

# 1265 STONE DRIVE

SAN MARCOS, CA 92078



FOR SALE/LEASE 7,860 SF FREESTANDING INDUSTRIAL BUILDING

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## PROPERTY HIGHLIGHTS

- Free Standing Building.
- Located in the heart of San Marcos through fare and retail corridor.
- Excellent access to Hwy 78.
- Walking distance to Grand Plaza with their restaurants and retail stores.



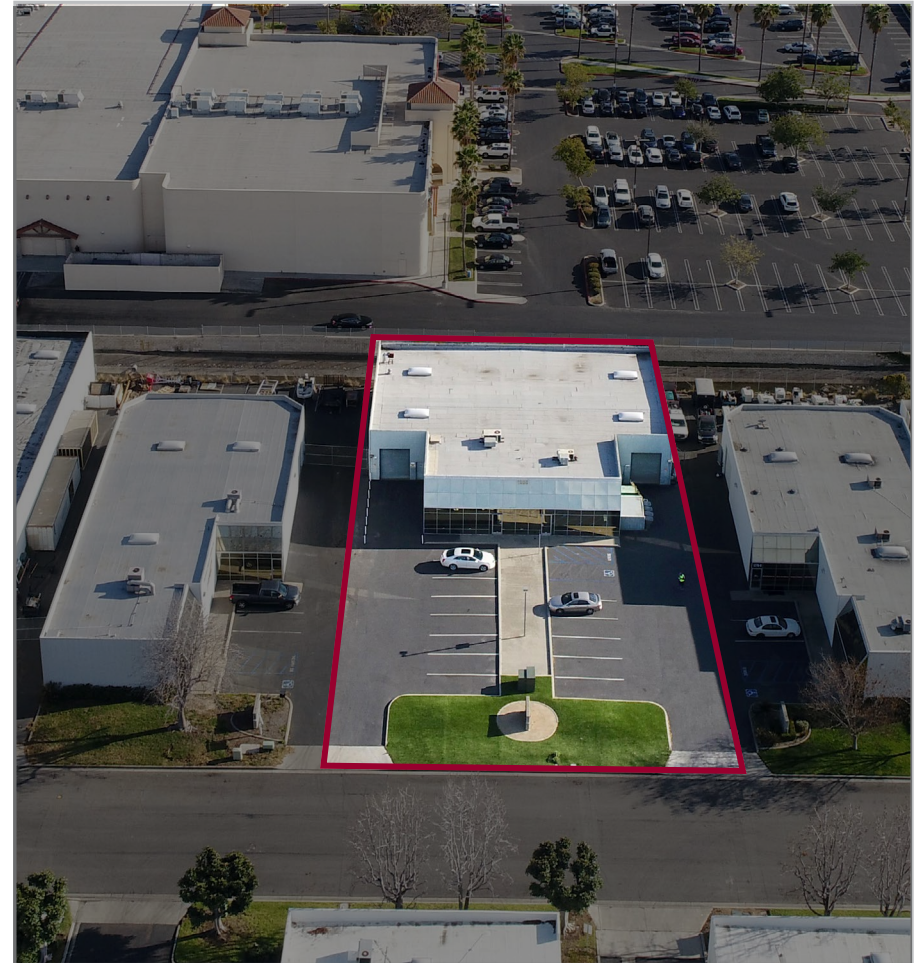
CLOSE TO  
FWY 78



WALKING DISTANCE TO  
RESTAURANTS & RETAIL



