

880 RANCHEROS DR

FOR LEASE | INDUSTRIAL WAREHOUSE + LARGE YARD | \pm 7,150 SF



FOR MORE INFORMATION CONTACT

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PROPERTY HIGHLIGHTS



880 Rancheros Dr, San Marcos CA 92069



± 7,150 SF



0.46 Acres



Lease Price: Contact Agent



Grade Level Doors: 3



Ceiling Height: 16'

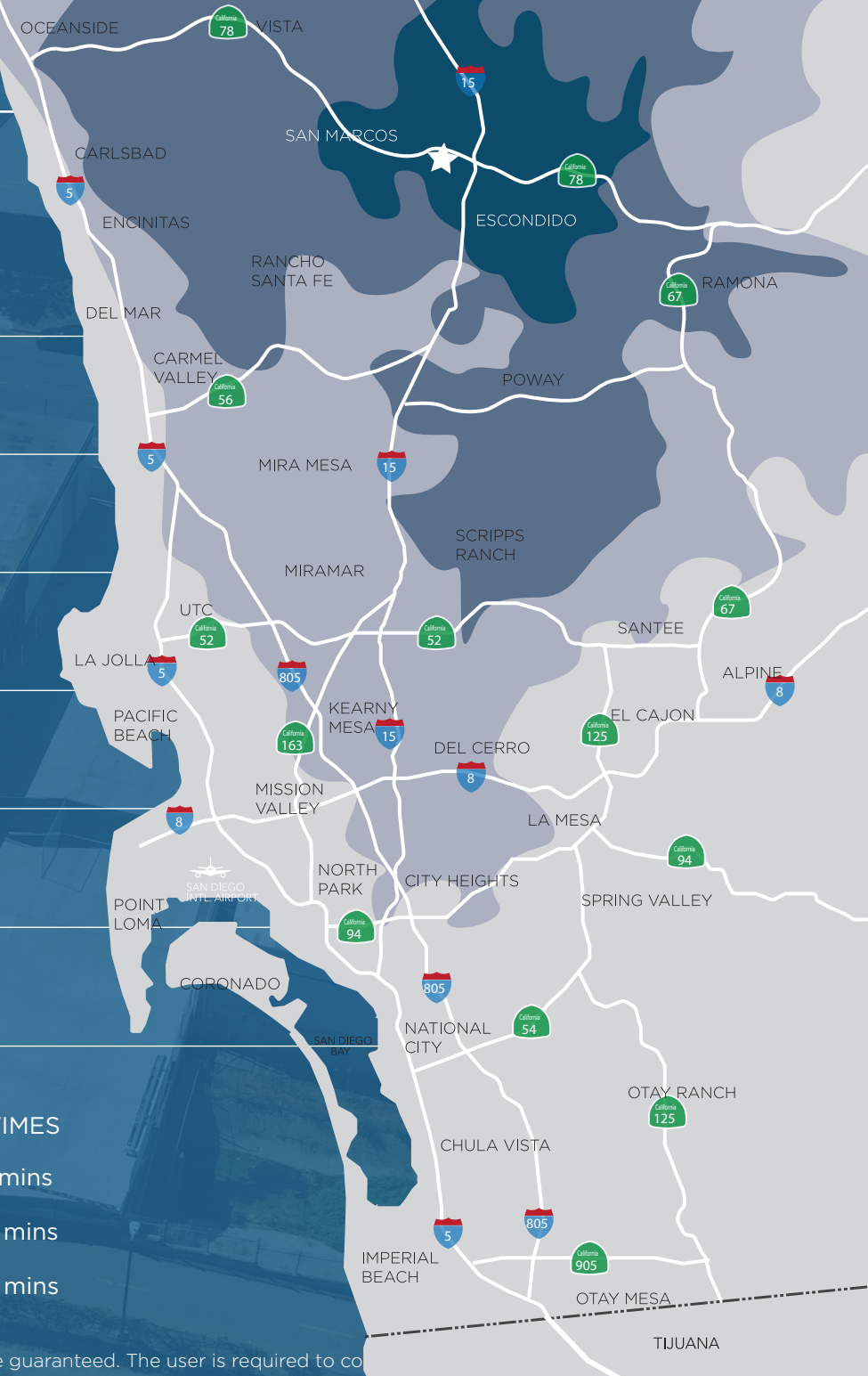
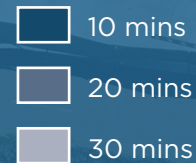


Zoning: Light Industrial (L-1)



