

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

Rancheros Dr

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%)



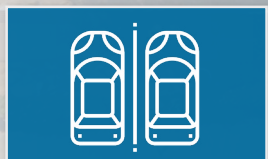
Power
400 Amps, 120/208v
Tenant to Verify



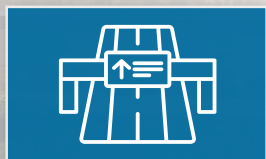
Clear Height
14' - 15' Minimum



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



SPRINTER LINE

SUBJECT PROPERTY
826 Rancheros Drive

**Fenced
Parking/Yard**

Rancheros Dr

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

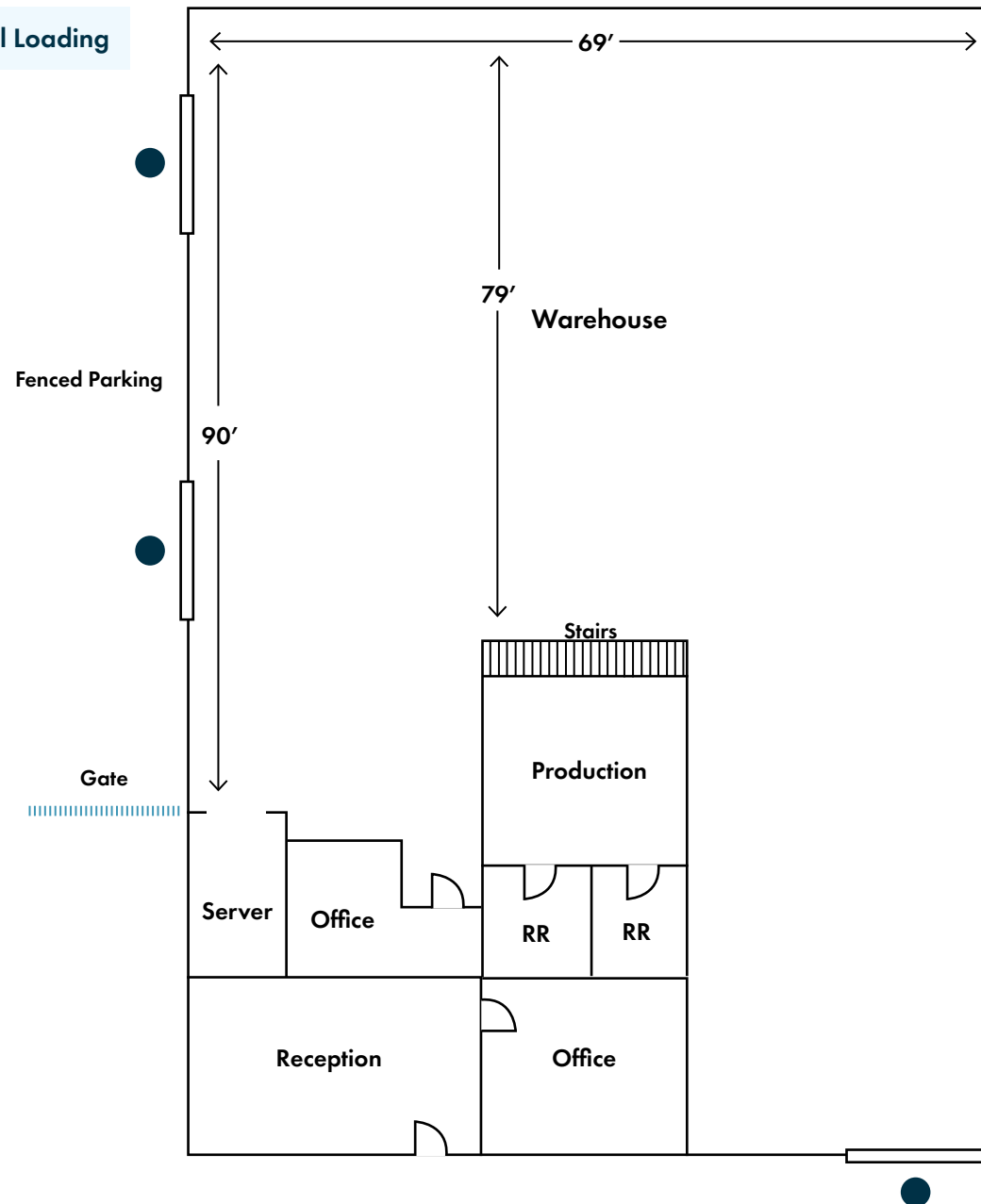
LEASE RATE: \$1.48/SF Single Tenant Gross



