

# 285 Venture Street

SAN MARCOS, CALIFORNIA 92078

## FOR SALE

±7,958 SF  
INDUSTRIAL BUILDING



**Voit**  
REAL ESTATE SERVICES

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## BUILDING FEATURES



**±7,958 SF**

BUILDING SIZE



**0.36 AC  
(15,841 SF)**

LOT SIZE



**(3) Grade Level Doors**

LOADING



**(12) Surface Spaces**

PARKING SPACES



**\$2,700,000 (\$339.28/SF)**

SALE PRICE

Voit Real Estate Services is pleased to offer the opportunity to acquire an approximately 7,958 square foot industrial building with heavy power, ideal for manufacturers, at **285 Venture Street in San Marcos, California**. This property features:

- Heavy Power Distributed throughout the Warehouse: 800 Amps/120-208 Volt, 3-Phase
- Secure Fenced Yard Area/Parking Lot
- Three (3) Grade-Level Doors (10' X 12')
- ±1,000 SF Air-Conditioned Office Space
- Insulated Ceilings
- 16' Clear Height
- Insulated Warehouse Ceilings
- ±2,600 SF Bonus Mezzanine
- Industrial (I) Zoning [VIEW ZONING LINK](#)
- Multiple Skylights Throughout Warehouse

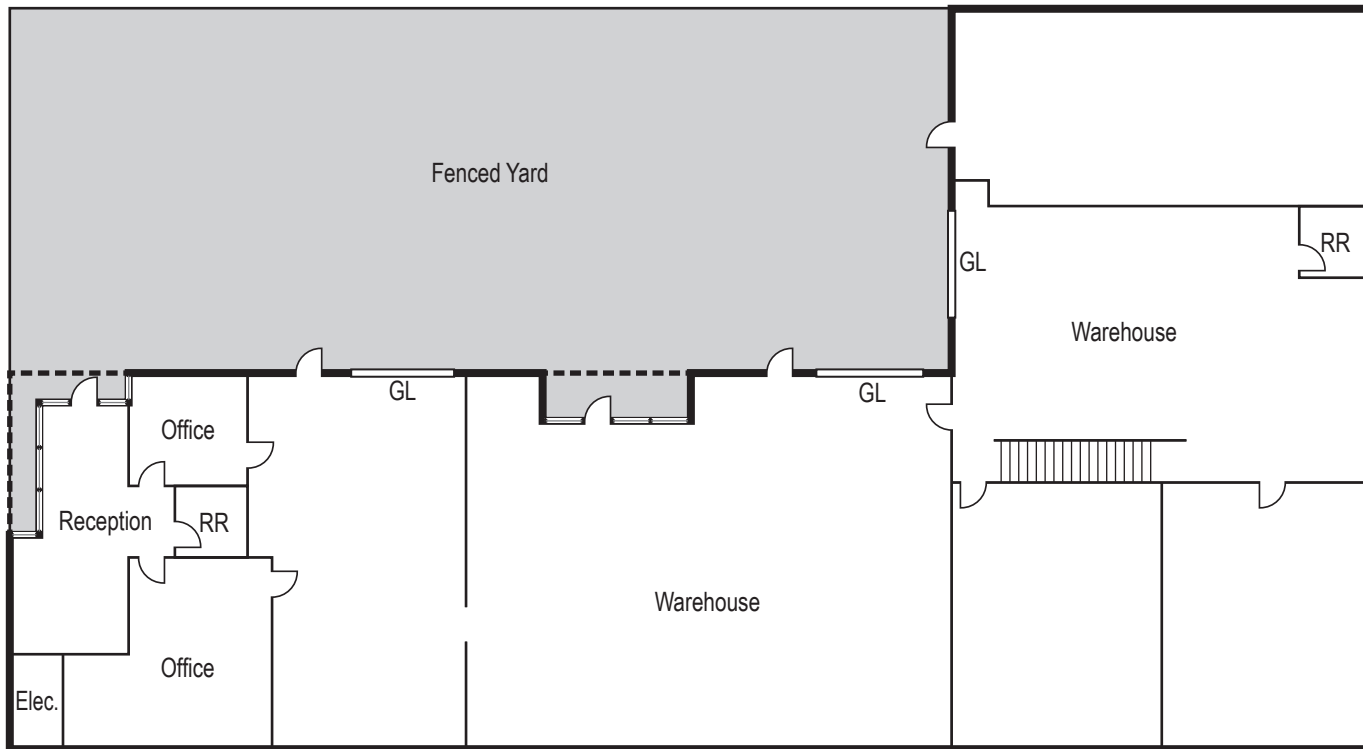
**285 Venture Street** also provides excellent access to Highway 78 and is conveniently located within close proximity to CSU San Marcos and the North City development.

