

# FOR LEASE

## 8,400 SF FREESTANDING INDUSTRIAL BUILDING WITH FENCED PARKING/YARD

826 RANCHEROS DRIVE, SAN MARCOS, CA 92069



SPRINTER LINE

SUBJECT PROPERTY  
826 Rancheros Drive



## BROKER CONTACTS

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**8,400 Square Feet**  
Single Tenant Building



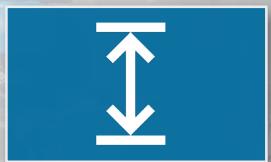
**Improved Area**  
Approx. 1,200 SF (14%)



**Warehouse Footprint**  
Approx. 7,200 SF (86%)



**Power**  
400 Amps, 120/208v  
Tenant to Verify



**Clear Height**  
14' - 15' Minimum



**Grade Level Loading**  
Three (3) Grade Level Doors



**Fenced Parking/Yard**  
Approx. 4,600 SF



**Freeway Visibility**  
Quick Access to Hwy 78



## AT A GLANCE

## PROPERTY HIGHLIGHTS



# PREMISES OVERVIEW

**STREET ADDRESS:** 826 Rancheros Dr, San Marcos, CA 92069

**TOTAL SQUARE FEET:** 8,400 Square Feet

**IMPROVED AREA:** Appox. 1,200 SF (14%)

**WAREHOUSE AREA:** Approx. 7,200 SF (86%)

**LOT SIZE:** 0.40 Acres

**LOADING:** Three (3) Grade Level Doors

**POWER:** 400 Amps, 120/208v (Tenant to verify)

**YEAR BUILT:** Constructed in 1976

**CLEAR HEIGHT:** 14'-15' Minimum

**PARKING RATIO:** 1.4/1000 SF

**ZONING:** L-I, Light Industrial

**FREEWAY VISIBILITY:** Quick Access to Hwy 78

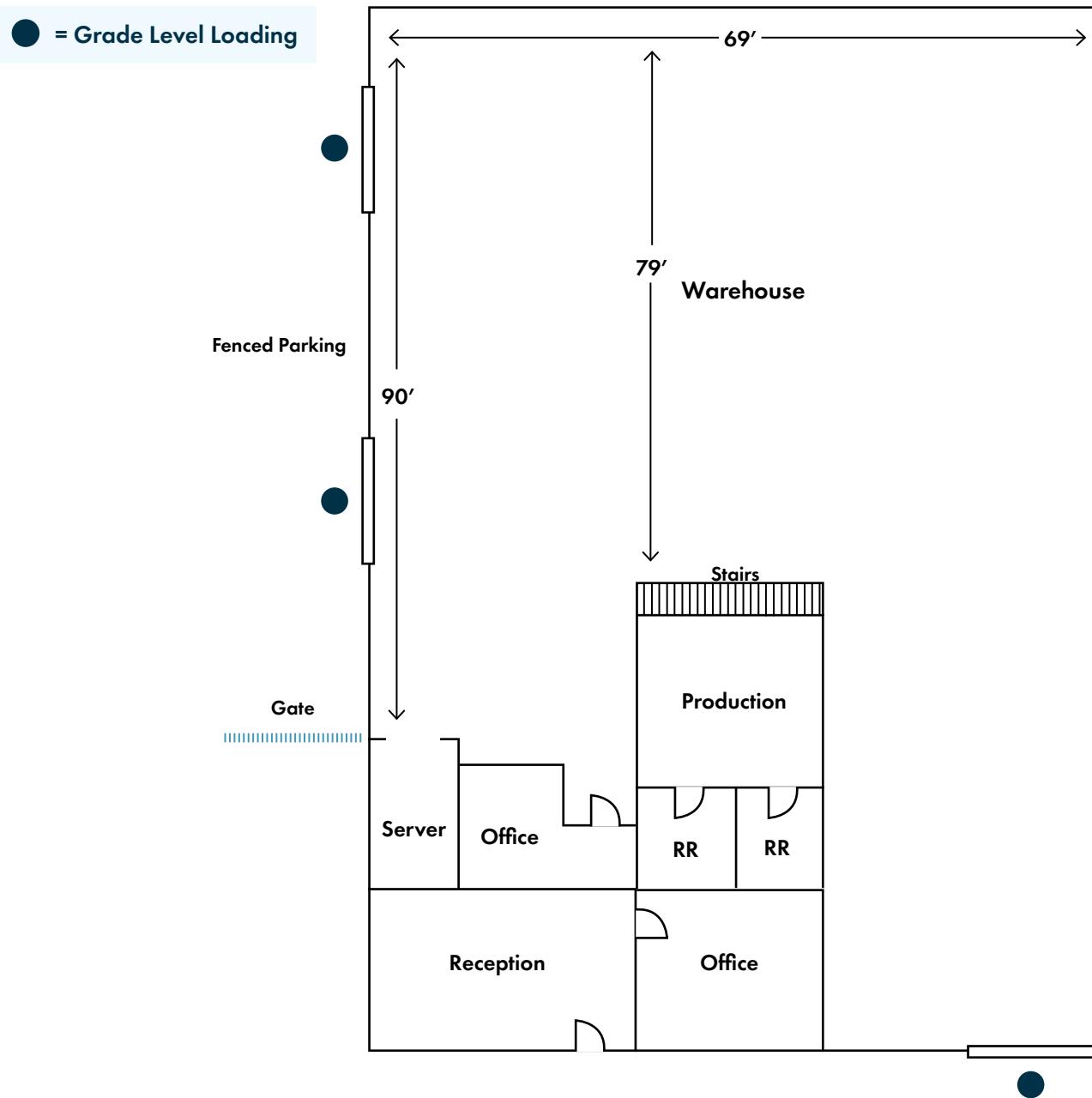
**AVAILABLE:** 60 Day Notice

**LEASE RATE:** \$1.48/SF Single Tenant Gross



**Call Brokers to Schedule Showing**

# FLOOR PLAN

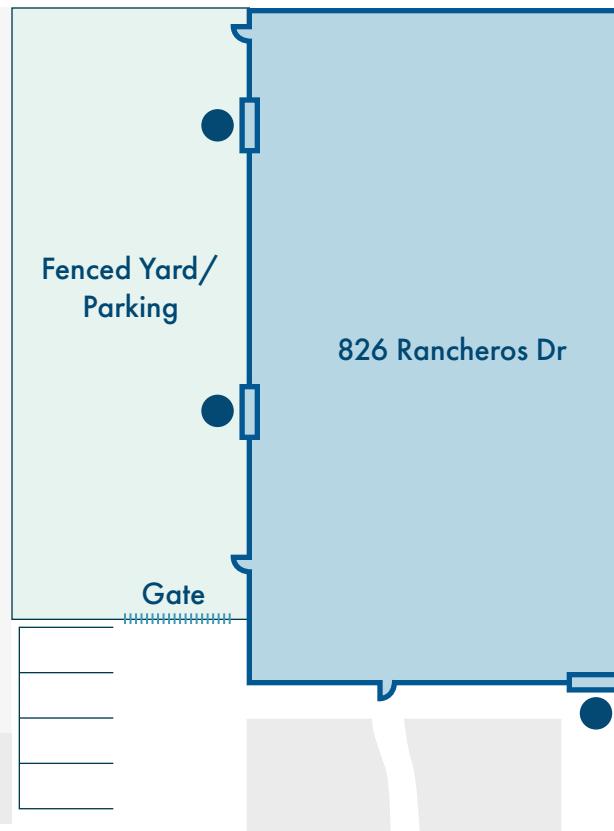


# SITE PLAN

INLAND RAIL TRAIL

Building Area:	<b>8,400 SF</b>
Total:	<b>8,400 SF</b>
Parking:	<b>Approx. 12 spaces</b>
Fenced Parking/Yard:	<b>4,600 SF</b>

