

**1370**

ARMORLITE DRIVE

SAN MARCOS | 92069



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WILLIAMS ROTH GROUP**  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

**FOR SALE | \$4,579,000 | 17,280 SF**  
**INDUSTRIAL OWNER USER OPPORTUNITY**



# PROPERTY HIGHLIGHTS



## SINGLE TENANT INDUSTRIAL BUILDING

Rare freestanding industrial building centrally located in the San Marcos Business Park.



## ATTRACTIVE BUILDING FEATURES

Approximately 12% office 16' clear height, 800 amps @ 120/208 volts of power, fully sprinklered, 12 rollup doors, skylights & a potential fenced yard.



## OWNER USER OCCUPANCY

The property is estimated to be vacant and available for occupancy June 1, 2026.



## VARIOUS BUILDING UPGRADES

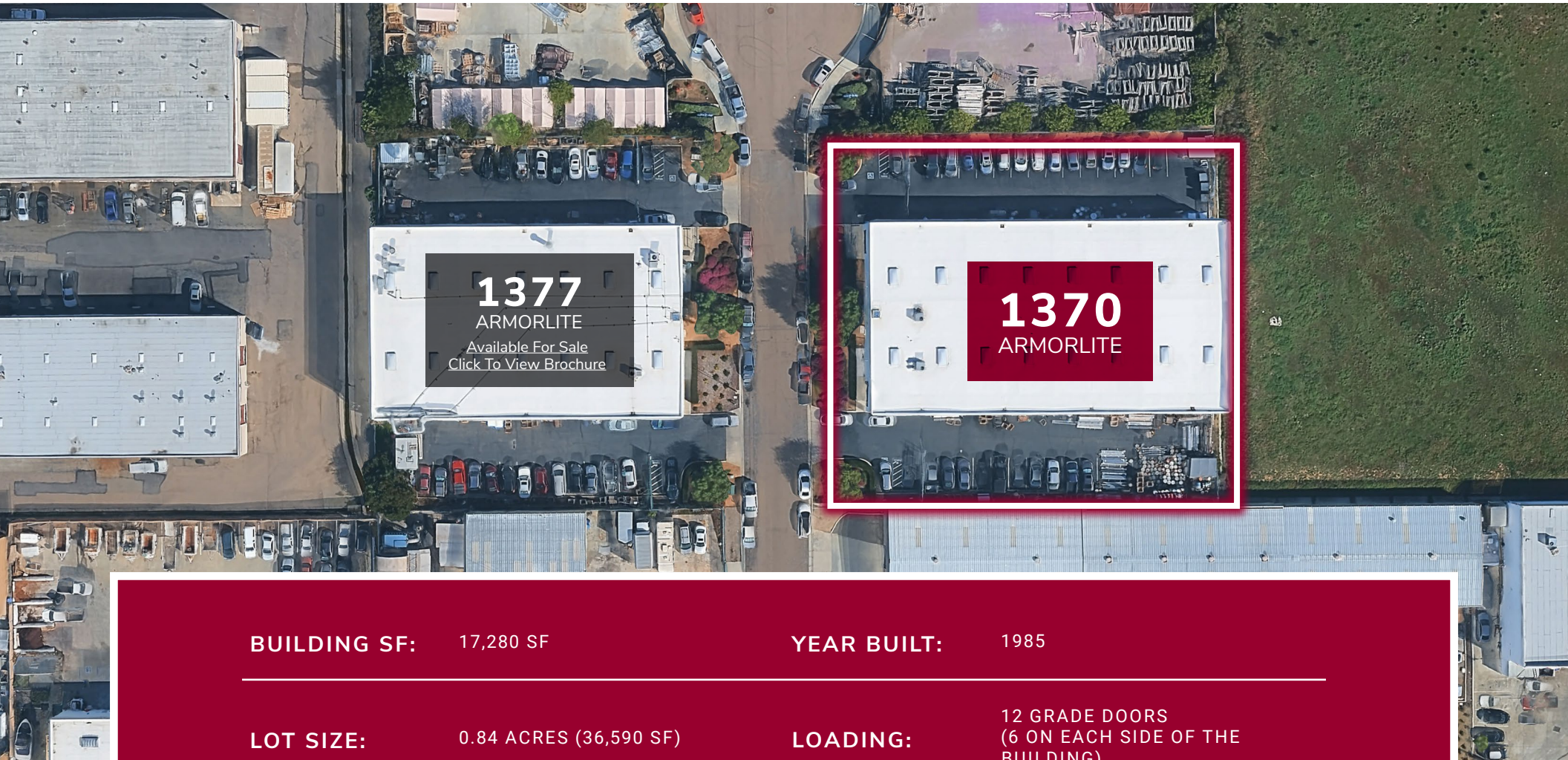
Power distributed through the building, gas to the building, roll up doors on both sides of the building.