# EXISTING FLOOR PLAN

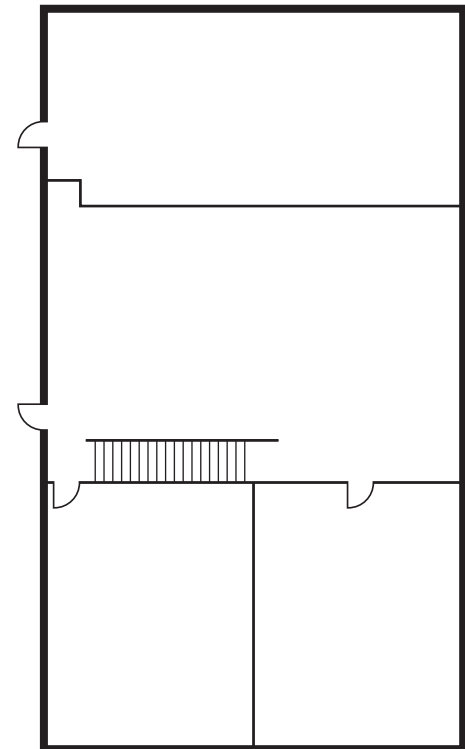


VIEW VIRTUAL TOUR

## First Floor

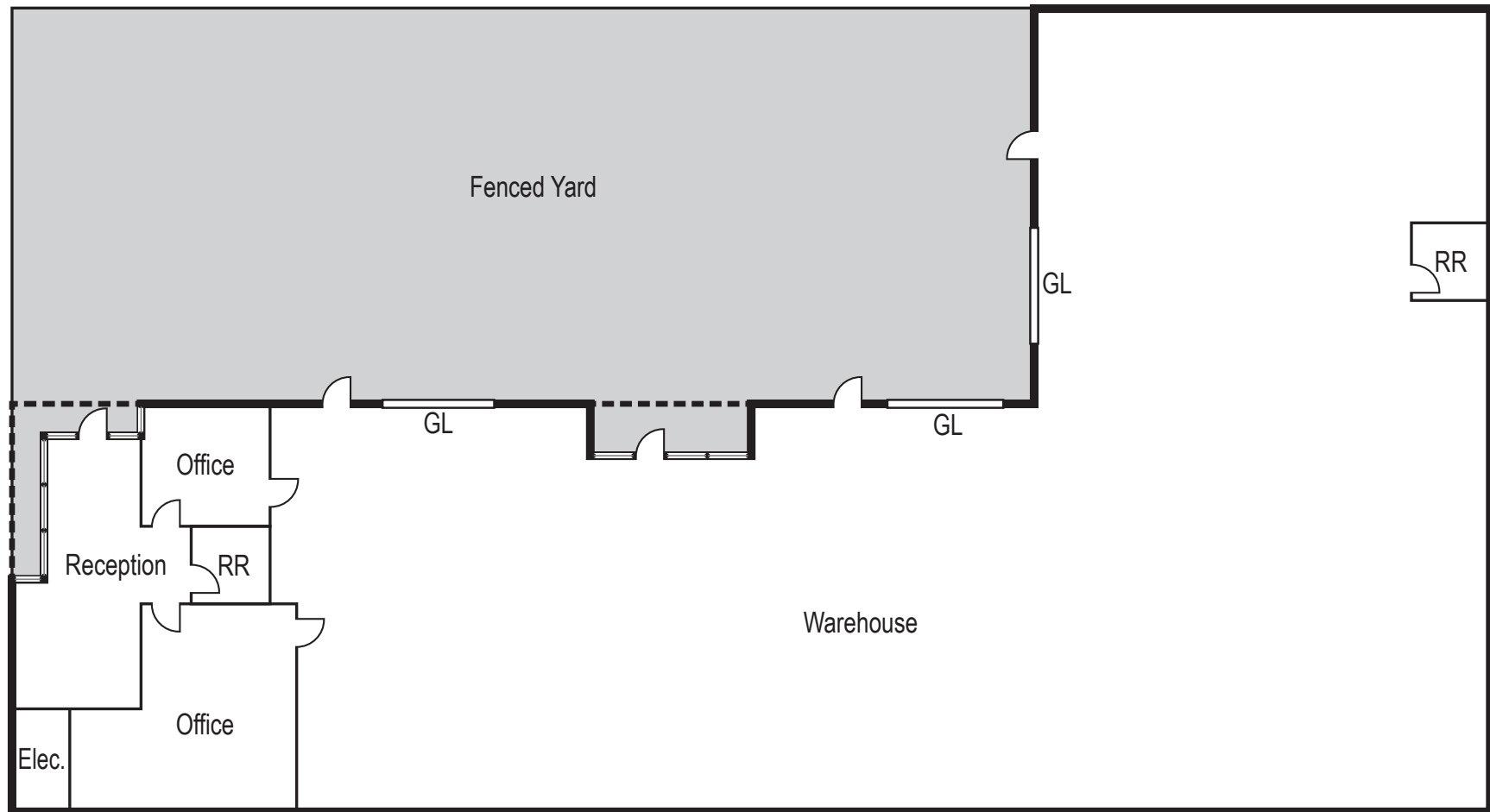


## Second Floor



**Bonus Mezzanine**  
(±2,600 SF)

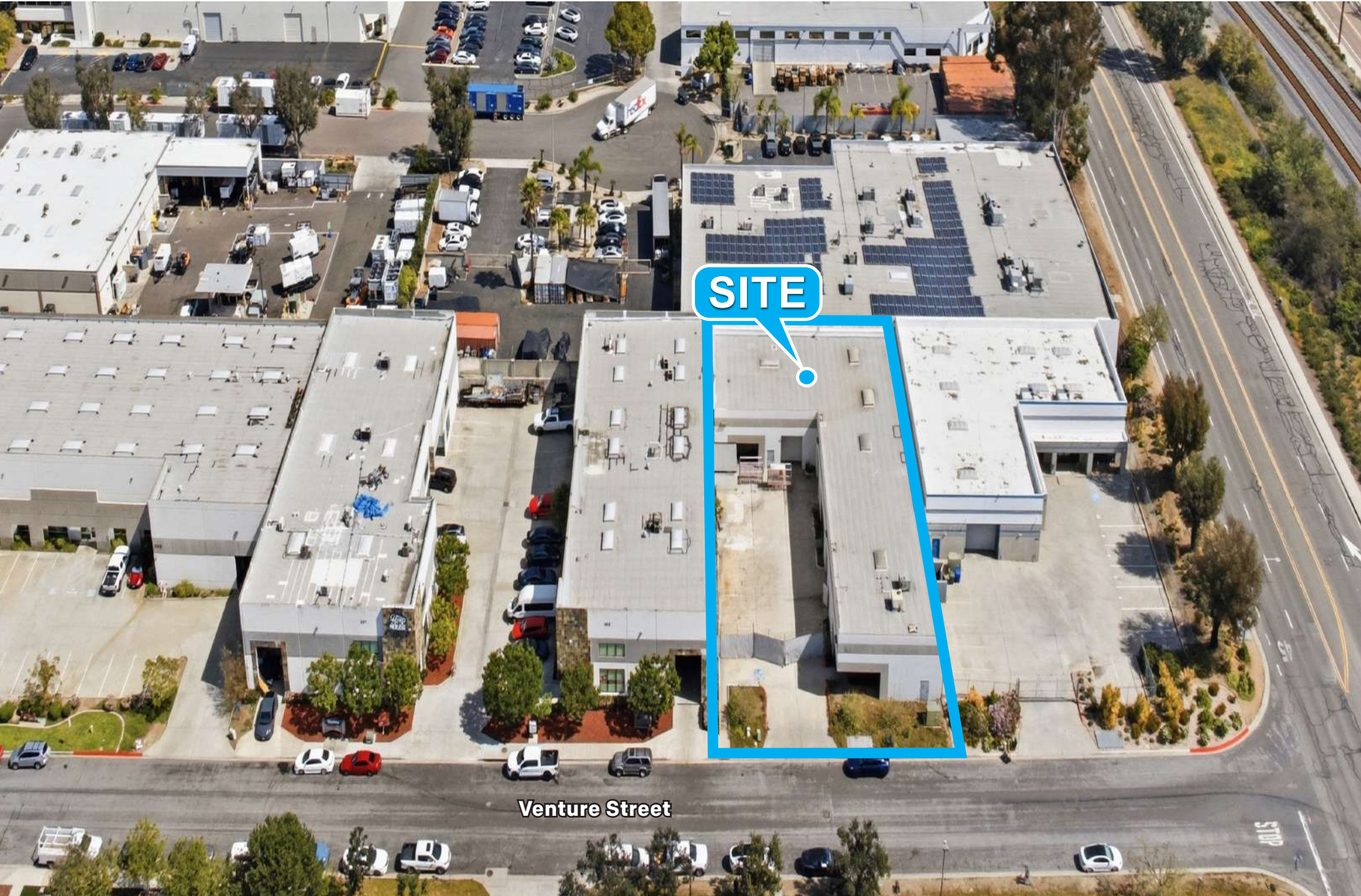
# CONCEPTUAL FLOOR PLAN



# AMENITIES MAP



# AERIAL MAP



**SITE**

**Venture Street**

# BUILDING PHOTOS



# BUILDING PHOTOS



# BUILDING PHOTOS





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