[Call Brokers to Schedule Showing](#)

FLOOR PLAN

● = Grade Level Loading

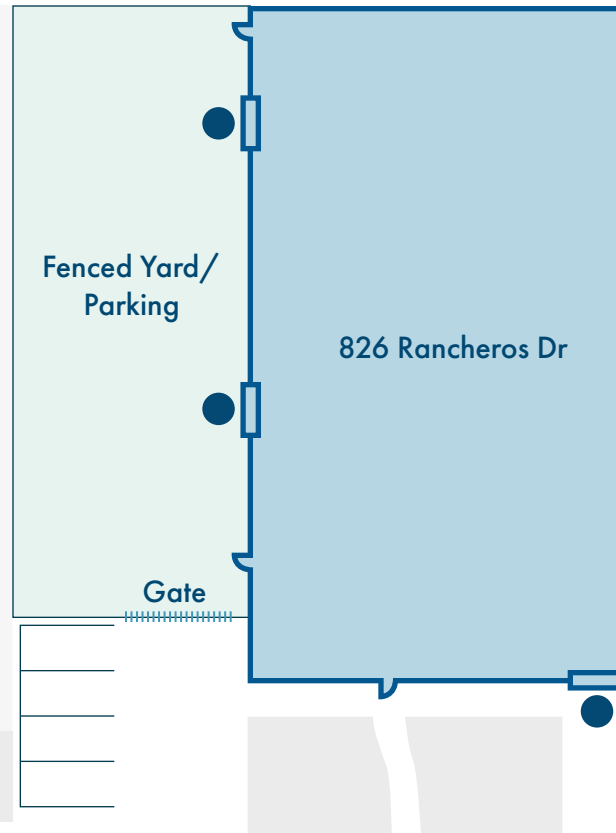


SITE PLAN

INLAND RAIL TRAIL

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

● = Grade Level Loading





Dolphin Business Park

American Leak Detection

Active Auto Collision

619 Roofing

AI Restoration

Wood's Off Road

Premier Garage of North San Diego

Templaco Tools

Electro Tech Powder Coating

CALIFORNIA
78

Ewing Irrigation and Products Supply