**ASKING PRICE**  
**\$4,579,000**



# PROPERTY FEATURES



**BUILDING SF:** 17,280 SF

**YEAR BUILT:** 1985

**LOT SIZE:** 0.84 ACRES (36,590 SF)

**LOADING:** 12 GRADE DOORS  
(6 ON EACH SIDE OF THE BUILDING)

**OFFICE SF:** ±2,000 SF

**CLEAR HEIGHT:** 15'-16'

**ZONING:** INDUSTRIAL ZONE I

**PARKING:** 32 PARKING SPACES

**POWER:** 800A, 120/208V

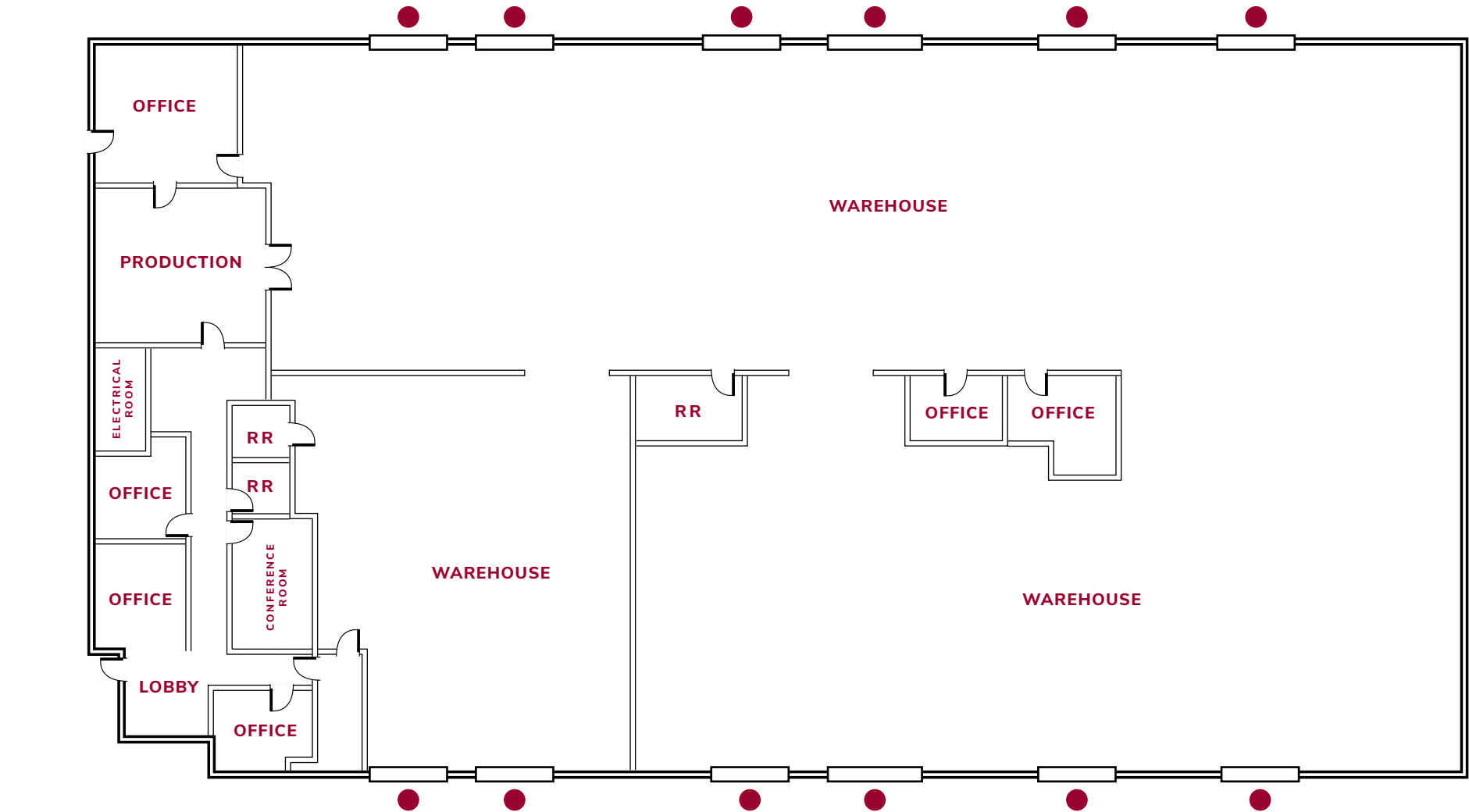
**SPRINKLERS:** YES







# FLOOR PLAN



● = grade level door



# SBA 504 LOAN STRUCTURE



## SBA 504 LOAN STRUCTURE

Craig Samson  
VP, Senior Loan Officer  
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### USE OF PROCEEDS

Purchase Price	\$4,579,000
Improvements	\$0
Contingency	\$0
Equipment, FF&E	\$0

### Closing Costs (estimated)

SBA Eligible Soft Costs	\$0
SBA Eligible Hard Costs	\$0

**Total Project Costs \$4,579,000**

### 1370 Armorlite Drive San Marcos

Sq. Ft. 17,280  
Price per Sq. Ft. \$264.99



### Sample Financing Scenario

		<u>AMOUNT</u>	<u>RATE</u>	<u>TERM</u>	<u>AMORT</u>	<u>MONTHLY PMT</u>
Bank 1st Mortgage	50%	\$ 2,289,500	6.00%	25 Yrs	25	\$ 14,751
SBA 504 2nd Mortgage*	40%	\$ 1,831,600	6.00%	25 Yrs	25	\$ 12,534
Borrower Down Payment	10%	\$ 457,900				
			<b>Blended Rate</b>			
			<b>6.00%</b>			
