

975 RANCHEROS DRIVE

San Marcos, CA

FULL BUILDING LEASE RATE:

\$1.42/SF
GROSS + UTILITIES

**FREEWAY
VISIBLE**



FOR LEASE
INDUSTRIAL BUILDING

±4,626 - ±9,675 RSF AVAILABLE



PROPERTY HIGHLIGHTS



- **New Exterior Paint**
- **New Slurry & Striping**
- **New Interior Improvements**
- **New Interior & Exterior Lighting**



±9,675 Square Foot Industrial Building



Quick Access to Highway 78 and Interstate 15



Up to 4 Grade Level Roll-Up Loading Doors



Freeway Frontage and Signage Opportunity



Freshly Paved Parking and Loading Area



Zoning: M



Fenced Yard/Parking Space



Capability for demising into separate units



No Association Dues



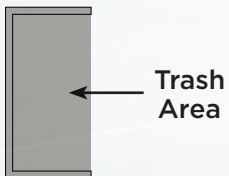
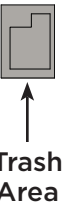
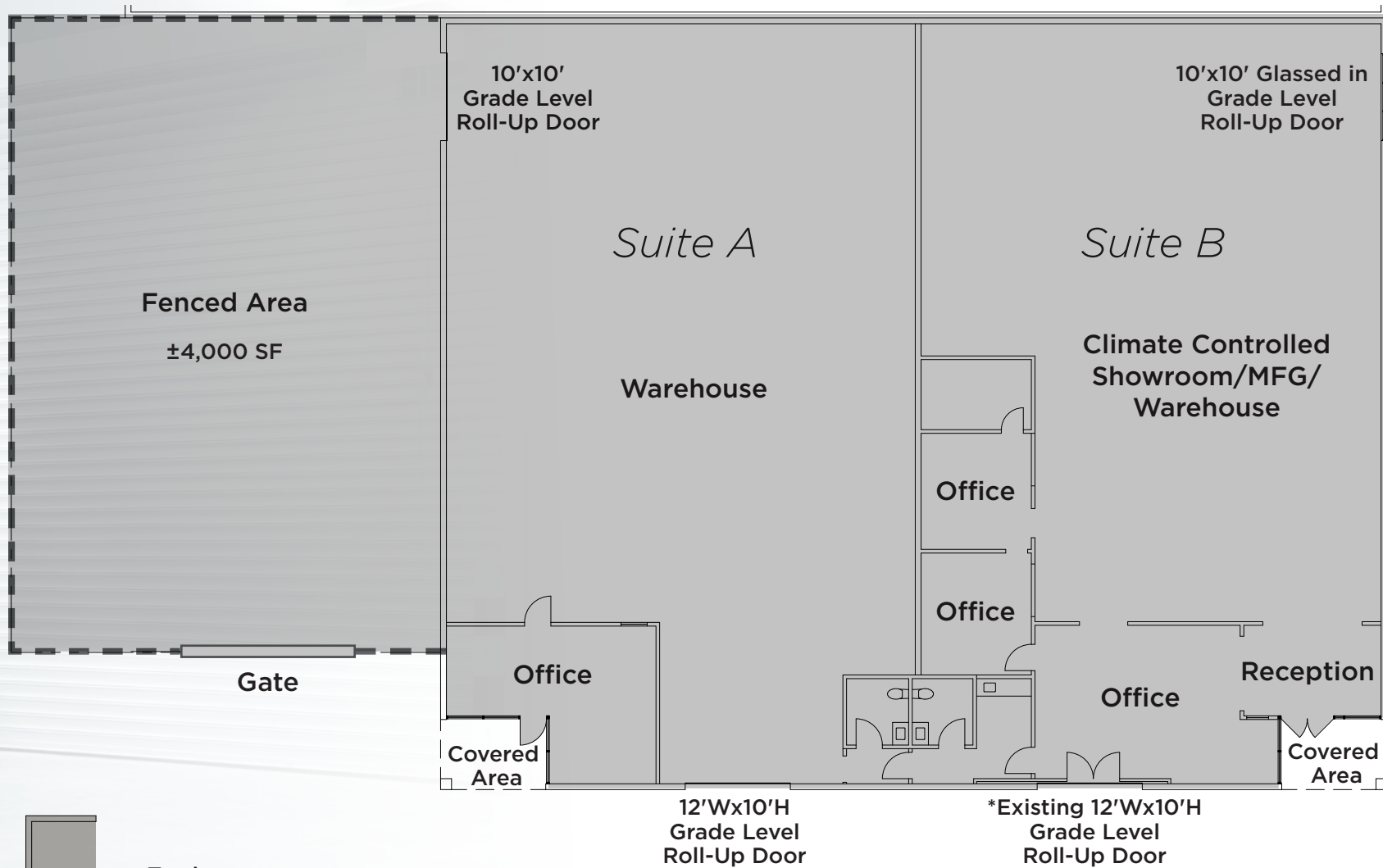
Lease Rate:
\$1.42/SF Gross + Utilities
(Full Building Lease Rate)

