

FOR SALE OR LEASE

340 RANCHEROS DRIVE

SAN MARCOS COMMERCE CENTER INDUSTRIAL CONDOMINIUMS

Suite 168 | ± 3,809 SF

EXCLUSIVELY LISTED BY

SHAYAN BAHRI
shayan.bahri@ip-cre.com
818.292.4657
Lic. #02149868


INLAND PACIFIC

PROPERTY HIGHLIGHTS



340 Rancheros Dr, Suite 168, San Marcos, CA 92069



± 3,809 SF (48% Warehouse)



Lease Rate: \$1.65 MG (HOA is ~\$750/mo)



Sale Price: Contact Broker



Zoning: CM (Zoning Permitted Uses)



Built in 1989, Exterior Renovated 1999



One Grade Level Door (10' x 12')



Clear Height: 20'



2.5/1,000 SF Parking Ratio



Power: 200a



Sprinklered: Yes

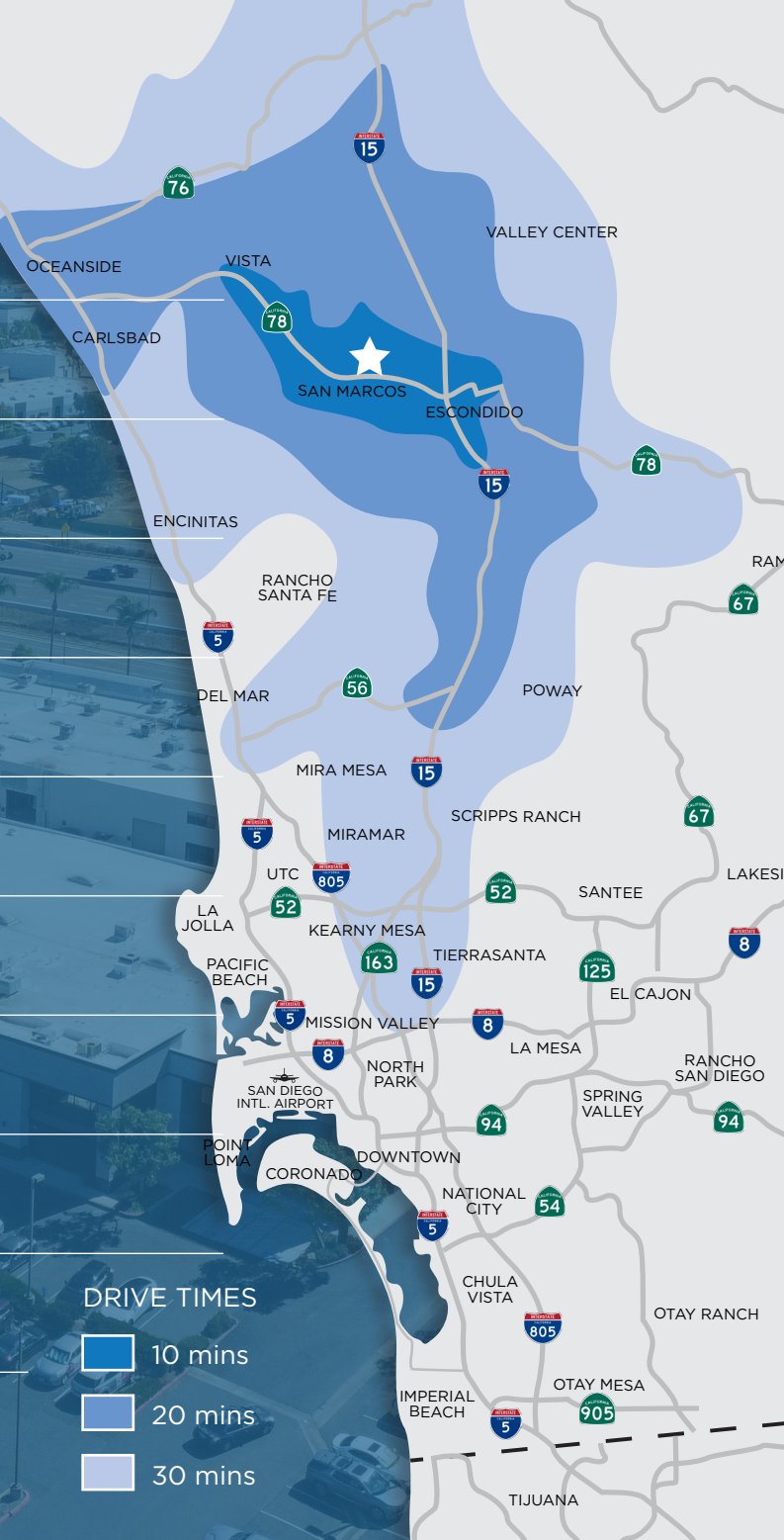
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