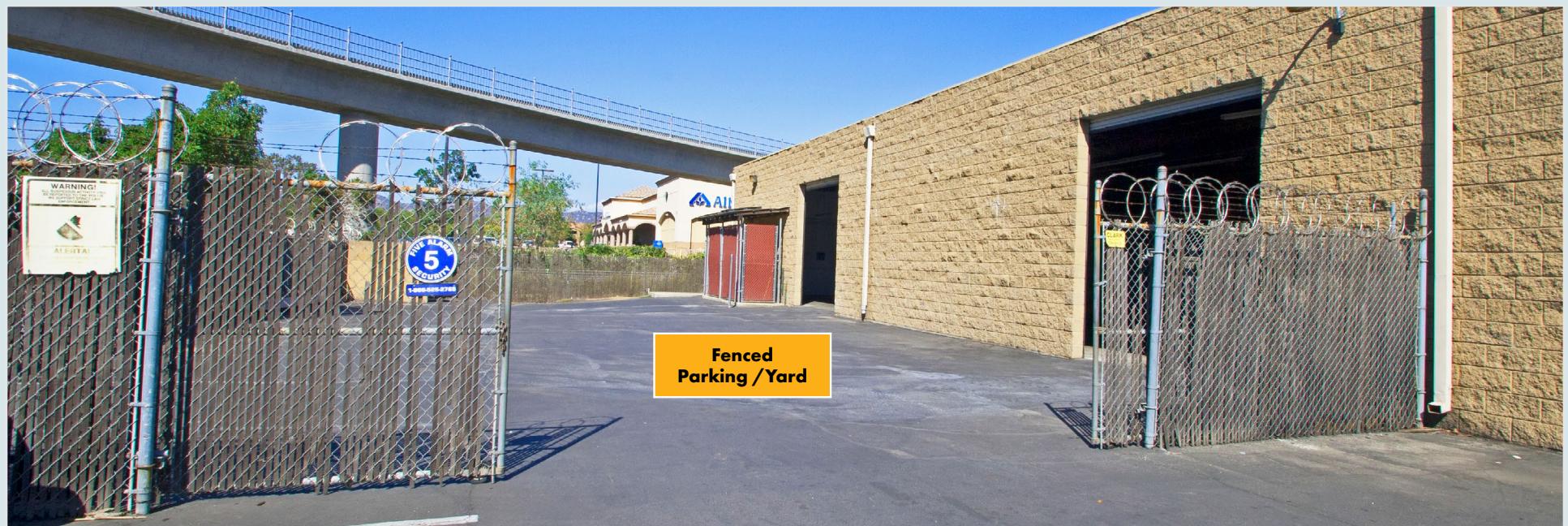
● = Grade Level Loading



RANCHEROS DR

