

80,257 SF
FREESTANDING INDUSTRIAL BUILDING
AVAILABLE FOR SALE OR LEASE



237 VIA VERA CRUZ
SAN MARCOS 92078

CBRE


237 VIA VERA CRUZ






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PROPERTY HIGHLIGHTS

- 


± 80,257 square foot, corporate HQ / manufacturing facility
- 


± 29,500 of office area on 2 levels (±14,700 SF 2nd floor office)
- 


100% climate controlled manufacturing area (± 50,700 SF)
- 


294 parking stalls (3.66/1,000)
- 


1,800 amps, 277/480v power; Electrical service distributed throughout
- 

Four (4) sets of restrooms serving the office and manufacturing area
- 

Three (3) - 12' x 12' grade level loading doors (potential for dock-high loading)
- 

LEASE RATE: \$1.35 NNN
SALE PRICE: \$22,070,675 (\$259/SF)
- 

Clear height: 22' (to be verified)
- 

Lot Size: 5.63 Acres
- 

Contact broker for more information or to schedule a tour



PROJECT AMENITIES



Located at signalized intersection directly across from Grand Plaza Mall (www.grandplazamall.com)



Short walk to food court / restaurants / shopping and services (356,000 SF of food & retail amenities)



Central North County location with convenient access to Highway 78, connecting I-5 and I-15



Commercial zoning allows for wide variety of potential uses, including retail, office, industrial, R&D and manufacturing

