

295 TRADE STREET

SAN MARCOS, CA 92078



INDUSTRIAL BUILDING FOR LEASE | 9,720 SF + 1/2 ACRE YARD

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LOCATION HIGHLIGHTS

- Adjacent to Cal State San Marcos & North City District
- High Visibility Corner
- Freestanding Building
- Close proximity to Hwy 78, I-5 & I-15, central to all of North County
- Across street from Sprinter Station
- Close to Restaurants and Retail amenities.

* Lot and building can be leased together or separately.

ADDITIONAL LOT

- Additional 25,264 SF lot for parking or storage can be leased.
- City restrictions apply. Tenant to verify for their use

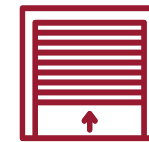
BUILDING HIGHLIGHTS



FREESTANDING HIGH
IMAGE BUILDING



CLEAR HEIGHT 16"



THREE (3) GRADE
LEVEL DOORS

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BUILDING OVERVIEW

Address 295 Trade Street, San Marcos, Ca 92078

Building Size 9,720 Sf

Lot Size 25,264 SF (0.58 acres)

Loading One (1) 24'x12' Grade Level
Two (2) 10'x12' Grade Level

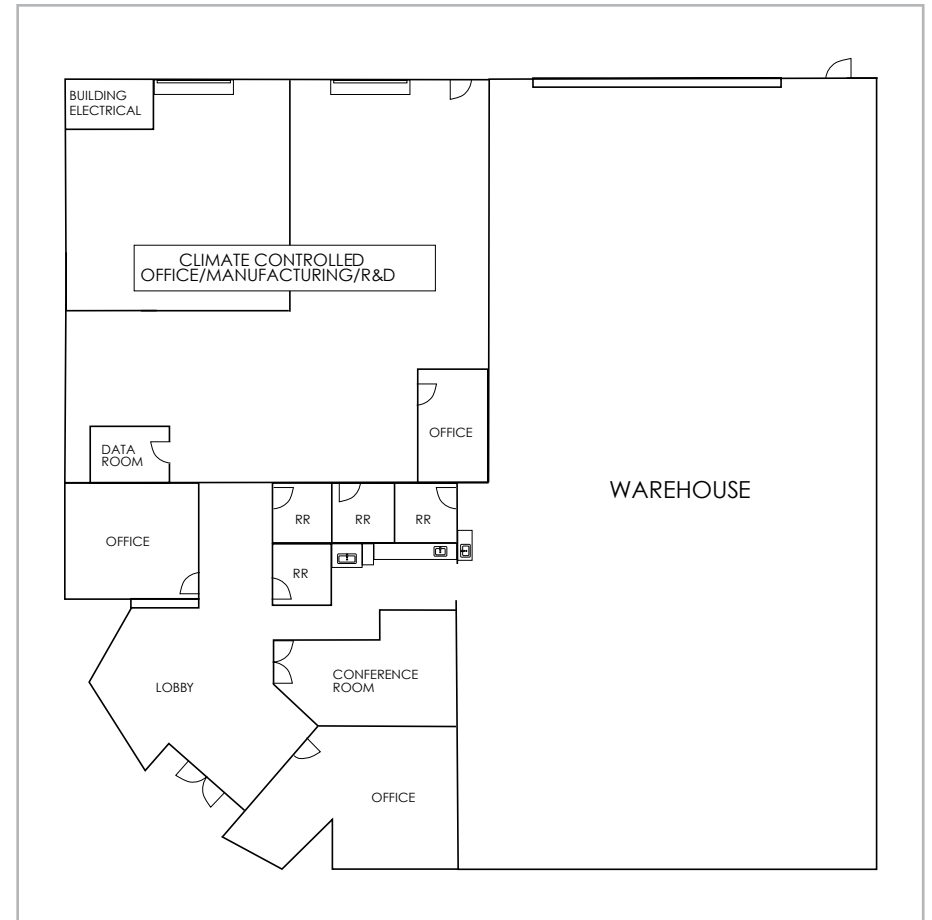
Sprinklered Yes

Clear height 16' Clear Height

Zoning [I - Zoning Link](#)

Skylights Multiple skylights throughout warehouse.