					Total Monthly:	<b>\$ 27,285</b>
					Total Annual:	<b>\$ 327,421</b>

\*SBA fees to be financed at funding estimated at \$42,000

Monthly Costs	<u>PFS</u>	<u>Monthly</u>	Adjusted Monthly Costs	<u>PFS</u>	<u>Monthly</u>
Mortgage Payments	\$1.58	\$ 27,285	Total Monthly Payment	\$1.58	\$ 27,285
			Less Depreciation	(\$0.45)	-\$7,827
<b>Total Monthly Payment</b>	<b>\$1.58</b>	<b>\$27,285</b>	<b>Total Adjusted Monthly Payment</b>	<b>\$1.13</b>	<b>\$19,458</b>



# NEARBY RETAIL & AMENITIES



1

1 north county square



2 buena vista



1370  
ARMORLITE DRIVE

7 The Island @ Carlsbad



2

3 the square @ bressi ranch



5

5 vista palomar park



6

6 grand plaza



4 bressi ranch village center



LEO CARILLO RANCH



# San Marcos



population

**92,866**



corporate & local  
businesses

**±3,853**



median household  
income

**\$109,897**



multi-industry  
job force

**31,684+**

## Discover the Heart of North County

**7**  
BREWERIES



**1**  
MEADERY



**2**  
WINERIES



## San Marcos' Local Industries

manufacturing  
warehousing  
logistics  
higher education

life sciences  
healthcare  
active lifestyle  
information technology





1370

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