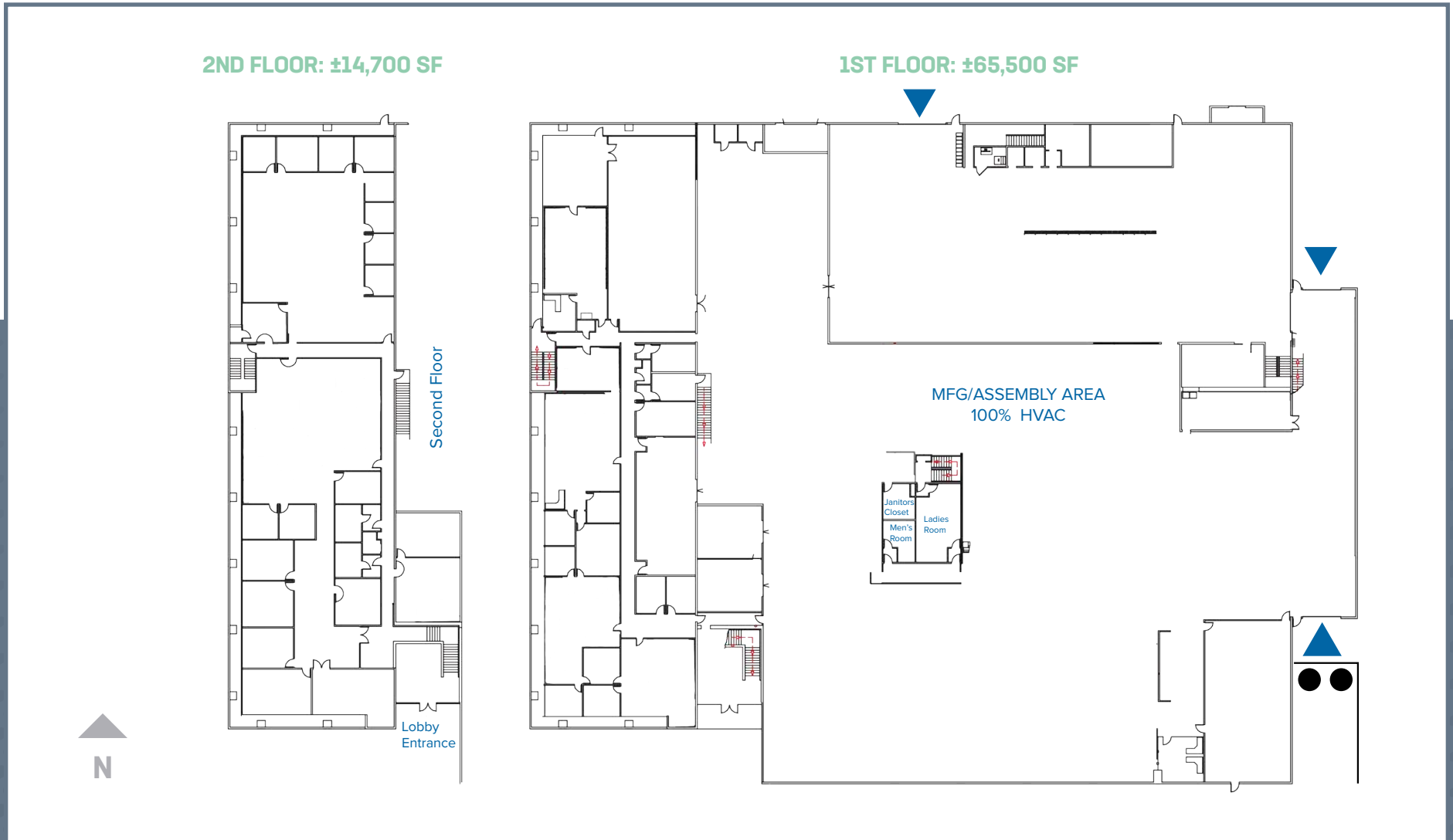


Abundant on-site parking (294 stalls) on 5.63 acre parcel

FLOOR PLAN

Total Building: 80,257 SF

- ▲ Grade Level Door
- Potential for Dock High Loading












CONCEPT PLAN

Total Building: 80,257 SF

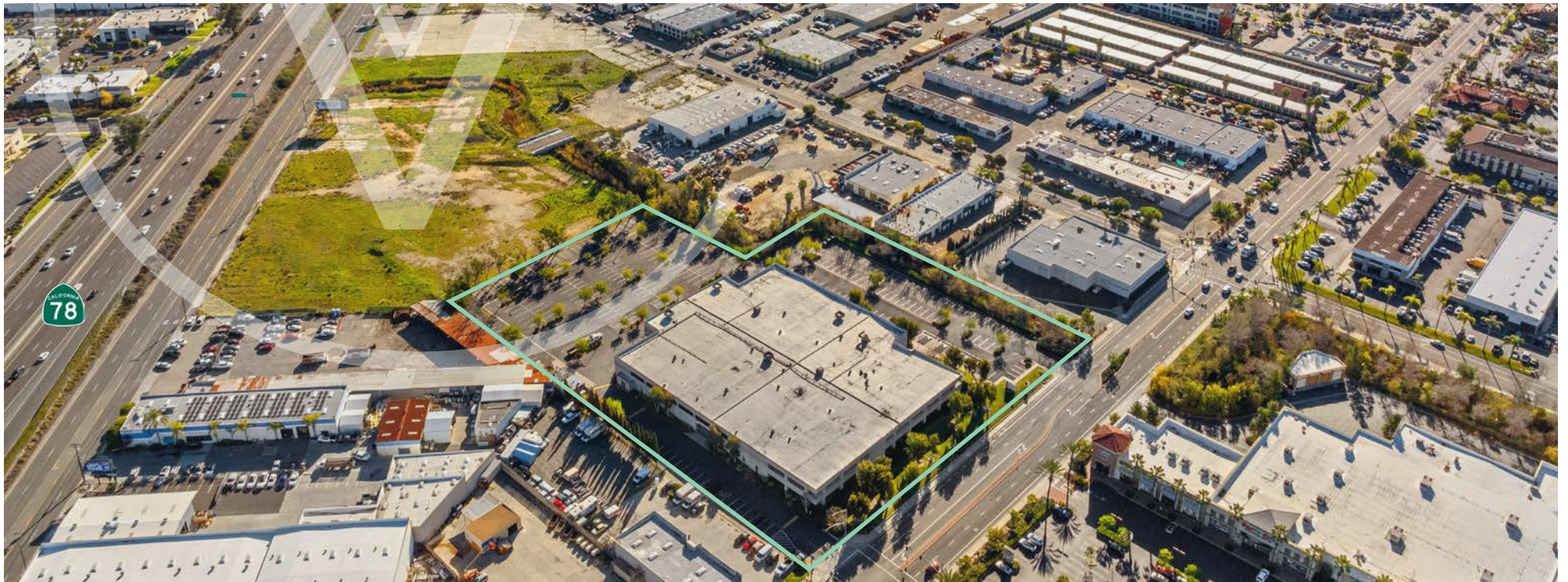
- ▲ Grade Level Door
- Potential for Dock High Loading



SITE PLAN

	Spec Type	Spec Details
	Building Type	Corp. HQ/R&D/MFG
	Submarket	San Marcos
	Total Building Size	80,257 SF
	Power	1,800a, 277/480v
	Clear Height	±22' min
	Loading	3 grade level doors (potential to add 2 dock-high doors)
	HVAC	±95% climate controlled facility
	Parking Ratio	3.66/1,000
	Site Area	5.53 Acres





LOCATION



HIGHLIGHTS



Location

Located at signalized intersection, 1/2 block from Highway 78 on/off ramp at Las Posas Road with convenient walkable amenities.



Walking

Walking distance to restaurants, retail and services. (www.grandplazamall.com)



Zoning

Commercial zoning allows for wide variety of uses, including retail, office and selected industrial.



Parking

Abundant on-site parking (294 stalls) on 5.63 acre parcel



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SAN MARCOS 92078**



**80,257 SF
SPACE FOR SALE OR LEASE**

DENNIS VISSER

Senior Vice President
T +1 760 438 8508
C +1 760 518 4216
dennis.visser@cbre.com
Lic. 1255595

BILL DOLAN

Senior Vice President
T +1 858 546 4678
C +1 858 603 5500
bill.dolan@cbre.com
Lic. 01188240

WESTON YAHN

Vice President
T +1 760 438 8505
C +1 805 405 3337
weston.yahn@cbre.com
Lic. 01975469

CBRE

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