

**±44,052 IND/WHSE BUILDING**  
**FOR SALE & LEASE**

**1152 ARMORLITE DR**  
**SAN MARCOS, CA 92069**



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# PROPERTY OVERVIEW

## ±44,052 IND/WHSE BUILDING

Address	1152 Armorlite Dr, San Marcos, CA 92029
County	San Diego
Building SF	±44,052 SF
Land SF	±132,136 SF (3.04 Acres)
Office SF	±8,427 SF
Property Type	Industrial Warehouse
Docks	2 Exterior Dock Positions
Grade Level Doors	4
Clear Height	24'
Power	±1,200 amps / 120-280 volts (verify)
Parking Ratio	2.7 / 1,000 (±118 Spaces)
Zoning	L-I - Transitional Zone Light Industrial <a href="#">(Link)</a> MU-1 - Mixed Use 1 District <a href="#">(Link)</a>
Uses allowable by right	Manufacturing, Wholesale Businesses, Truck, Trailer, Sales Establishments, Building Material Yards, Equipment Rental, Car Wash, Churches
Conditional Uses	Major Auto Repair & Paint Shops, Recycling Collection Centers, Brewery & Distillery, Steel Fabrication, Plastics Manufacturing, Truck Yards and Terminals
Freeway Access	VERY CLOSE PROXIMITY
Sale Price	Withheld
Lease Rate	Withheld



4x

GL

Grade Level Door

2x

D

Exterior Loading Dock



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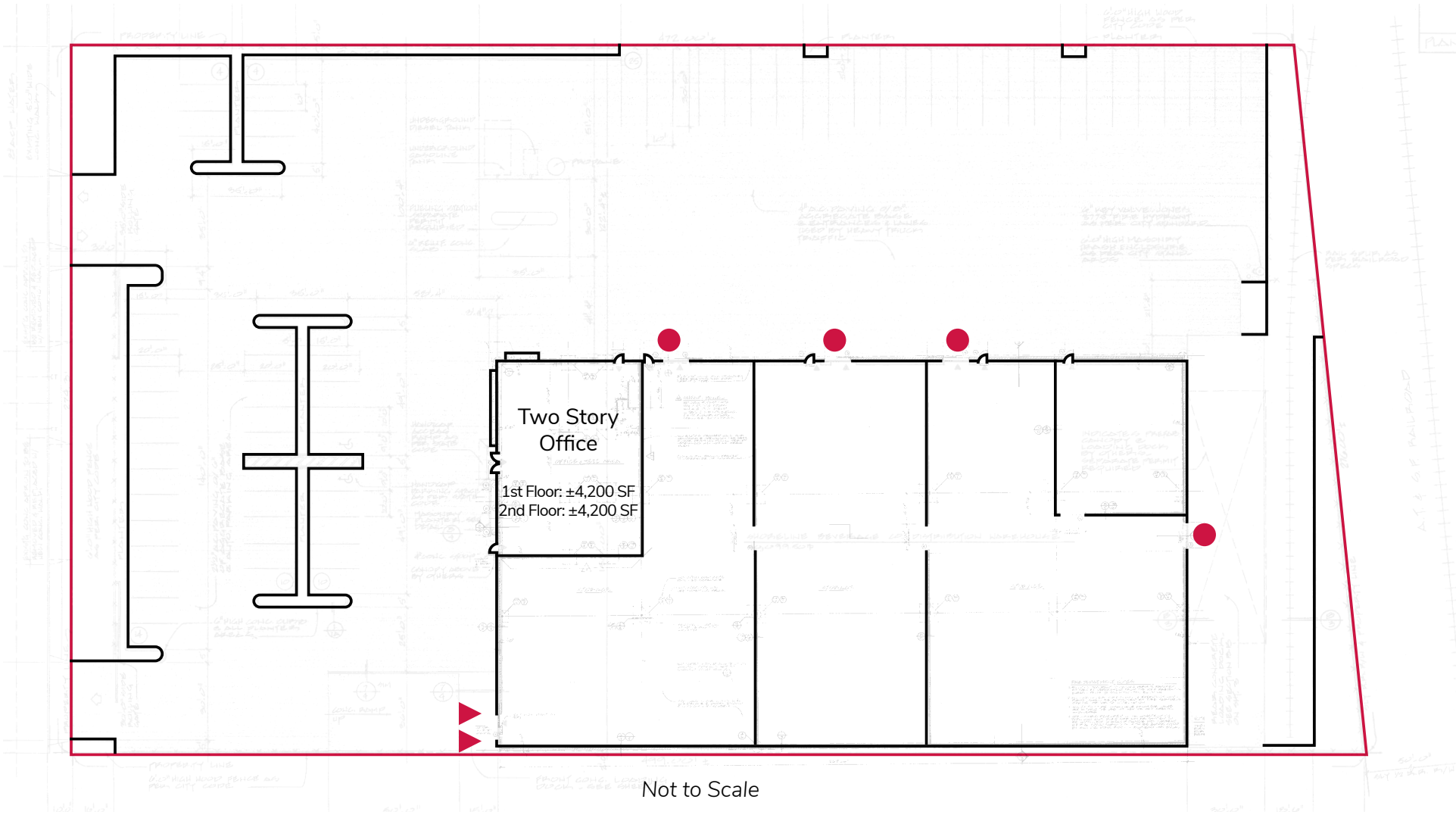
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# SITE PLAN

