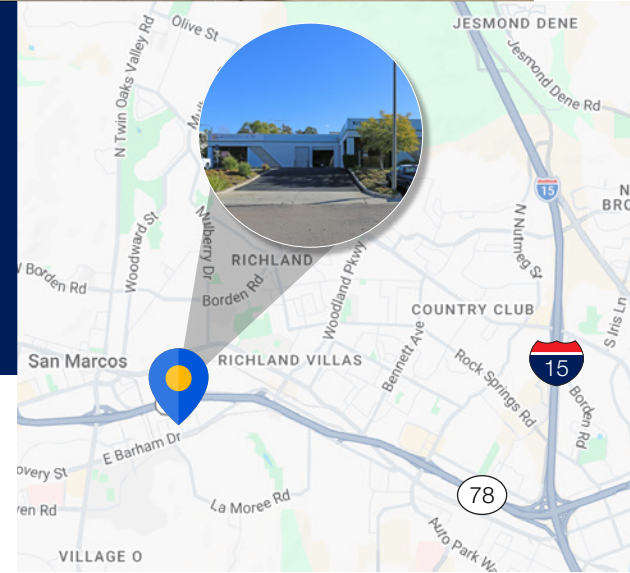




FOR SALE

SAN MARCOS INDUSTRIAL PARK 131 VENTURE STREET SAN MARCOS, CA 92078



PROPERTY DETAILS

BUILDING TYPE:	Warehouse
SALE PRICE:	\$1,900,000.00
SALE PRICE/SF:	\$339.29
PROPERTY (SF):	5,600
LAND AREA:	0.30 Acres
OFFICE (SF):	560
CLEAR HEIGHT:	14'
GL DOORS:	2
PARKING STALLS:	17
OCCUPANCY:	Please inquire

CONTACT



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DRE# 01919846

NOTES

- Well located owner-use or investor opportunity near CSUSM.
- Currently generating income with two tenants on MTM leases. Building can be made available quickly for an owner-user or investor can potentially stabilize by negotiating extensions with existing tenants.
- Building layout lends itself well to being divided.
- Good parking.

131 VENTURE STREET
SAN MARCOS, CA 92078



AERIAL
VIEW