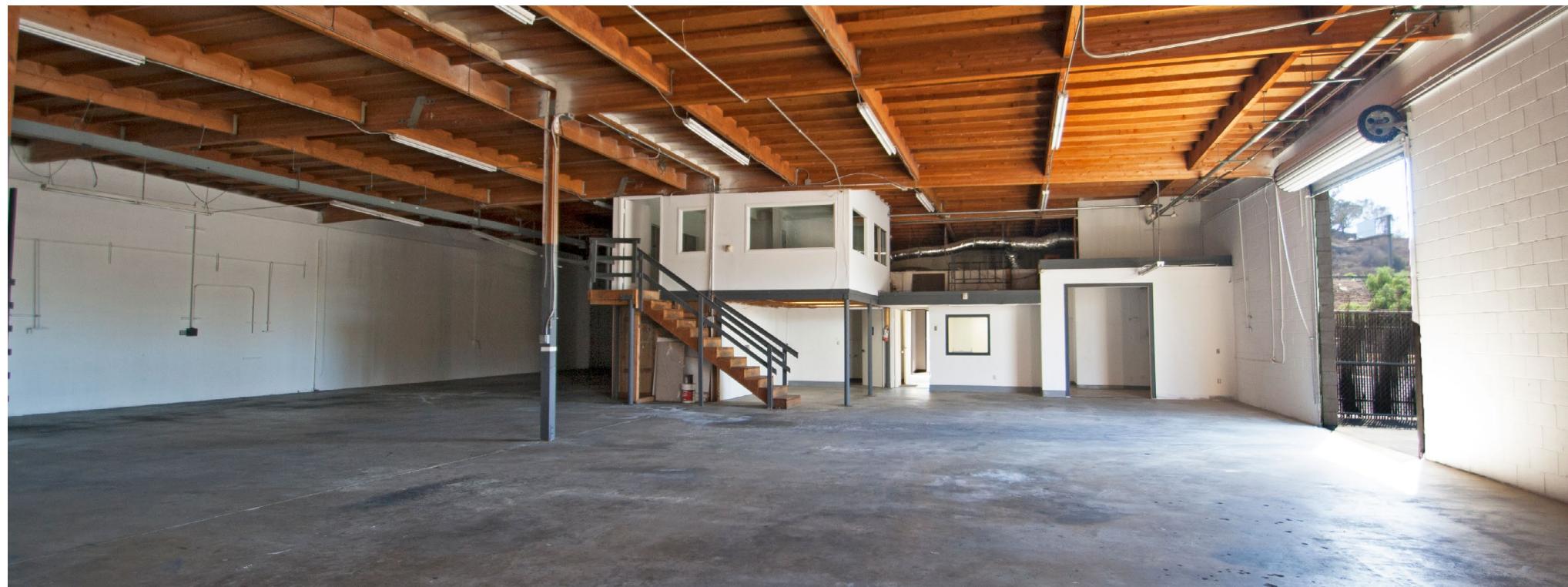
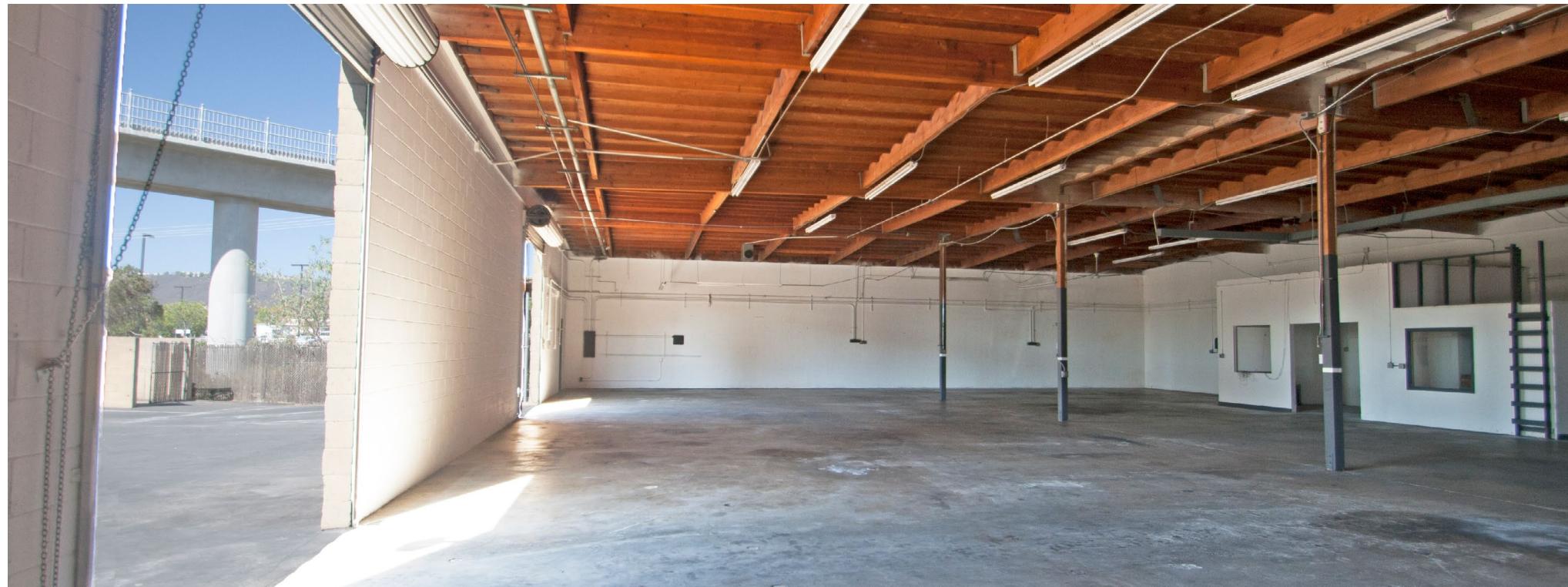


