

920 & 930

ARMORLITE DRIVE

SAN MARCOS, CA 92069



FOR SALE | TWO 7,568 SF FREESTANDING INDUSTRIAL BUILDINGS WITH FENCED PARKING

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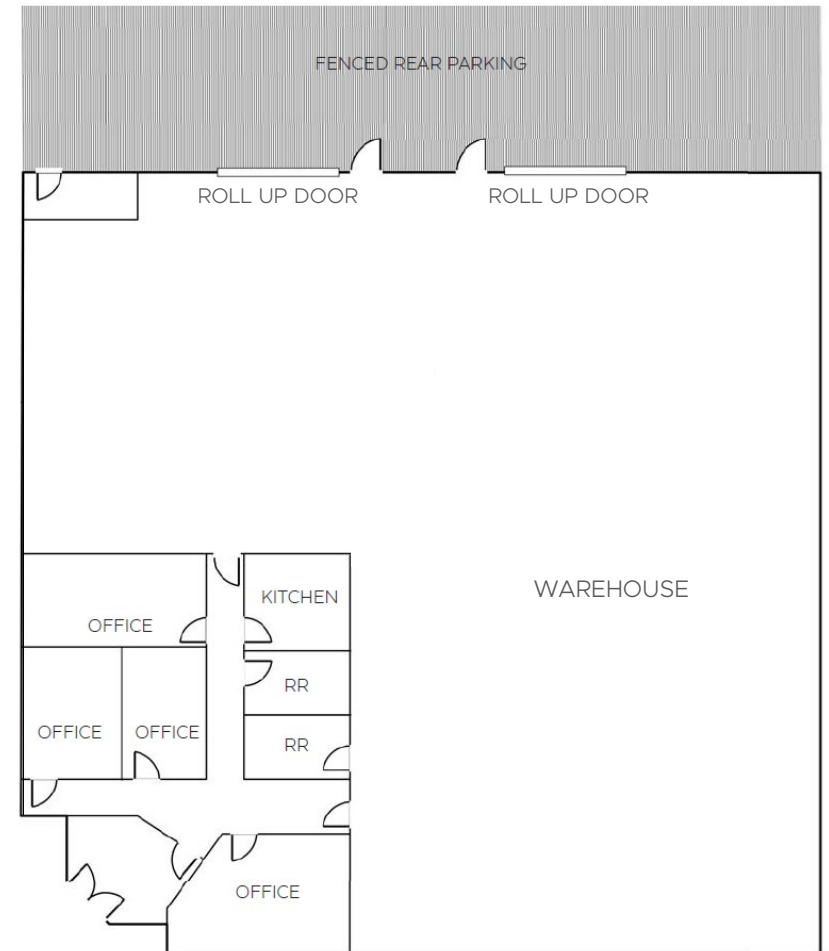
PROPERTY HIGHLIGHTS

- . Free standing Buildings that can be sold separate at 7,568 Sf or combined at 15,136 SF.
- . Located in the middle of the 78 Corridor retail I corridor near mass transit bus and sprinter stop.
- . Two grade level doors per building.
- . Rear fenced parking lots.
- . Abundant onsite and street parking.



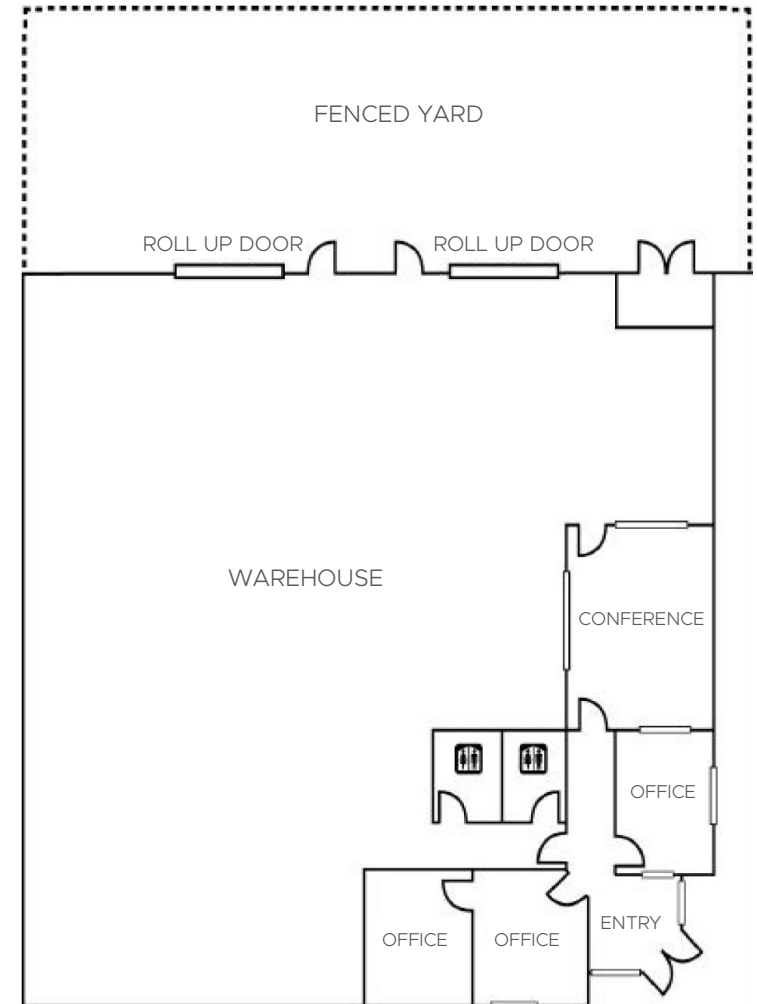
BUILDING OVERVIEW

Address	920 Armorlite Drive, CA 92069
Building Size	7,568 SF
Lot	Fenced Parking Area
Loading	Two (2) 12'x12' Grade Level
Clear Height	15' - 16' Clear Height
Zoning	I - Zoning Link
Parking	21 Parking Spaces
Skylights	Multiple Skylights Throughout Warehouse
Sale Price	\$2,573,120.00 (\$340/PSF)



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LOCATION FEATURES

CENTRAL LOCATION

Location in the middle of the 78 Corridor

FREESTANDING

With secured (fenced) rear parking area

PROXIMITY

Across from UPS shipping facility and close to Mission Sports Park

EASY ACCESS

Easy access to Hwy 78 via Las Posas Road



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GET IN TOUCH.

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