

# 920 & 930 ARMORLITE DRIVE SAN MARCOS, CA 92069



**FOR SALE | TWO 7,568 SF FREESTANDING INDUSTRIAL BUILDINGS WITH FENCED PARKING**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS

- Free standing Buildings that can be sold separate at 7,568 Sf or combined at 15,136 SF.
- Located in the middle of the 78 Corridor retail I corridor near mass transit bus and sprinter stop.
- Two grade level doors per building.
- Rear fenced parking lots.
- Abundant onsite and street parking.



# BUILDING OVERVIEW

Address 920 Armorlite Drive, CA 92069

Building Size 7,568 SF

Lot Fenced Parking Area

Loading Two (2) 12'x12' Grade Level

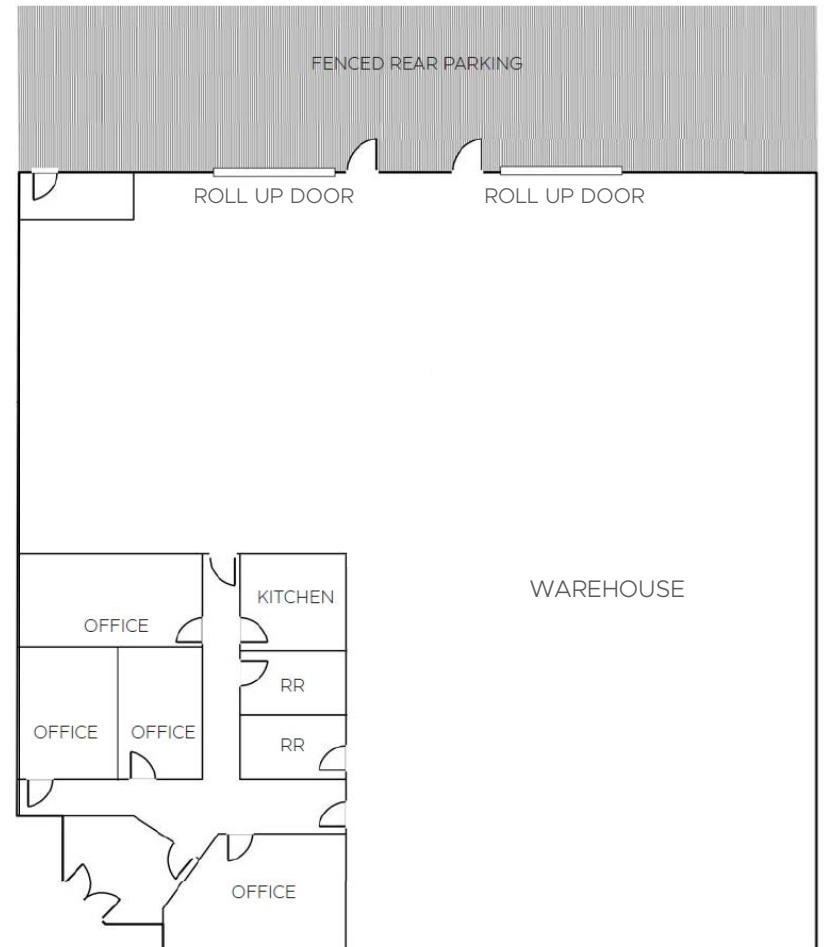
Clear Height 15' - 16' Clear Height

Zoning [I - Zoning Link](#)

Parking 21 Parking Spaces

Skylights Multiple Skylights Throughout Warehouse

Sale Price \$2,573,120.00 (\$340/PSF)



# BUILDING OVERVIEW

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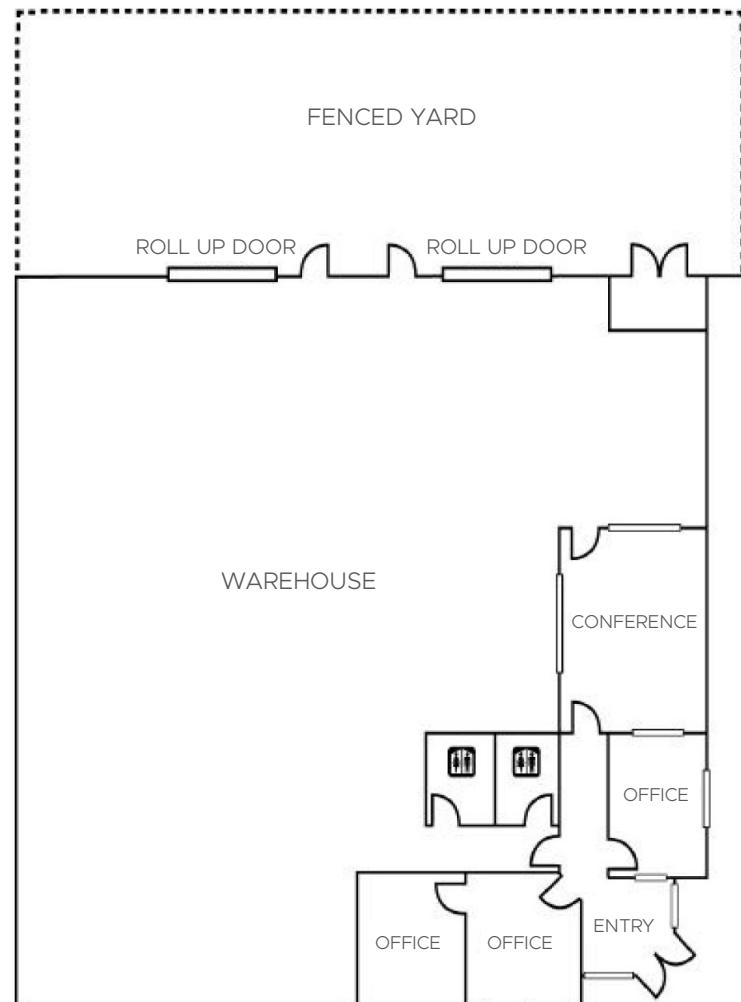
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# LOCATION FEATURES