# WAREHOUSE/LOADING PHOTOS

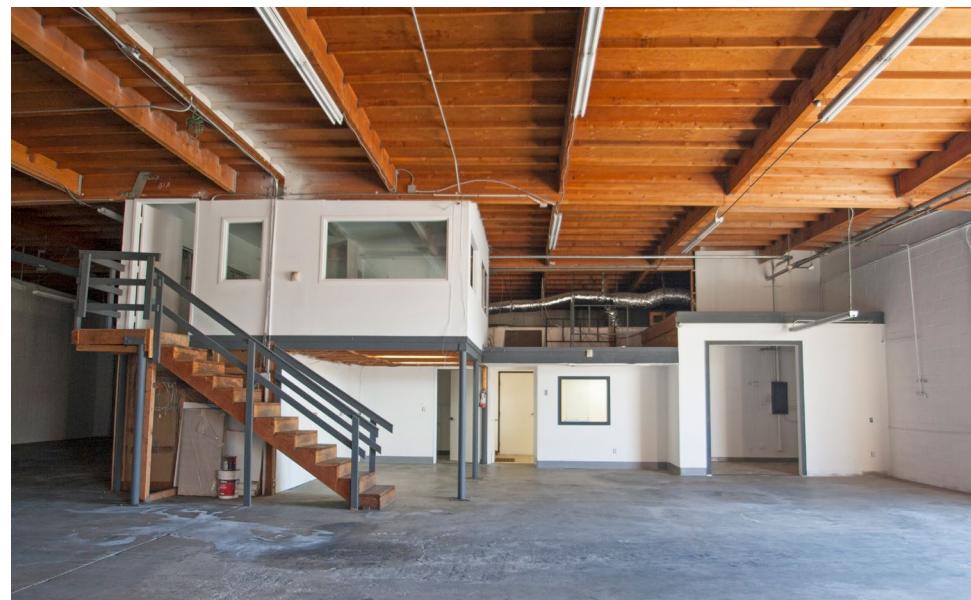


FENCED PARKING / YARD

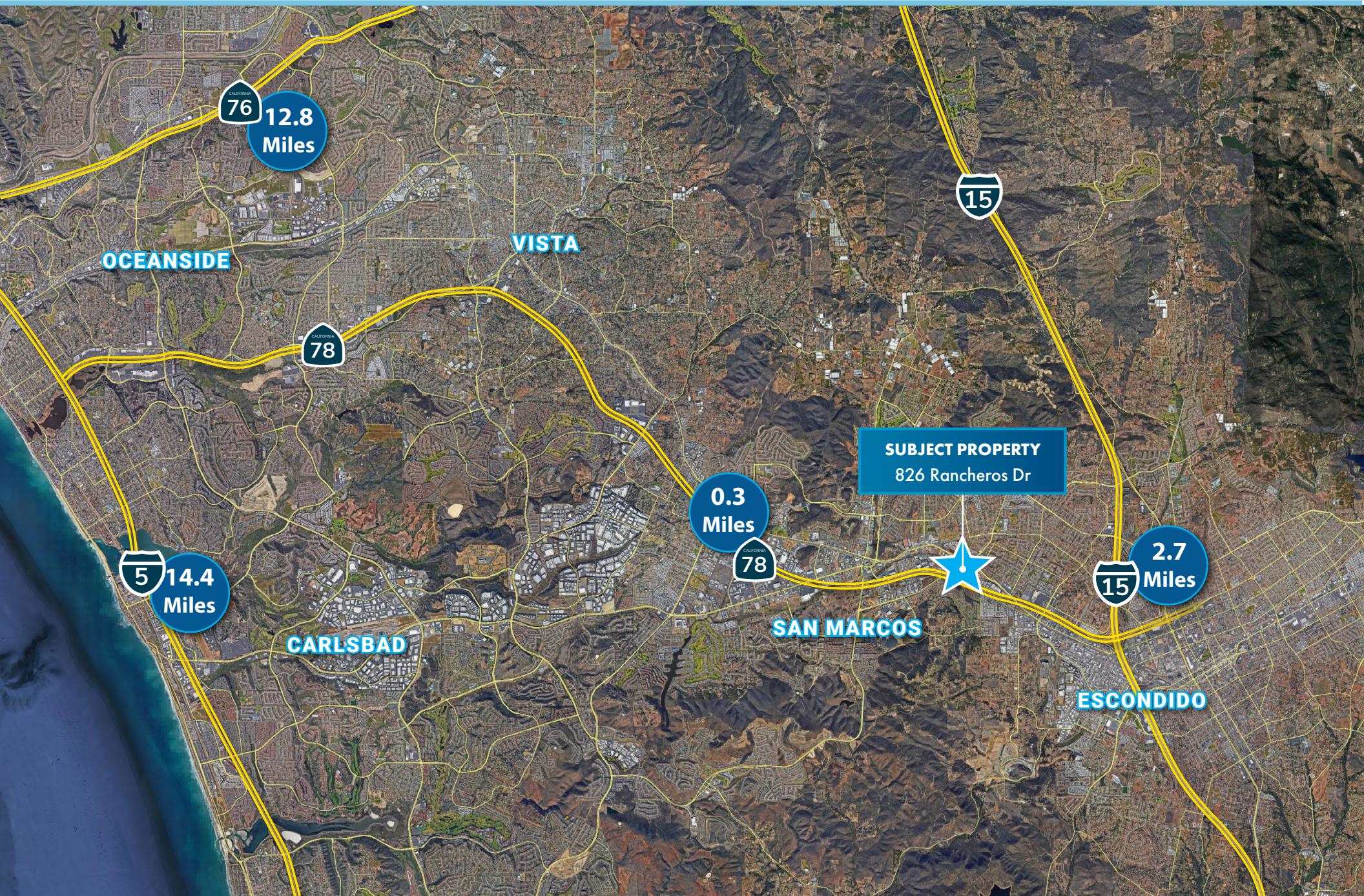




# EXISTING OFFICE PHOTOS



# LOCATION MAP



# 826 Rancheros Drive

San Marcos, CA 92069

*For More Information Contact:*

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