FLOOR PLAN

FULL BUILDING: ±9,675 SF

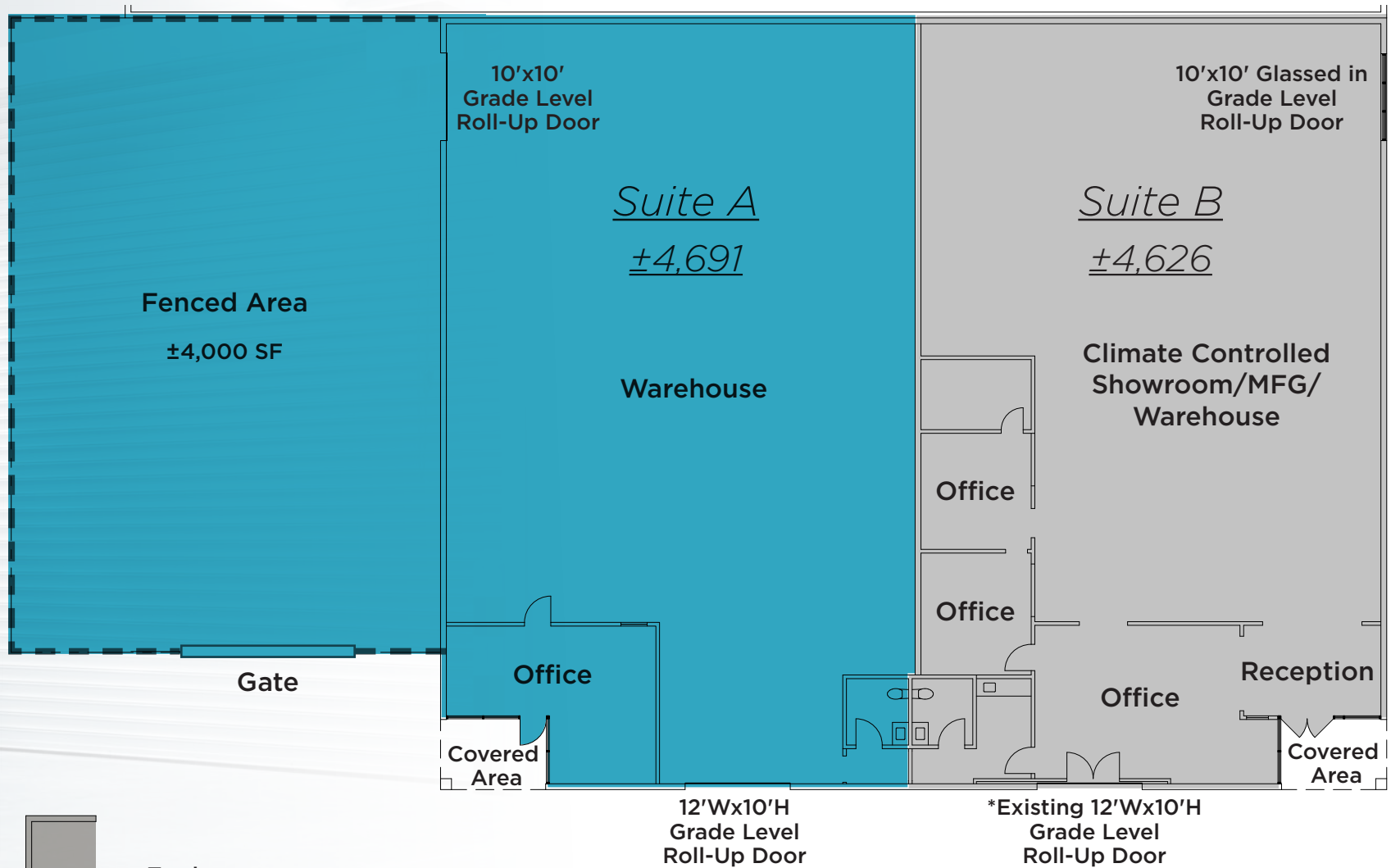
LEASE RATE:

\$1.42/SF GROSS + UTILITIES



*Currently walled in

FLOOR PLAN

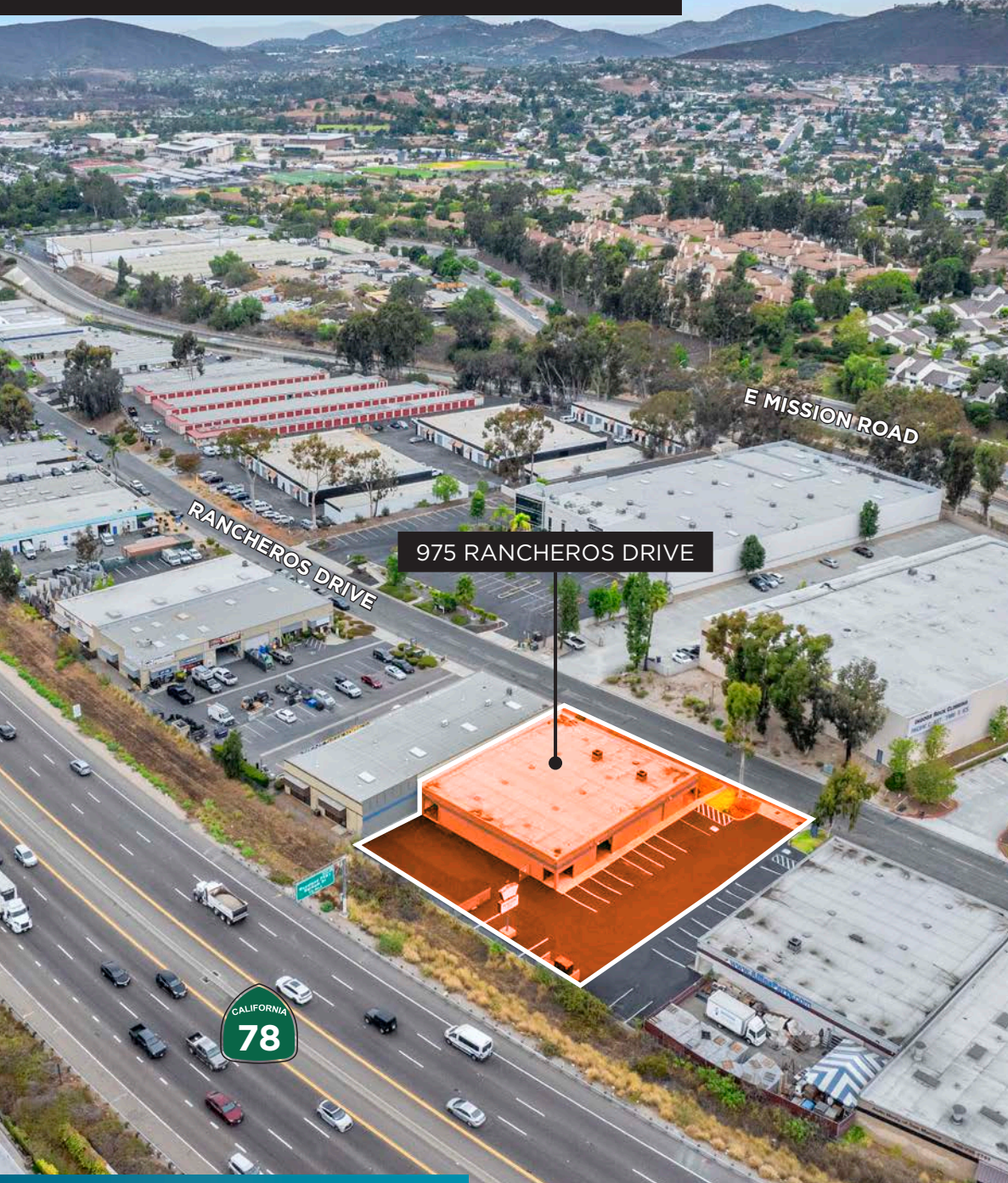


*Currently walled in

PHOTOS



LOCATION



DRIVE TIMES & CORPORATE NEIGHBORS



DRIVE TIMES

- 2 Minutes** to CA-78
- 6 Minutes** to I-15
- 15 Minutes** to I-5
- 25 Minutes** to CA-76

- 45 Minutes** to Downtown San Diego
- 45 Minutes** to San Diego International Airport
- 50 Minutes** to Orange County
- 1 Hr & 10 Minutes** to International Border

975 RANCHEROS DRIVE //// SAN MARCOS

FOR LEASE



**FOR MORE
INFORMATION
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