

435 E CARMEL STREET

SAN MARCOS, CA 92078



FOR SALE/LEASE 11,316 SF FREESTANDING INDUSTRIAL BUILDING

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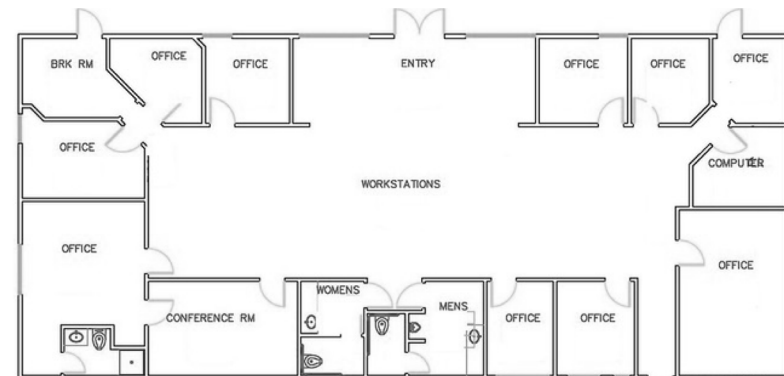
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BUILDING OVERVIEW

Address	435 Carmel Street, San Marcos, CA
Building Size	11,316 SF
Lot Size	0.42 Acres
Loading	One (1) 18'x15' Grade Level One (1) 12'x12' Grade Level
Clear height	23' Clear height in warehouse 11' Clear height in low bay warehouse
Zoning	I - Zoning Link
Skylights	Skylights throughout warehouse.
Sale Price	Call for Pricing
Lease Rate	Building: \$1.50 PSF Gross



1ST FLOOR



2ND FLOOR

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LOCATION HIGHLIGHTS

- Adjacent to Cal State San Marcos & North City District
- High Visibility Corner
- Freestanding Building with Hwy 78 Frontage
- Close proximity to Hwy 78, I-5 & I-15, central to all of North County
- Close to Restaurants and Retail amenities.
- One of a kind 78 Freeway Visibility 175,000 CPD

BUILDING HIGHLIGHTS



CLOSE TO
HWY 78



CLEAR HEIGHT
23'



FREESTANDING HIGH
IMAGE BUILDING



TWO (2) GRADE
LEVEL DOORS

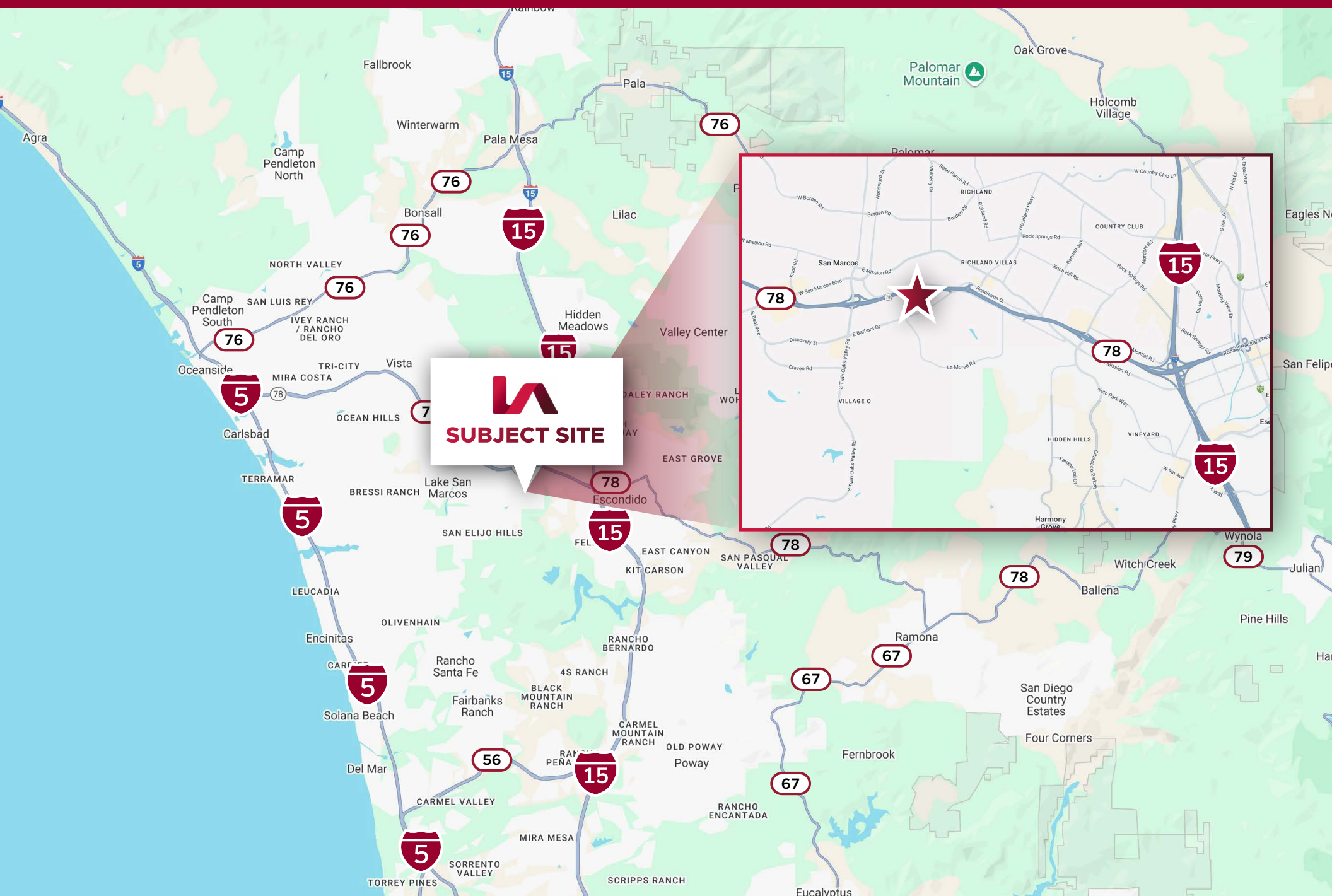


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PHOTO GALLERY







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