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- 4x ● Grade Level Door
- 2x ► Exterior Loading Dock



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1152 Armorlite Dr, San Marcos, CA 92069 | 3



# WAREHOUSE PHOTOS

# ±44,052 IND/WHSE BUILDING



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# OFFICE PHOTOS

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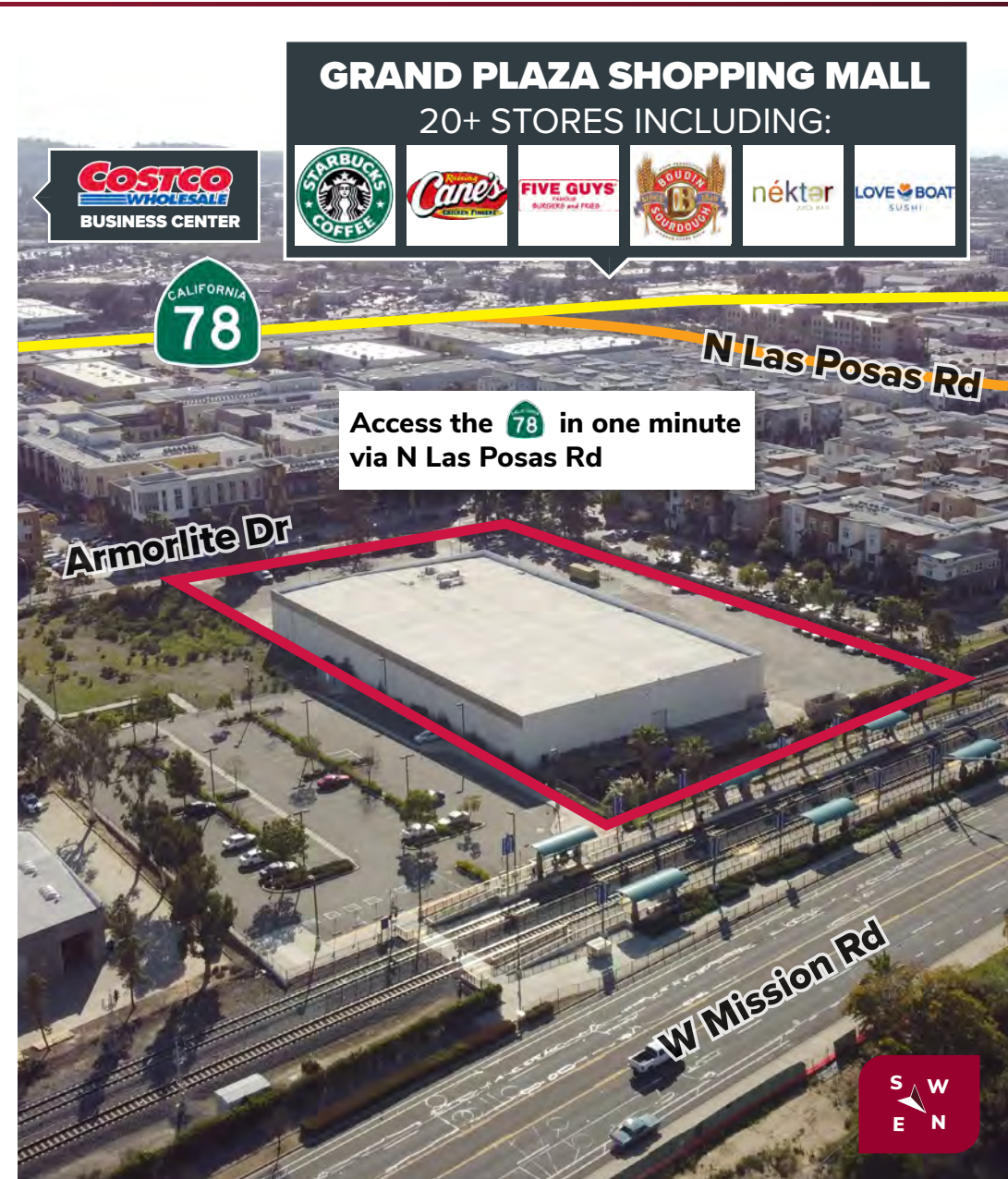
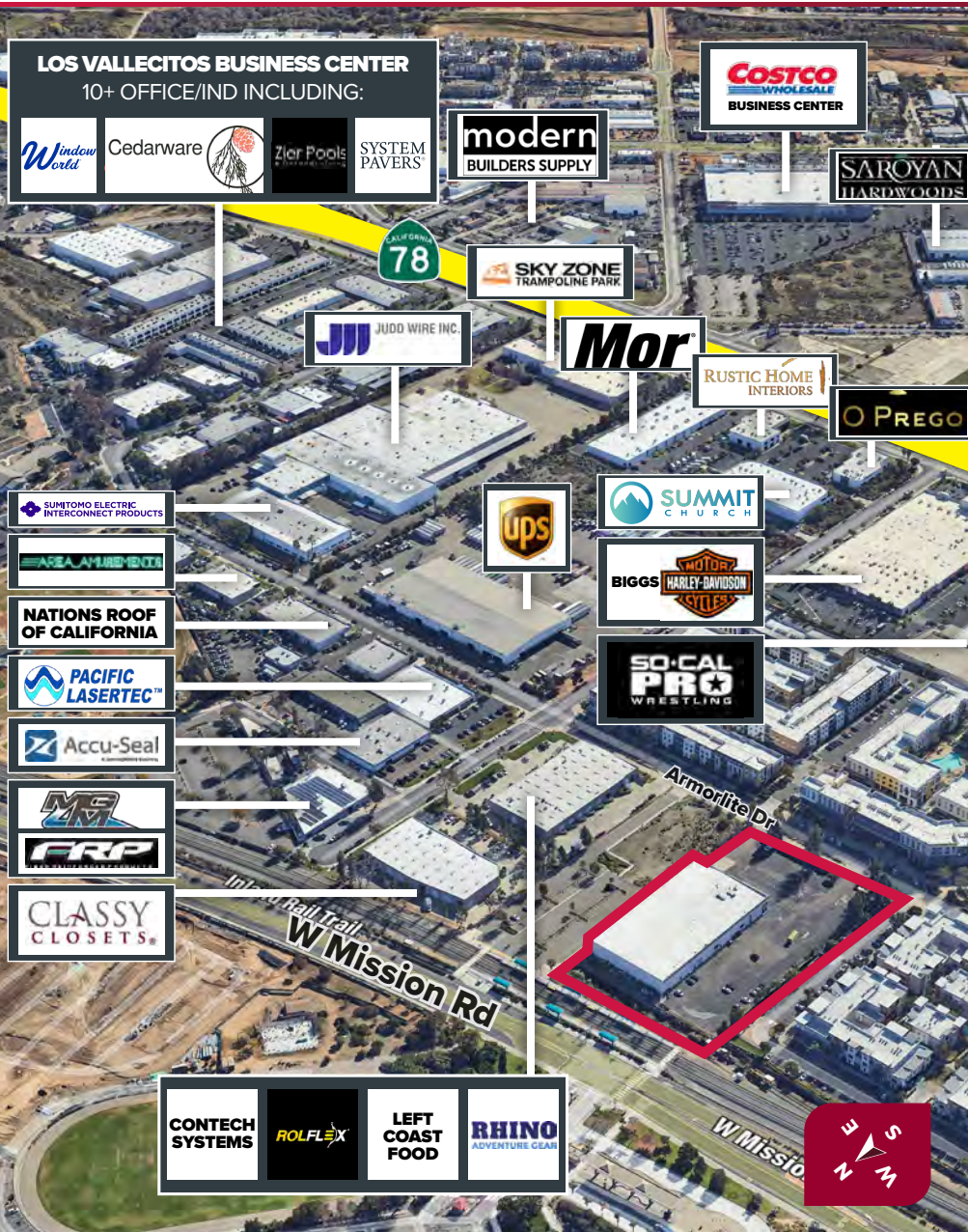
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# AERIALS

