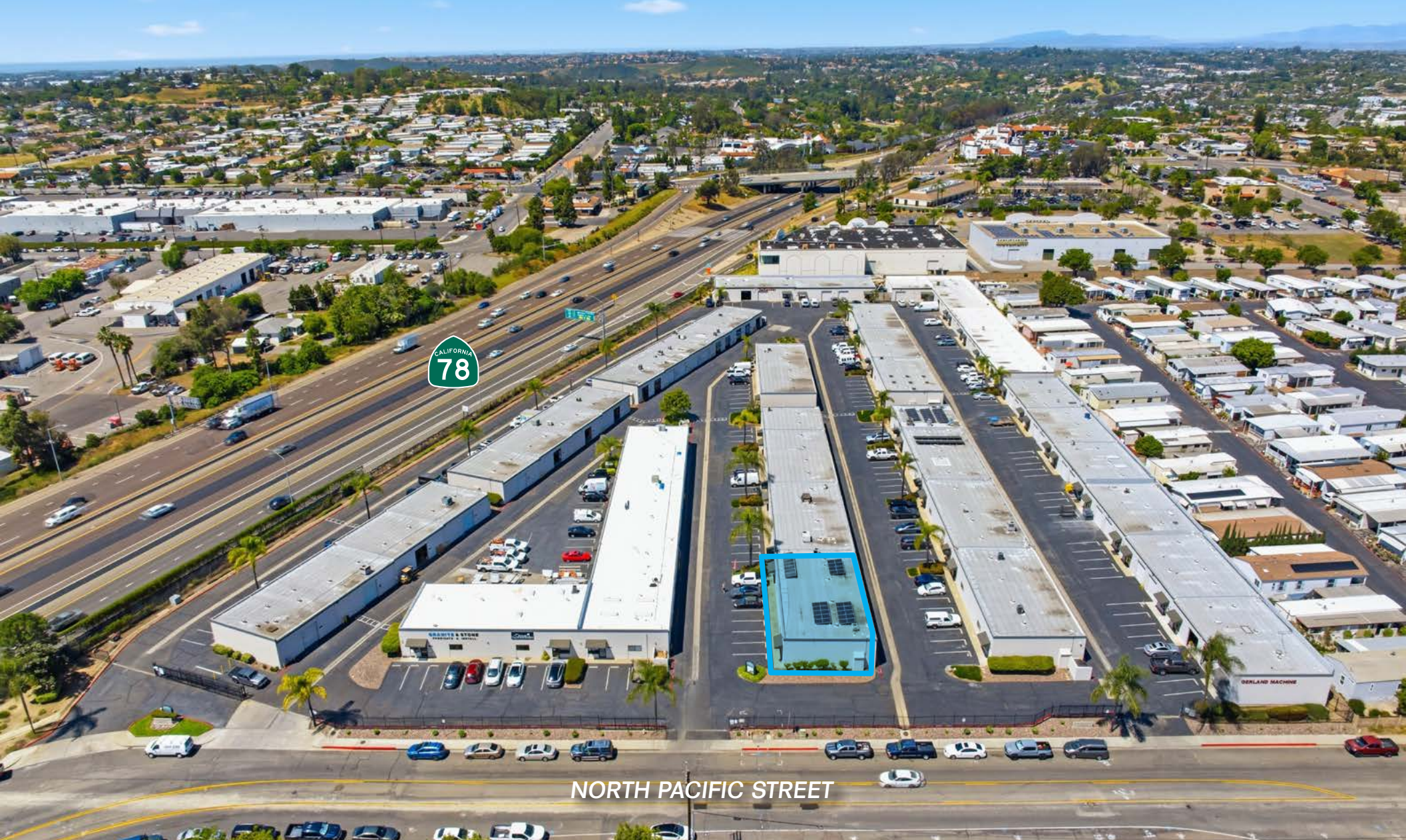


FLOOR PLAN









NORTH PACIFIC STREET

ANDREW IBRAHIM
Lic #02374113 | (760) 472-5767
aibrahim@voitco.com

CHRISTOPHER MOUSSA
Lic #02111997 | (858) 449-0650
cmoussa@voitco.com

662 Encinitas Boulevard, Suite 216, Encinitas, California 92024 · (760) 472-5620 · Lic #01991785 · www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
REAL ESTATE SERVICES