Lease Rate Building: \$1.35 PSF NNN
Building & adjacent lot: \$1.65 NNN





- Legend
- Apartments
- Cal State San Marcos
- County of San Diego
- CSUSM Parking
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Kaiser Permanente
- Marcos
- Mesa Rim Climbing
- My Yard Live Beer
- Ralphs

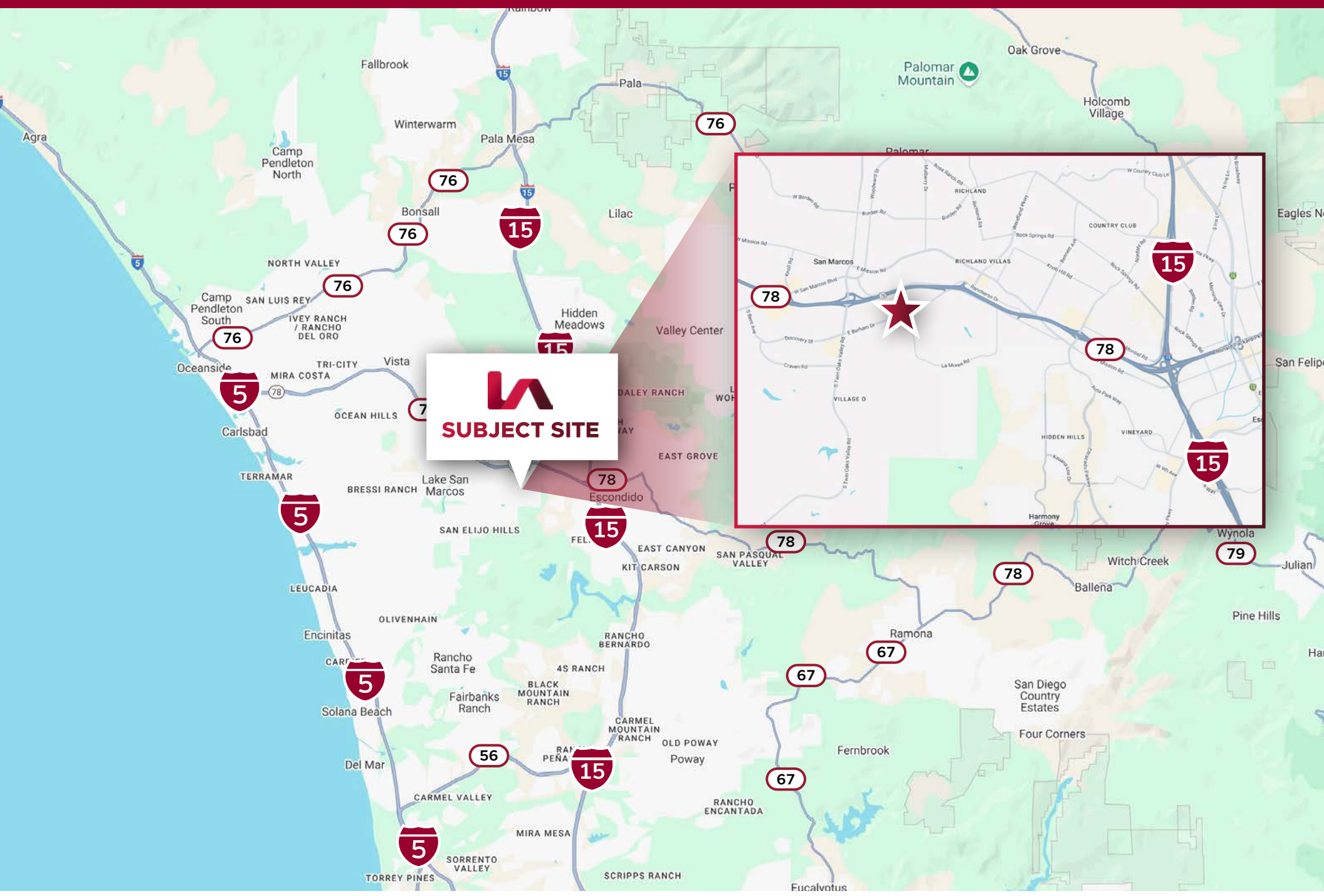


CAL STATE SAN MARCOS COUGARS
CAL STATE SAN MARCOS

CAMPUS MARKETPLACE

NORTH CITY DISTRICT DEVELOPMENT

LA
SUBJECT SITE



LEE & ASSOCIATES
SUBJECT SITE

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Any of the foregoing information will need to be separately verified by Buyer.