2 GRADE LEVEL  
DOOR





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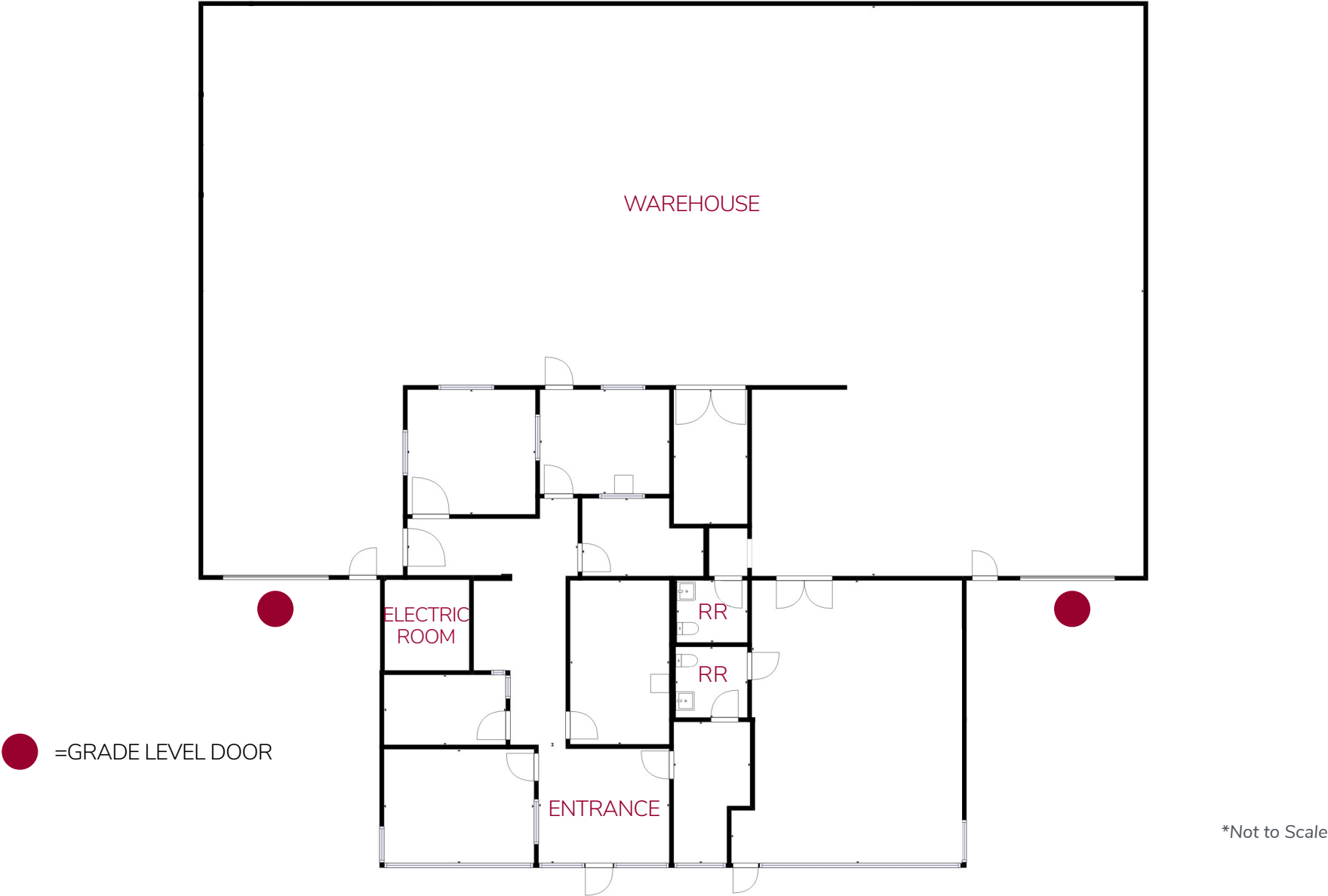
## BUILDING OVERVIEW

Address	1265 Stone Drive, San Marcos, Ca 92078
Building Size	7,860 SF
Buildout	40% Office / 60% Warehouse
Lot Size	0.47 acres
Loading	Two (2) 12' x 10' grade level doors
Clear Height	16'
Power	400 amps, 120/208 V
Parking	2/1,000 SF
Zoning	<u>Light Industrial</u>
Sale Price	\$2,593,800.00 (\$330.00 PSF)
Lease Rate	\$1.60 PSF Gross