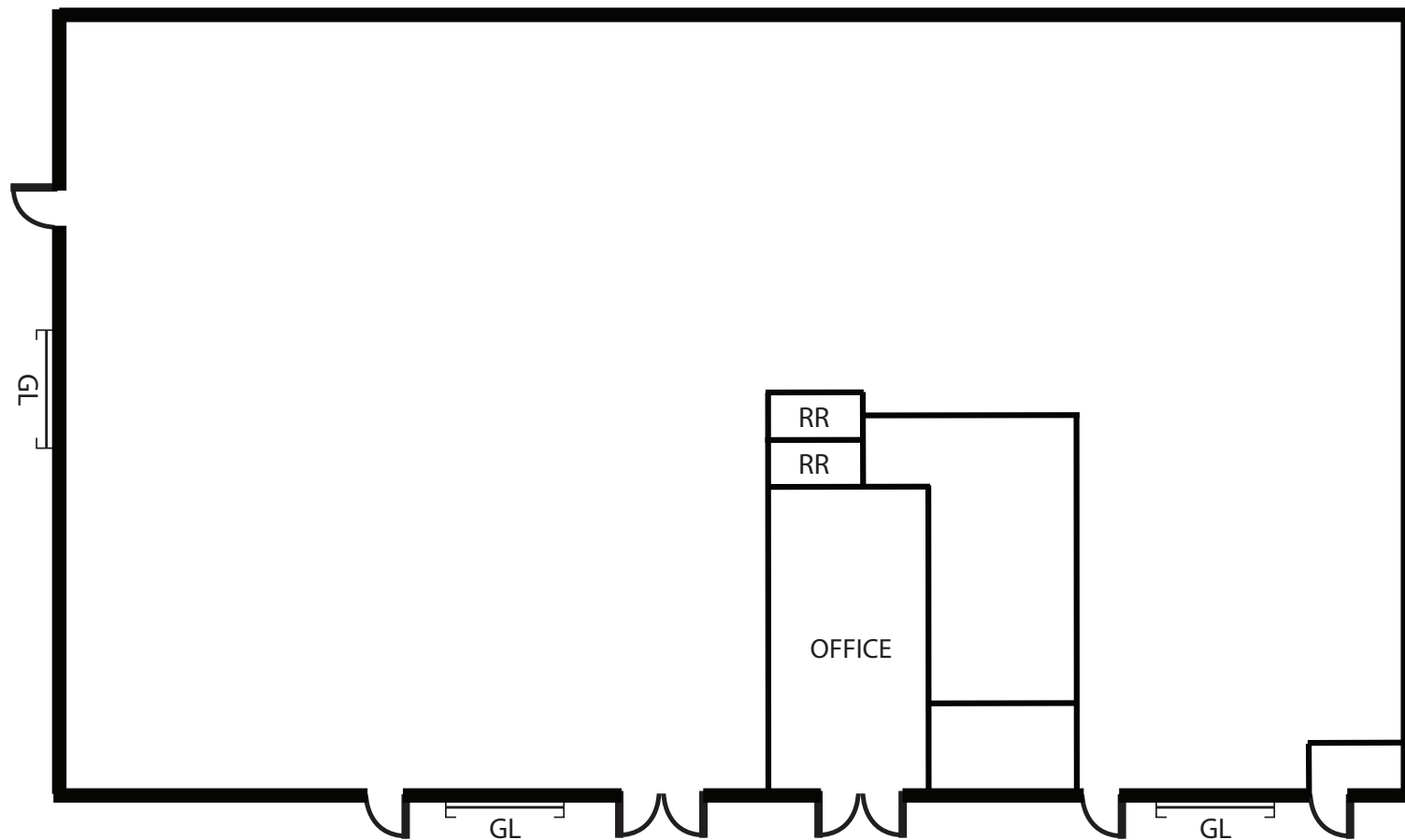
Proximity to I-5, 78 and I-15

DRIVE TIMES



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to co

FLOOR PLAN



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* Drawing not to scale

GL: Ground Level Door

PROPERTY
PHOTOS





SAN MARCOS INDUSTRIAL REAL ESTATE

Overview

San Marcos, located in North County San Diego, is an active submarket within the region's industrial real estate sector. Its proximity to major transportation corridors such as Interstate 5 (I-5) and Interstate 15 (I-15) makes it an attractive hub for logistics, distribution, and manufacturing. Strong demand, limited supply, and strategic positioning continue to drive growth despite challenges like constrained land availability and rising construction costs. For tenants, San Marcos offers access to key regional and cross-border markets; for investors, it presents favorable conditions and competitive returns.

Strategic Location

- **Transportation Infrastructure:** Direct access to major highways enables efficient distribution throughout Southern California, supporting logistics, warehousing, and last-mile distribution.
- **Proximity to Trade Hubs:** Less than 30 miles from the Port of San Diego and San Diego International Airport, San Marcos is well-positioned for businesses reliant on shipping and air cargo.
- **Cross-Border Access:** As part of the San Diego-Mexico trade corridor, San Marcos supports companies with binational supply chains.

High Demand for Industrial Space

- **E-Commerce Growth:** Online shopping continues to drive demand for warehouse and fulfillment centers. San Marcos' central location enhances its role as a last-mile distribution hub.
- **Manufacturing & Light Industrial:** Beyond logistics, there is steady demand for specialized uses such as medical device manufacturing, precision engineering, and biotech, reflecting the influence of nearby Carlsbad and other North County hubs.
- **Limited Land Supply:** With little undeveloped land remaining, new large-scale projects are constrained by zoning and environmental regulations, intensifying competition for existing space.

Strong Regional Economic Growth

- **Countywide Strength:** San Diego's diverse economy—anchored in biotech, defense, tech, and healthcare—creates consistent demand for industrial facilities supporting R&D, production, and logistics.
- **Corporate Presence:** North County's concentration of biotech, life sciences, and telecom firms reinforces the need for nearby suppliers, manufacturers, and distribution networks, further fueling the industrial real estate market.

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