## CENTRAL LOCATION

Location in the middle of the 78 Corridor

## FREESTANDING

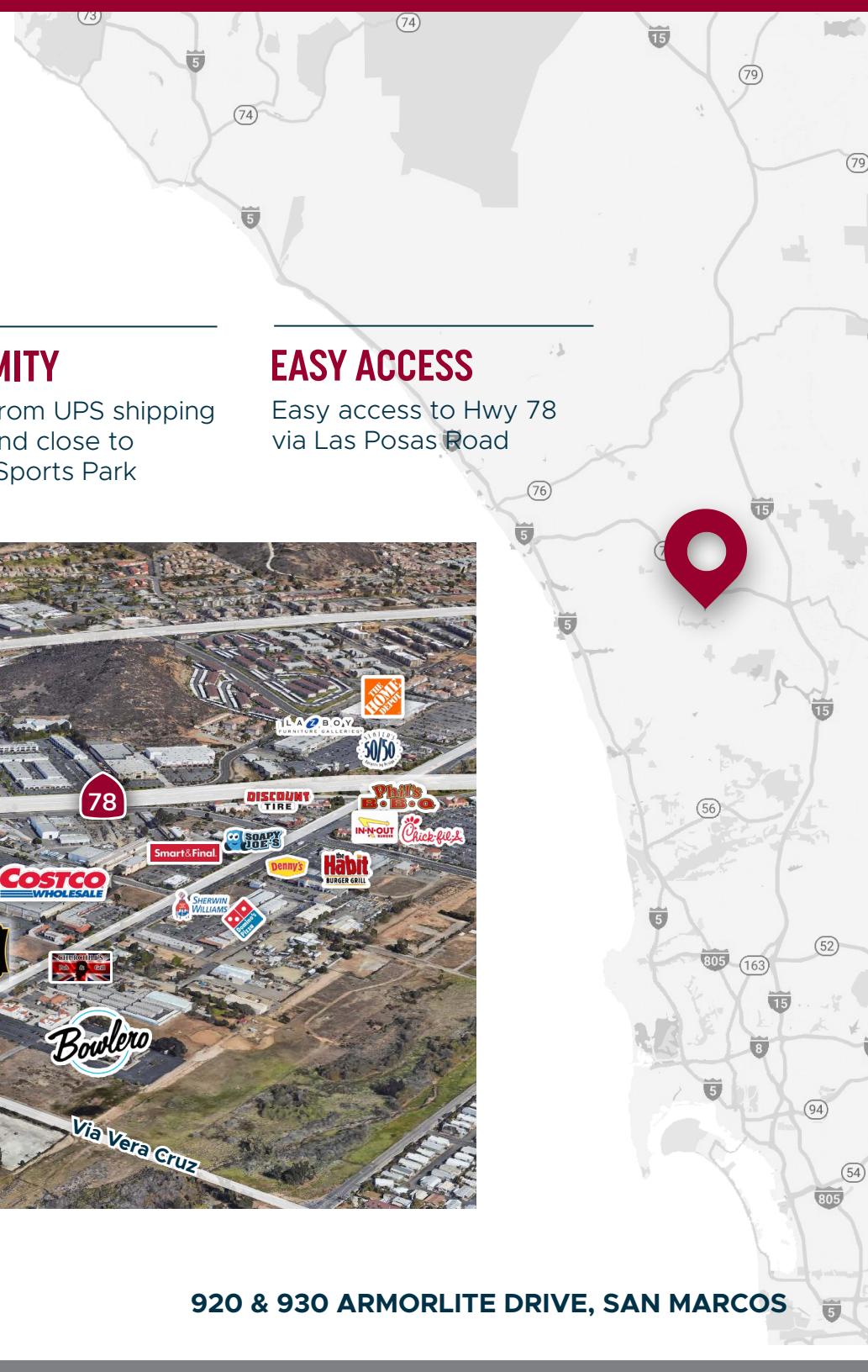
With secured (fenced) rear parking area

## PROXIMITY

Across from UPS shipping facility and close to Mission Sports Park

## EASY ACCESS

Easy access to Hwy 78 via Las Posas Road



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GET IN TOUCH.

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