

1255 STONE DRIVE

SAN MARCOS, CA 92078



FOR SALE 6,571 SF FREESTANDING INDUSTRIAL BUILDING

PETER MERZ

pmerz@lee-associates.com
760.448.1362 | DRE #01269042

DANIEL KNOKE

dknoke@lee-associates.com
760.929.7836 | DRE #01215373

KEITH DULMAGE

kdulmage@lee-associates.com
760.448.1364 | DRE #02155780

1255 STONE DRIVE

SAN MARCOS, CA 92078

PROPERTY HIGHLIGHTS

- Free Standing Building with drive around access.
- The building is divided into two suites with separate meters and can be converted easily to a single tenant building.
- Secured parking in the rear of property.
- Located in the heart of San Marcos through fare and retail corridor.
- Excellent access to Hwy 78.
- Walking distance to Grand Plaza with their restaurants and retail stores.



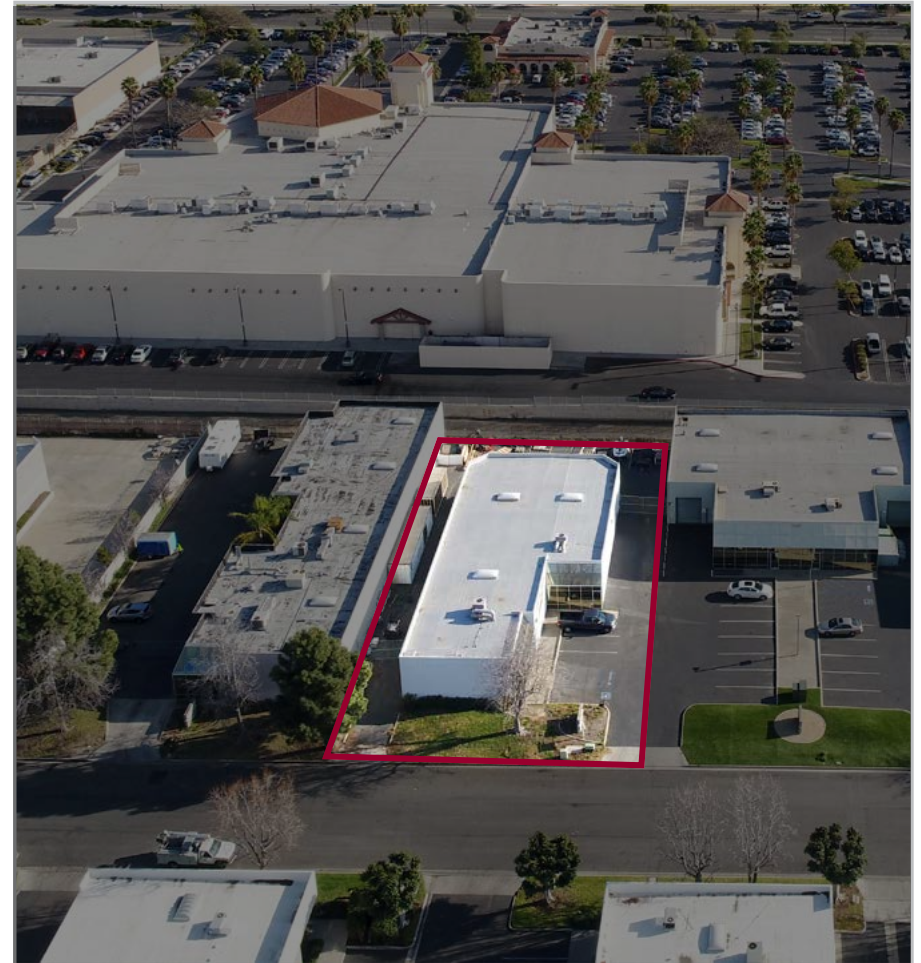
CLOSE TO
FWY 78



WALKING DISTANCE TO
RESTAURANTS & RETAIL

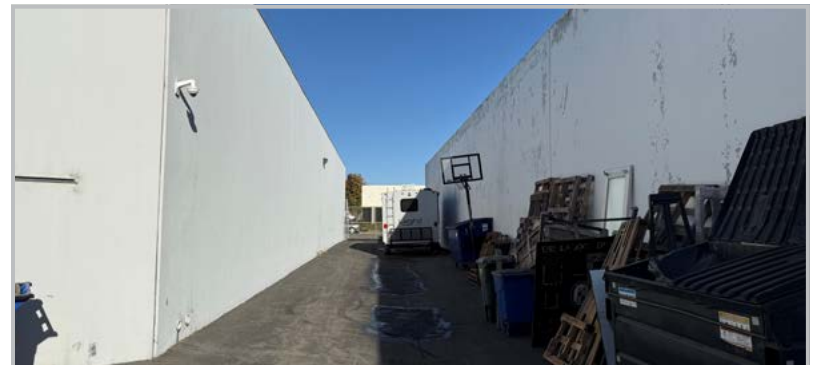
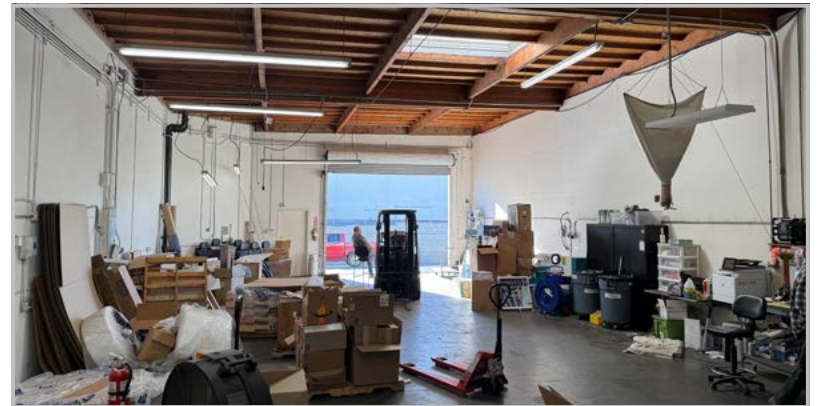


2 GRADE LEVEL
DOOR



1255 STONE DRIVE
SAN MARCOS, CA 92078

PHOTO GALLERY



1255 STONE DRIVE

SAN MARCOS, CA 92078

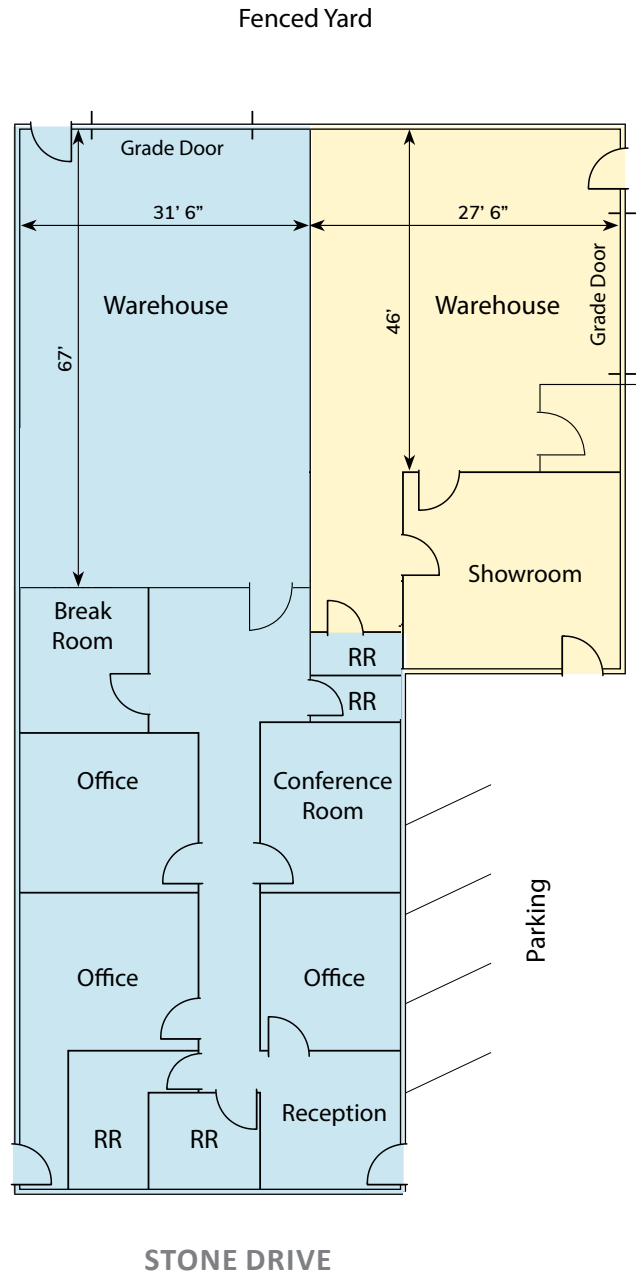
BUILDING OVERVIEW

Address	1255 Stone Drive, San Marcos, Ca 92078
Building Size:	6,571 SF . Divisible to 4,571 and 2,000 SF
Buildout	50% Office / 50% Warehouse
Lot Size	0.47 acres
Loading	Two (2) 12' x 14' grade level doors
Clear Height	18'
Zoning	<u>Light Industrial</u>
Asing Price:	\$2,168,430.00 (\$330.00 PSF)