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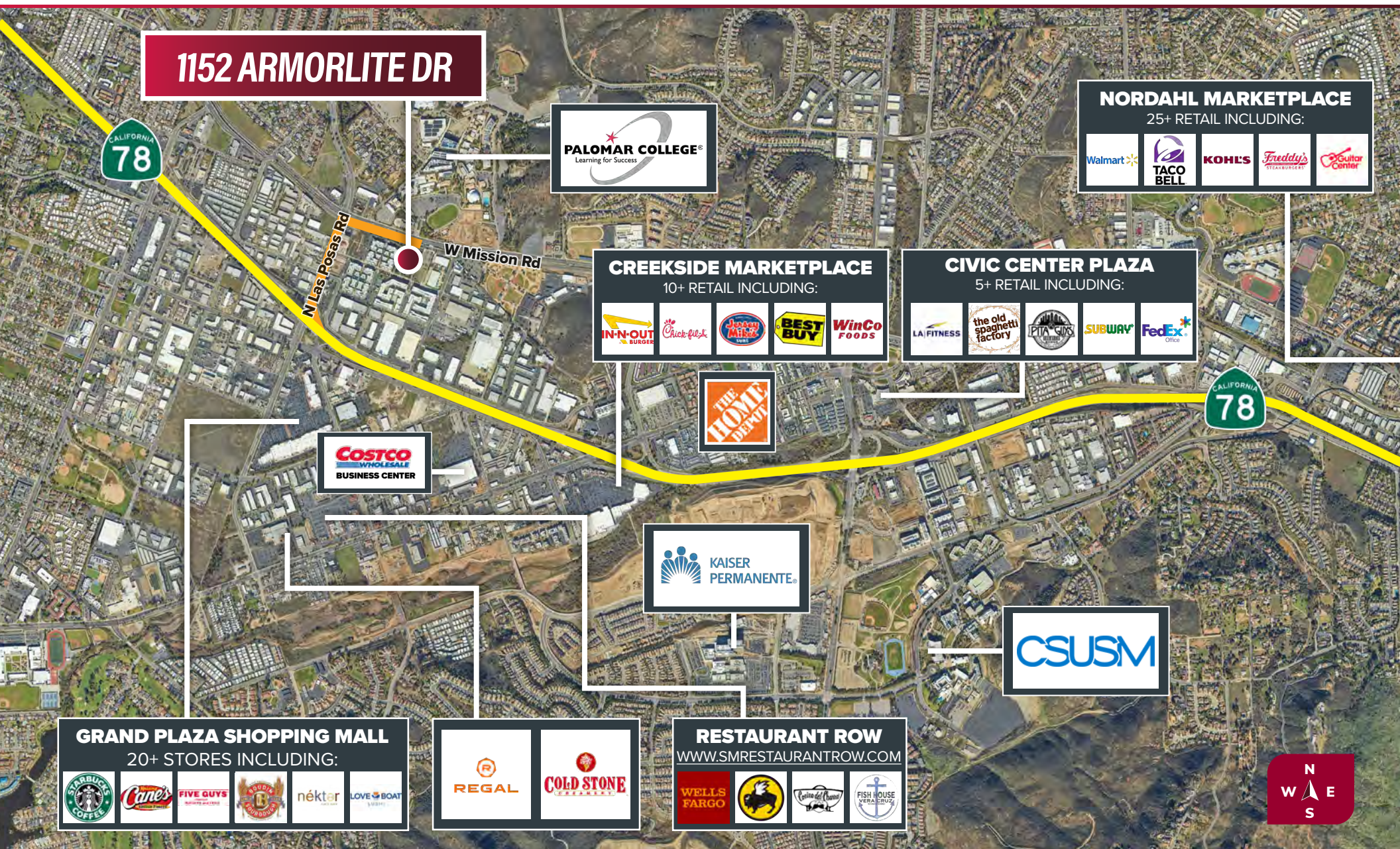
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# NEARBY BUSINESSES