SPRINTER LINE

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826 Rancheros Drive

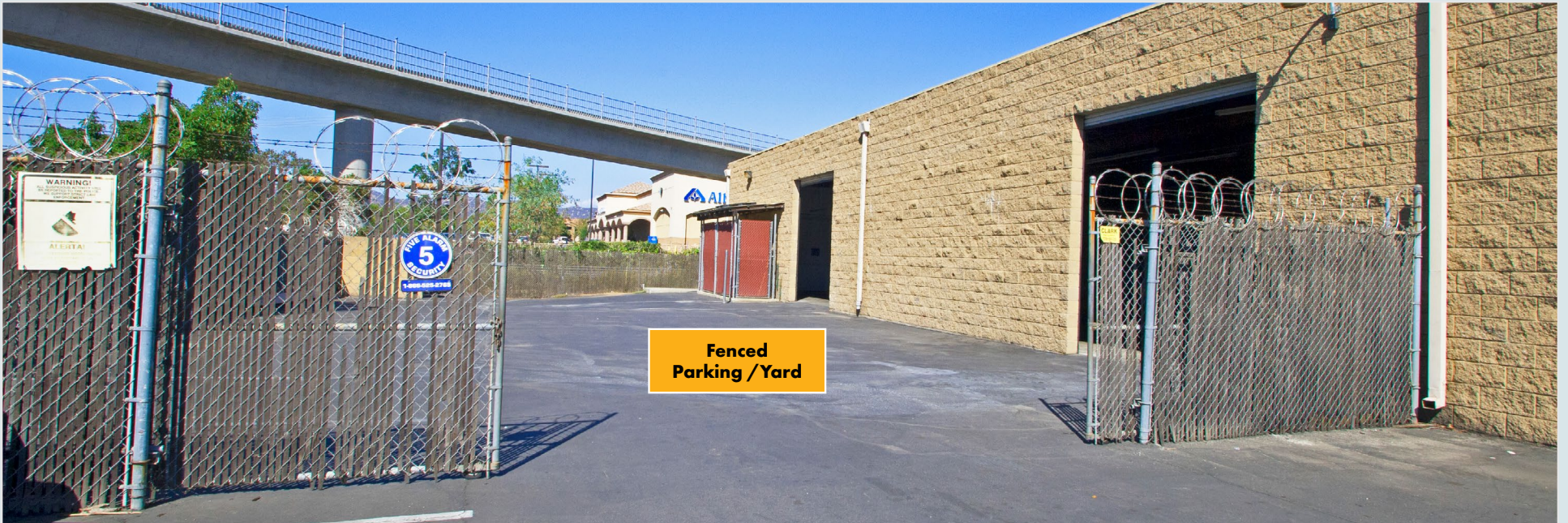
Electro Tech Powder Coating

MAACO

Rancheros Dr

SITE AERIAL

WAREHOUSE/LOADING PHOTOS



**Fenced
Parking /Yard**



Rancheros Dr

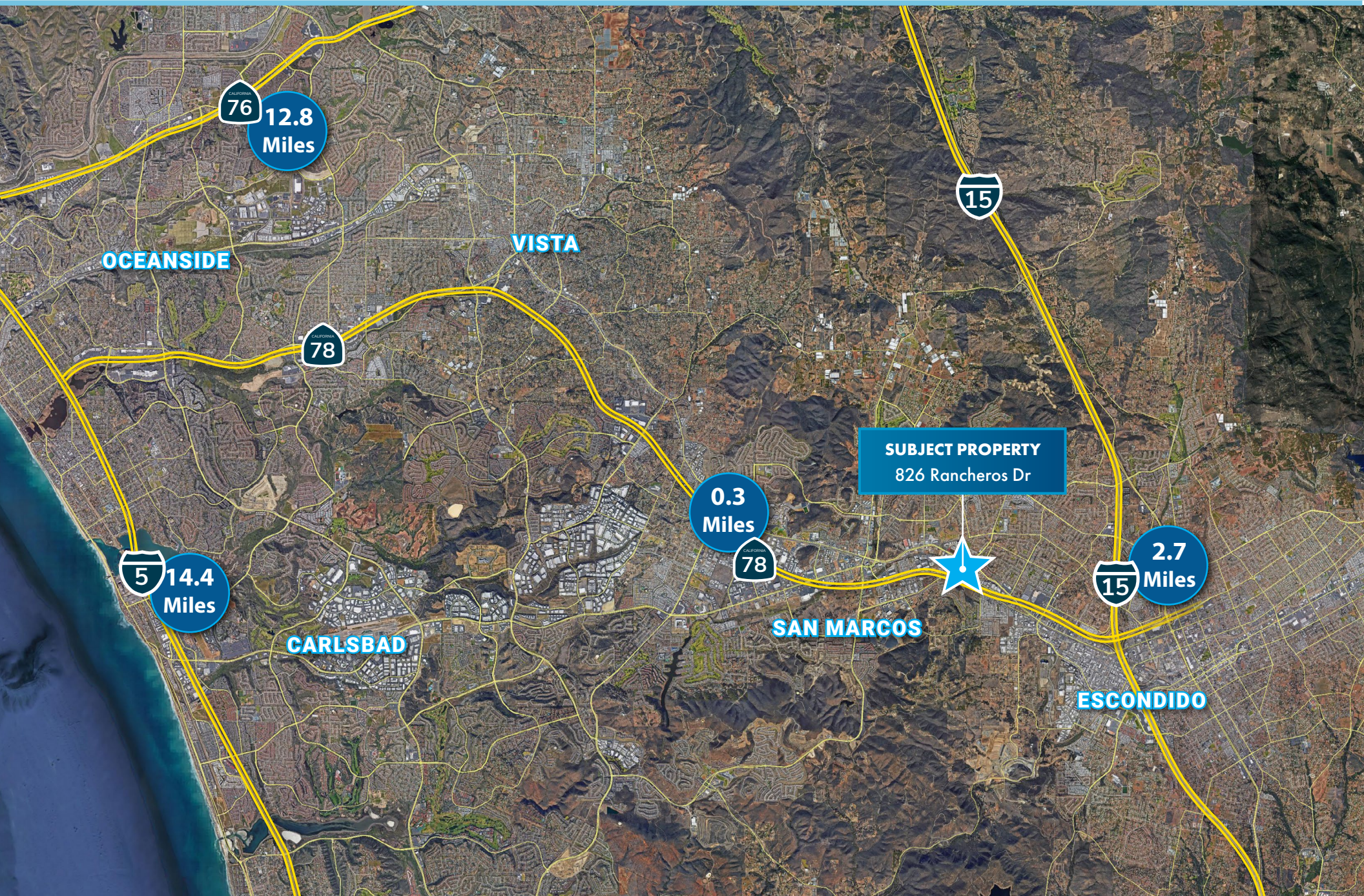
FENCED PARKING / YARD



EXISTING OFFICE PHOTOS



LOCATION MAP



826 Rancheros Drive

San Marcos, CA 92069

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