

CARMEL BUSINESS PARK

417 E CARMEL ST, 382 & 388 ENTERPRISE ST - SAN MARCOS, CA 92078

INDUSTRIAL/OFFICE SUITES FOR LEASE



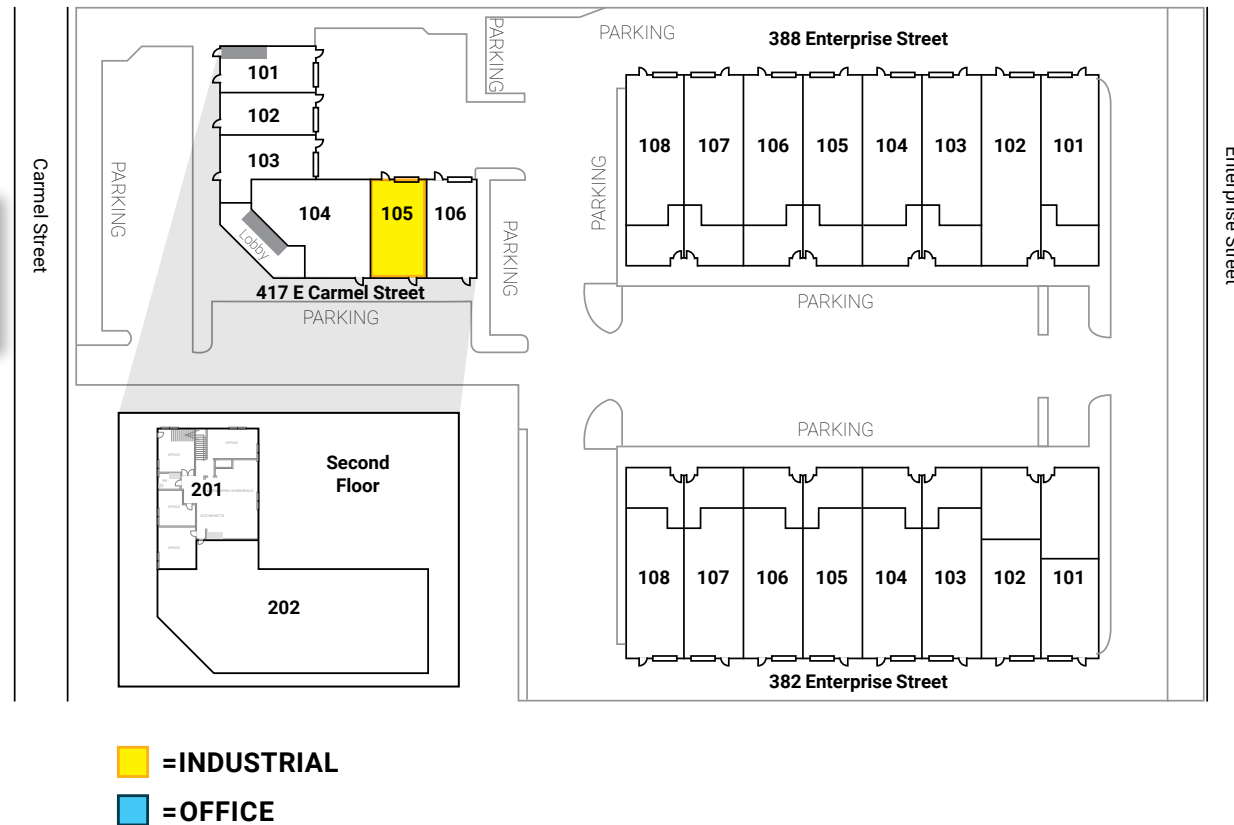
Property Location & Details

- Carmel Business Park consists of 3 buildings totaling approximately 42,000 square feet of industrial and office space that can accommodate a multitude of various tenant leasing requirements.
- Premier location next to the San Marcos North City development: 200-acres (in progress) that will serve as the hub for San Marcos' University district, and include 133,000 SF in Retail Space, 500 new apartments, 854,300 SF in office space, 300 beds for Student Housing, and 135 Hotel Rooms.
- Central North County location with convenient access to Hwy 78, connecting I-5 and I-15
- Hwy 78 frontage and visibility to approximately 168,000 cars/day.
- Walking distance to the Sprinter Station and Cal State University San Marcos
- Concrete tilt-up construction with grade level loading.
- Locally owned and managed.



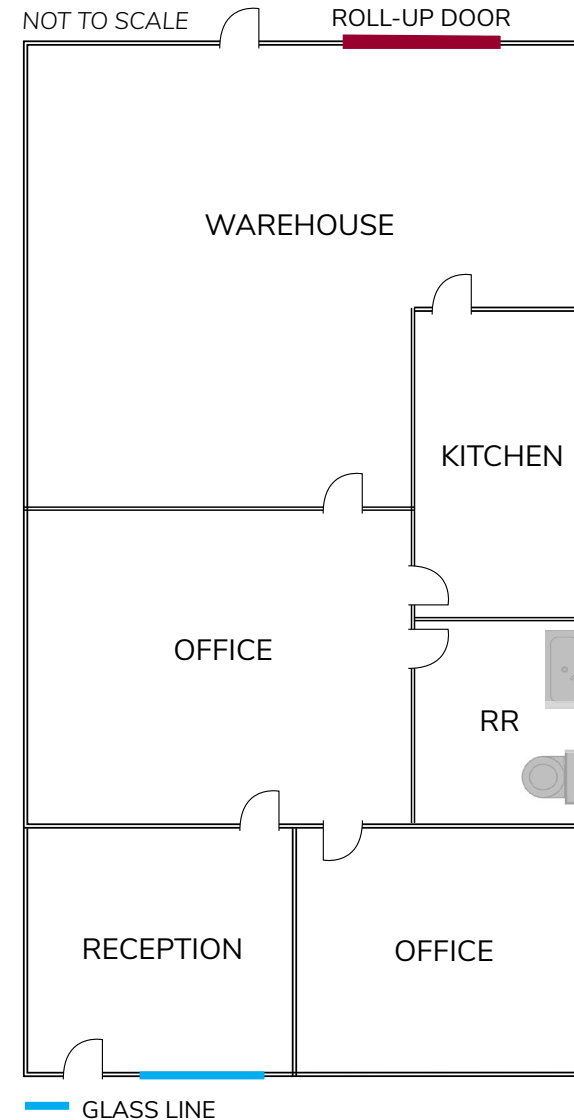
INDUSTRIAL AVAILABILITY

ADDRESS	SF	RATE/MONTH	AVAILABILITY
417 E Carmel, Ste 105	880	\$1.80/SF + \$0.10/SF CAM	Now



SUITE DESCRIPTION

BUILDING ADDRESS:	417 Carmel St, Suite 105
SQUARE FEET:	880 SF
LEASE RATE:	\$1.80/SF + \$0.10/SF CAM
COMMENTS:	Large reception, two offices, kitchen, restroom, and warehouse.
AVAILABILITY:	Now



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