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**GRAND PLAZA SHOPPING MALL**  
20+ STORES INCLUDING:

**RESTAURANT ROW**  
WWW.SMRESTAURANTROW.COM

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

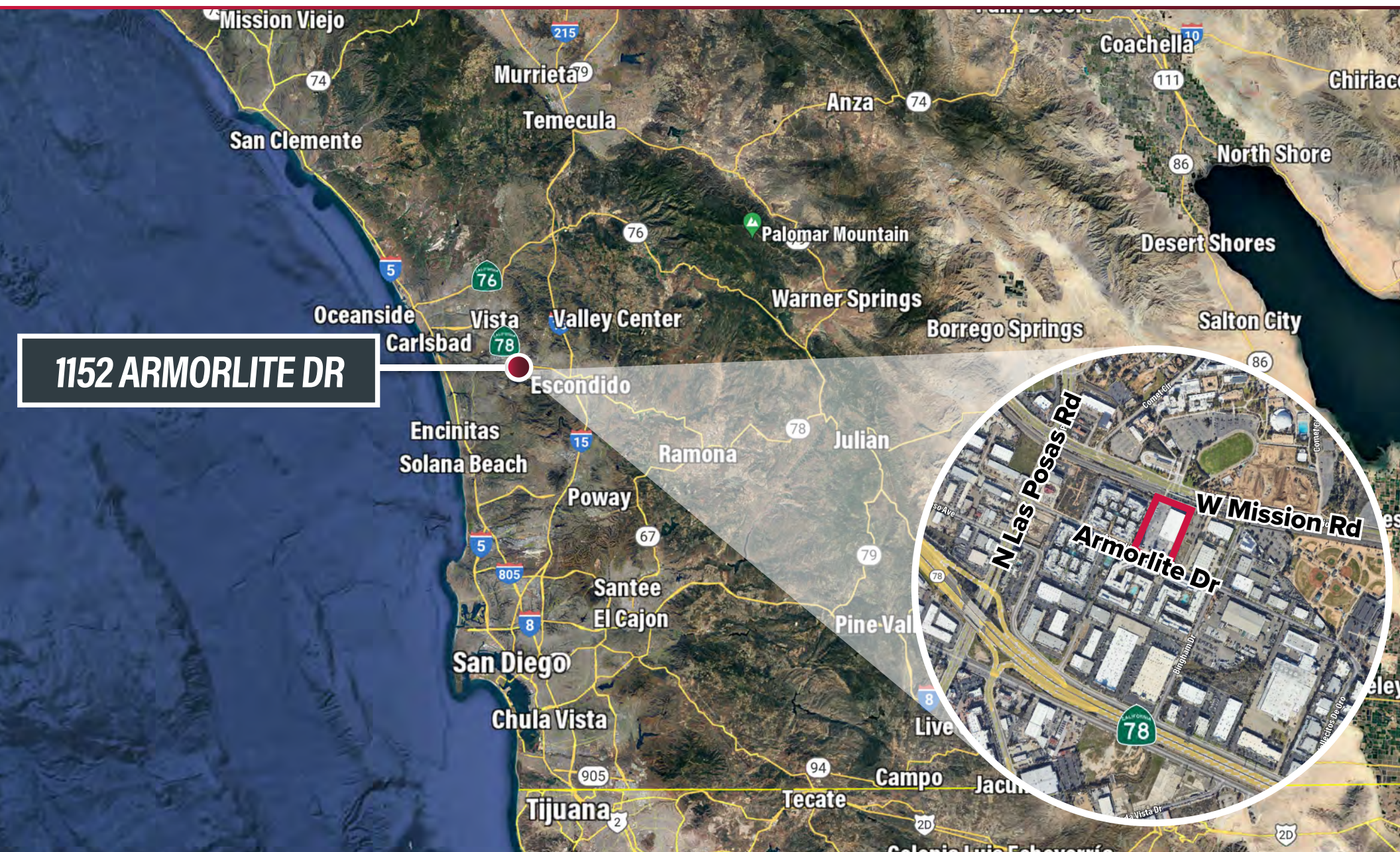
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# LOCATION MAP

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**1152 ARMORLITE DR**

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# DEMOGRAPHICS

## WITHIN 1 MILE RADIUS



Population	Estimated Housholds	Average Commute Time	Median Household Income	Total Employees
13,843	4,217	20.8 Min	\$90,878	13,318

## WITHIN 3 MILE RADIUS



Population	Estimated Housholds	Average Commute Time	Median Household Income	Total Employees
94,868	31,681	21.6 Min	\$107,999	49,800

## WITHIN 5 MILE RADIUS



Population	Estimated Housholds	Average Commute Time	Median Household Income	Total Employees
195,486	69,397	22.6 Min	\$119,081	106,606

# ±44,052 IND/WHSE BUILDING

## San Marcos Snapshot

San Marcos, nestled in the heart of Southern California, is a lively city renowned for its blend of urban amenities and natural beauty. Home to California State University San Marcos (CSUSM), the city boasts a dynamic academic environment and a diverse student population. Beyond academia, San Marcos offers abundant opportunities for outdoor enthusiasts, with its scenic trails weaving through the rugged landscapes of the nearby hills and canyons, making it a haven for hiking enthusiasts of all skill levels.



**94,360**  
TOTAL POPULATION



**\$146,004**  
AVG HOUSEHOLD INCOME



**56,341** (Age 16+)  
DAYTIME POPULATION



**31,583**  
TOTAL EMPLOYEES



**34.8**  
MEDIAN AGE



**\$702,356**  
MEDIAN HOME VALUE

**INNOVATE78 | 78 CORRIDOR BUSINESSES**



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# 1152 ARMORLITE DR

# FOR SALE

## SAN MARCOS, CA 92069

## ±44,052 INDUSTRIAL BUILDING



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# CONTACT BROKERS FOR MORE INFORMATION