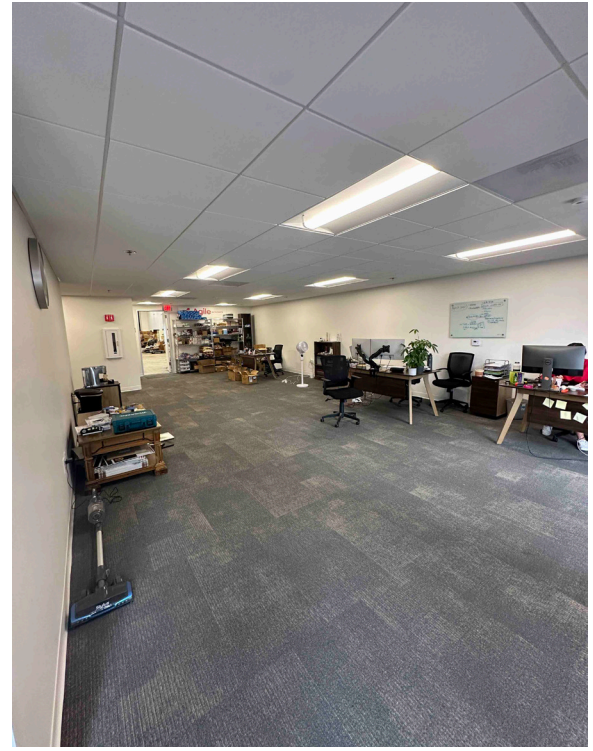
DRIVE TIMES

10 mins

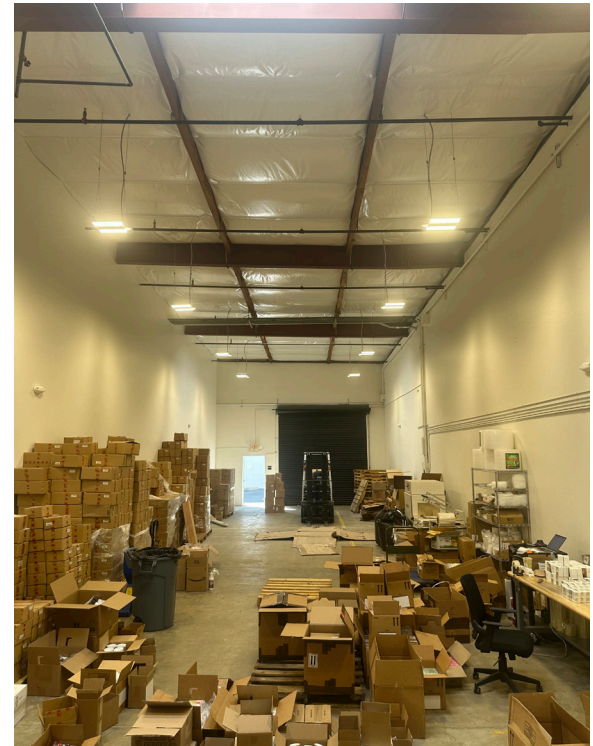
20 mins

30 mins

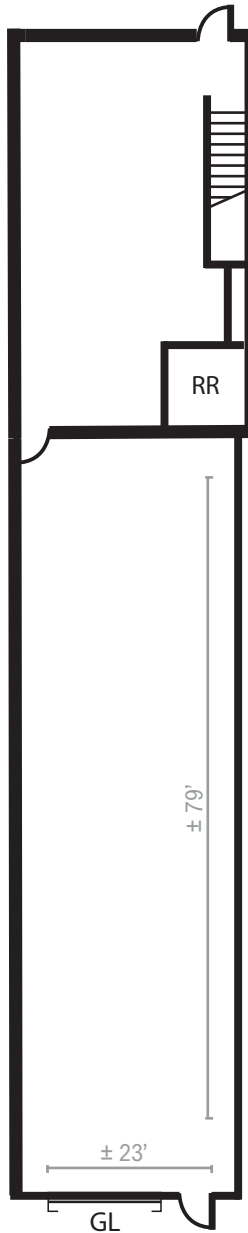




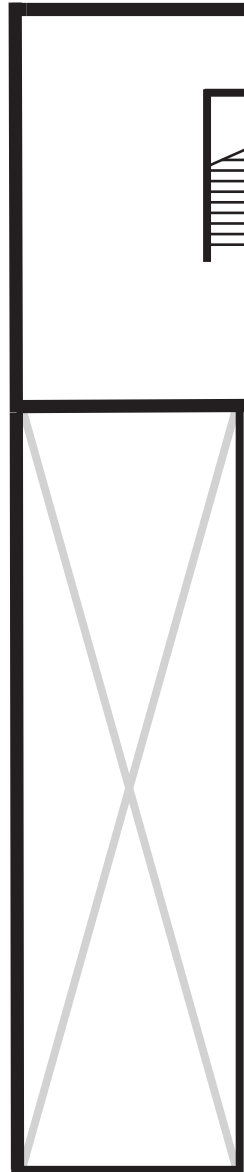
PROPERTY PHOTOS



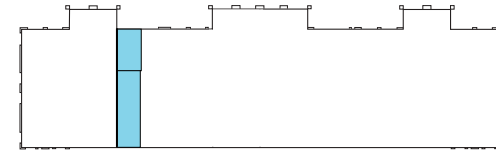
FLOOR PLAN



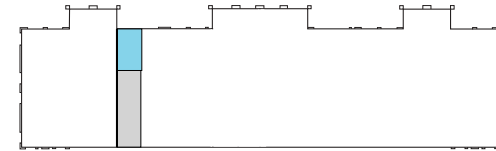
1ST FLOOR



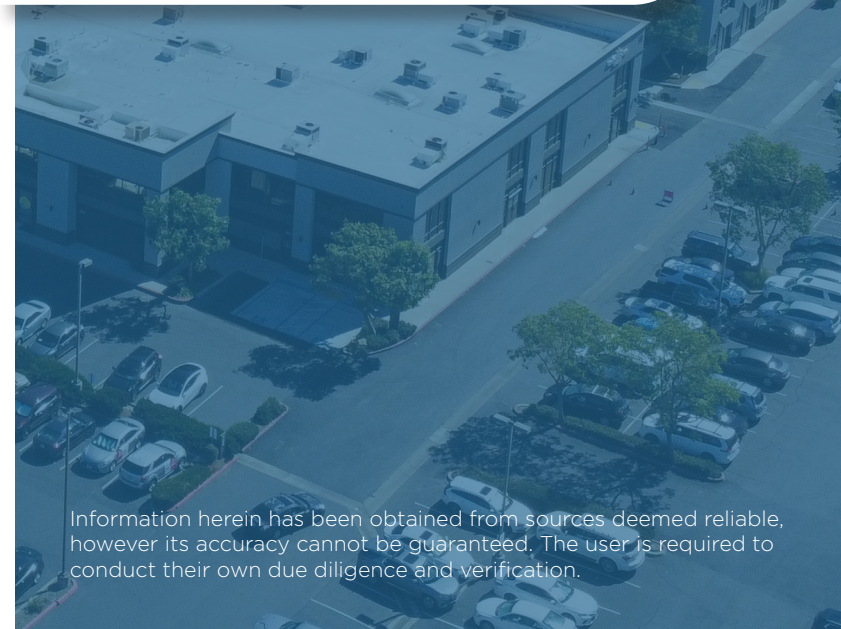
2ND FLOOR



1ST FLOOR



2ND FLOOR



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

CORPORATE NEIGHBORS

340 RANCHEROS DR

AMERICA LINKS
INTERNATIONAL, INC.

PRIME

78

Creative
Electron
THE X-RAY PEOPLE

TTP

TRI-CITY
TOOL PARTS

United
Rentals

CLINIQA

TOTAL
TECHNOLOGY

CENTRAL TRANSPORT

Pacific Coast
Hardscapes

AMENITIES MAP

340 RANCHEROS DR

CALIFORNIA
78

- WinCo Foods
- Chipotle
- Panda Express
- In-n-Out
- Starbucks
- McDonald's
- Home Depot
- Best Buy
- Discount Tire
- California Coast Credit Union
- Ralphs
- Starbucks
- Dickey's BBQ Pit
- Epic Wings
- It's Tabu Sushi
- Subway
- Pizza Bar
- CVS
- UPS Store
- Chase Bank
- Bank of America



FOR MORE INFORMATION CONTACT

SHAYAN BAHRI
shayan.bahri@ip-cre.com
818.292.4657
Lic. #02149868



340 RANCHEROS DR
SUITE 168