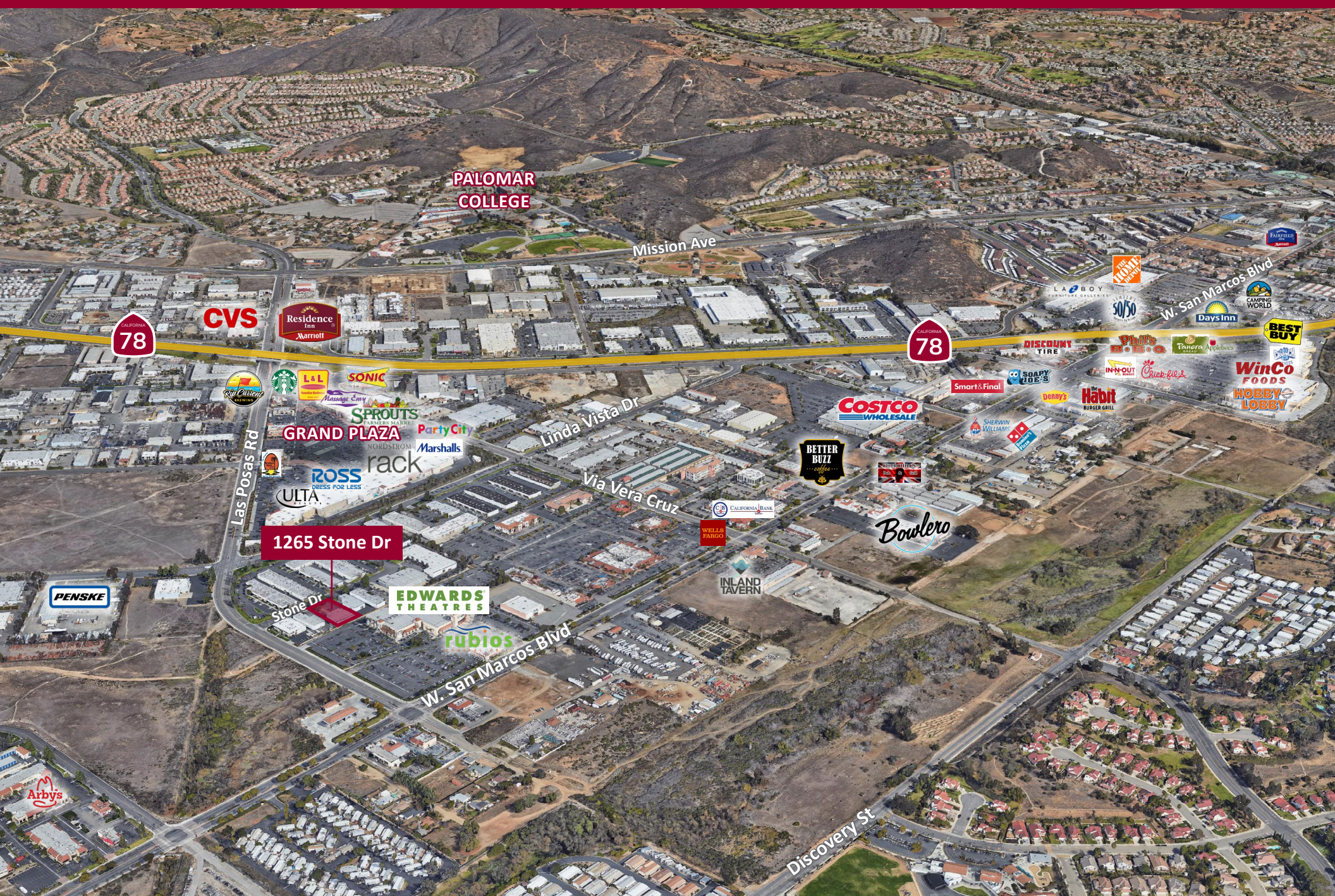


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# FLOOR PLAN









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