



DOLPHIN BUSINESS PARK

960-974 RANCHEROS DR, SAN MARCOS, CA

INDUSTRIAL • FLEX | **AVAILABLE FOR LEASE**



**BROKER &
TENANT
INCENTIVES
AVAILABLE**

Trent France

(760) 929-7838

tfrance@lee-associates.com

DRE# 00984842

Christian Thompson

(760) 481-1016

cthompson@lee-associates.com

DRE# 02105771

PROJECT HIGHLIGHTS

 **DOLPHIN BUSINESS PARK**
960-974 RANCHEROS DR, SAN MARCOS, CA



Under New Ownership



Extensive renovation underway
(New roof, paint, etc.)



Mix of office, showroom &
industrial



Flexible suite sizes with functional
layouts



Ample parking & flexible zoning



Quick freeway access to 78



Strong local employment base &
demographics



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BROKER INCENTIVES

Gift card of up to \$500 available to
procuring broker

TENANT INCENTIVES

2 Months Free with a 3-Year Lease
Suite G, Building 960 & Suite P, Building 968



SITE PLAN & AVAILABILITY

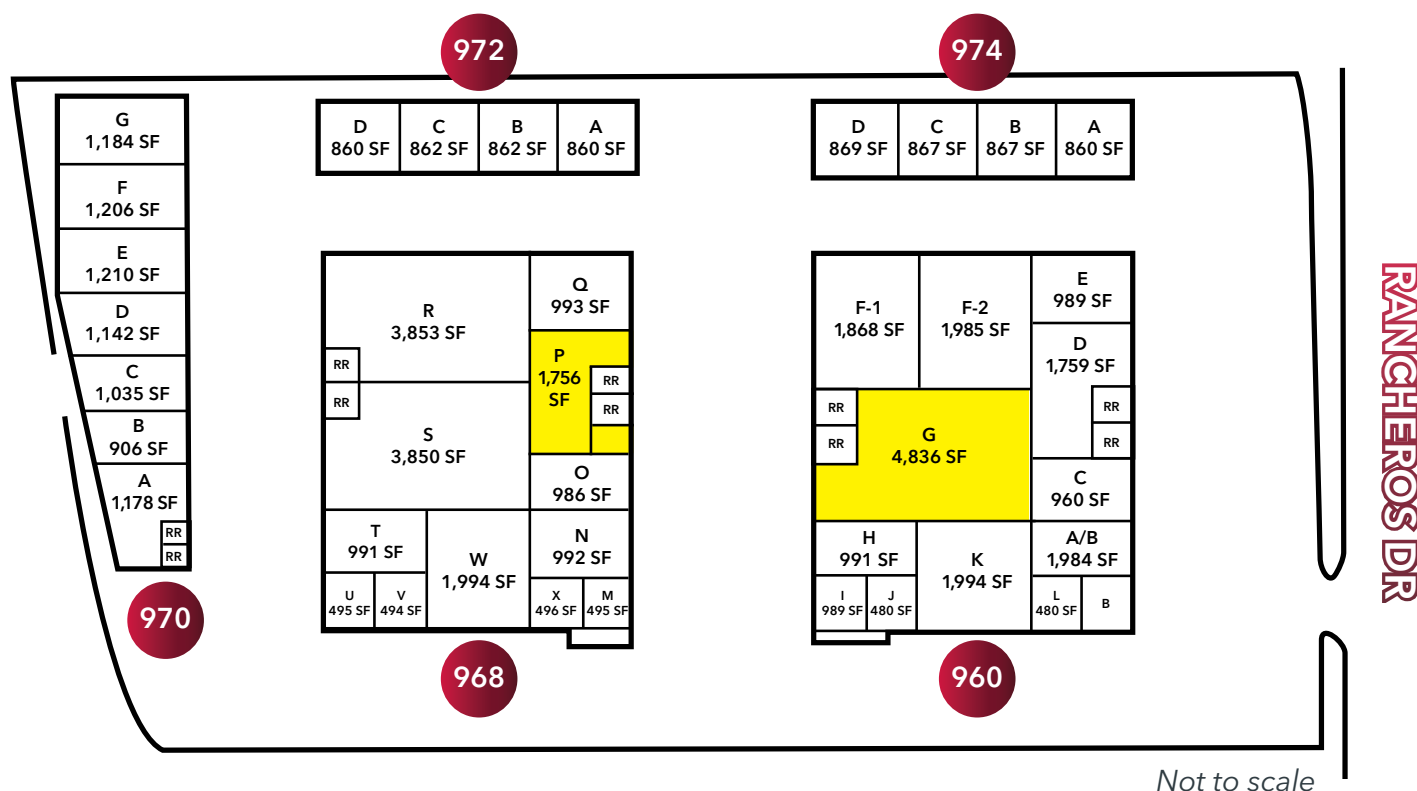


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Address	Suite	SF	Loading	All in NNN Rate	Build Out
960 Rancheros Dr	G	4,836	1 GL	\$1.25/SF (\$0.35/ NNN)	Available Now
968 Rancheros Dr	P	1,756	1 GL	\$1.35/SF (\$0.35/ NNN)	Available Now

= Available Now = Coming Soon





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CONTACT BROKERS FOR MORE INFO

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