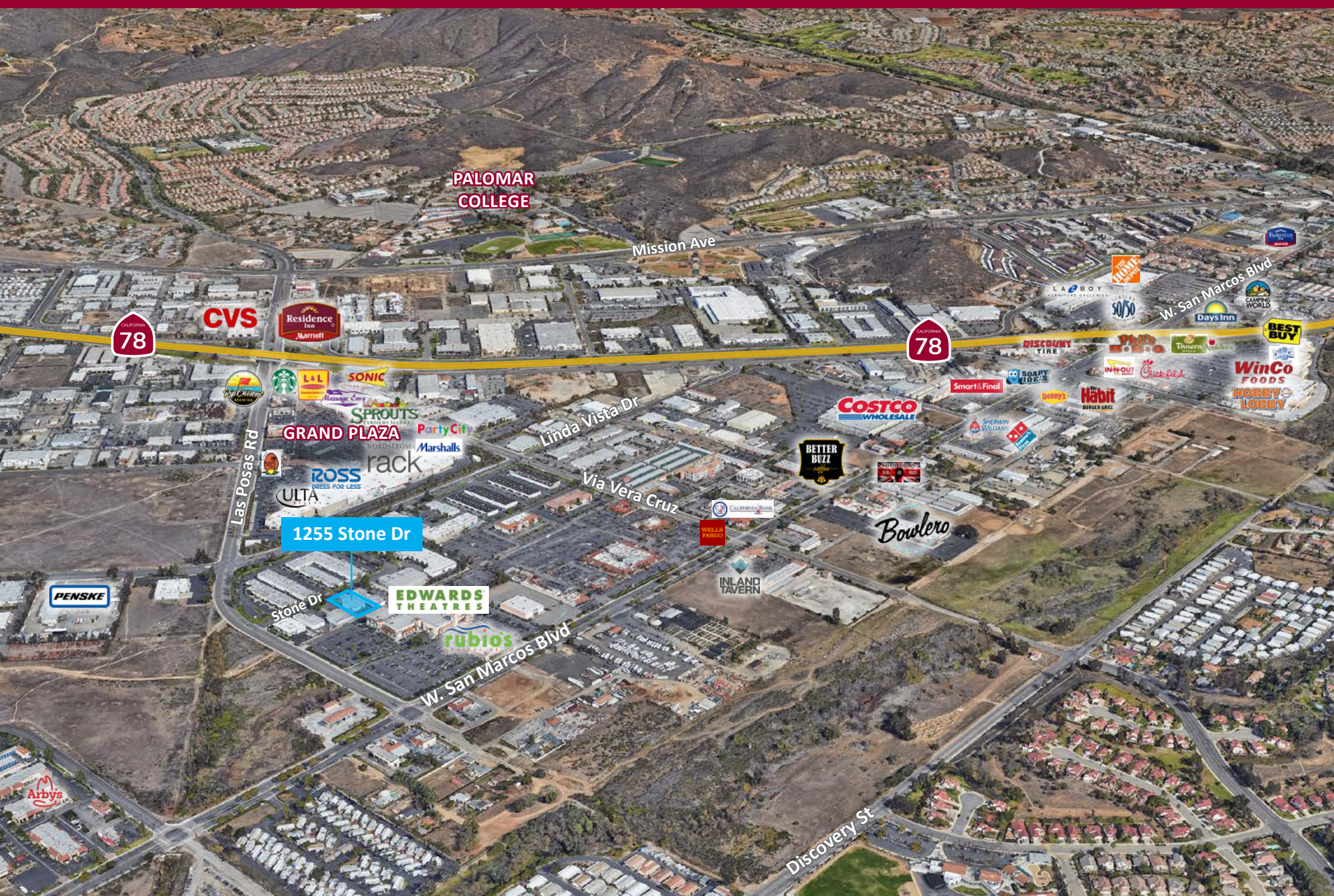


FLOOR PLAN

- Suite A ■
- Suite B ■



*Not to Scale



PALOMAR COLLEGE

Mission Ave

78

78

W. San Marcos Blvd

CVS

Residence Inn Marriott

Starbucks

L.L. Bean

SONIC

SPROUTS FARMERS MARKET

GRAND PLAZA

Party City

ROSS DRESS FOR LESS

rack

Marshalls

1255 Stone Dr

ULTA

Linda Vista Dr

Via Vera Cruz

COSTCO WHOLESALE

Smart & Final

Denays

Habit

WinCo FOODS HOBBY LOBBY

BEST BUY

Y'all's B.B.Q.

IN-N-OUT

Chick-fil-ee

LA BOY

50/50

Tangerine Appliances

CAMPING WORLD

Days Inn

THE HOME DEPOT

FAIRCHILD

PENSKE

Arby's

EDWARDS THEATRES

rubios

INLAND TAVERN

Bowlero

Discovery St

1255 STONE DRIVE

SAN MARCOS, CA 92078

PETER MERZ

pmerz@lee-associates.com
760.448.1362 | DRE #01269042

DANIEL KNOKE

dknoke@lee-associates.com
760.929.7836 | DRE #01215373

KEITH DULMAGE

kdulmage@lee-associates.com
760.448.1364 | DRE #02155780



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Any of the foregoing information will need to be separately verified by Buyer.