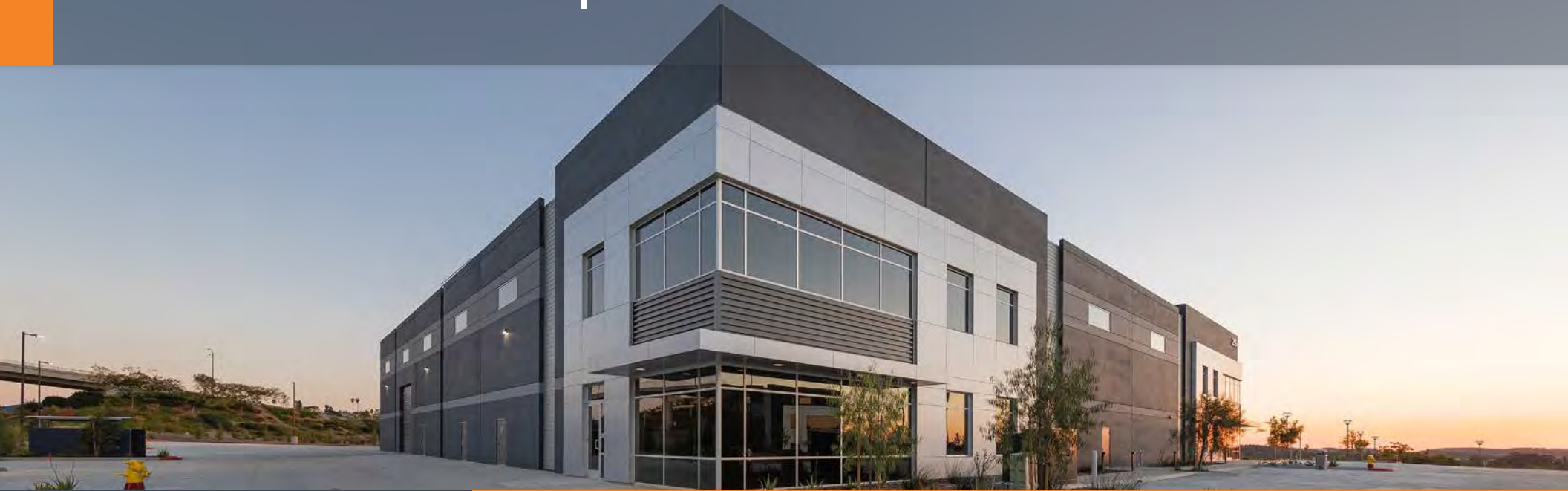


PRO•DUC•TION | 2954 NORMAN STRASSE RD



AVAILABLE IMMEDIATELY

2954 NORMAN STRASSE ROAD | SAN MARCOS | CALIFORNIA | 92069

FOR MORE INFORMATION:

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aric.starck@cushwake.com

DREW DODDS

760.431.3863

drew.dodds@cushwake.com

CUSHMAN & WAKEFIELD

12830 El Camino Real, Suite 100

San Diego, CA 92130



PROPERTY FEATURES

- ±34,854 SF
- ±2,696 SF mezzanine area
- ±5,693 SF creative office space
- 2 dock-high doors
- 2 grade-level door
- 28' clear height
- 2,000 A 277/480v
- 57' x 56' column spacing
- 184' minimum truck opening
- ESFR fire sprinklers
- 2.09/1,000 parking ratio
- Built in 2018/Office Improvements 2020



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SITE PLAN

UNDER NEW MANAGEMENT **bkm**



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AVAILABILITIES

AVAILABLE

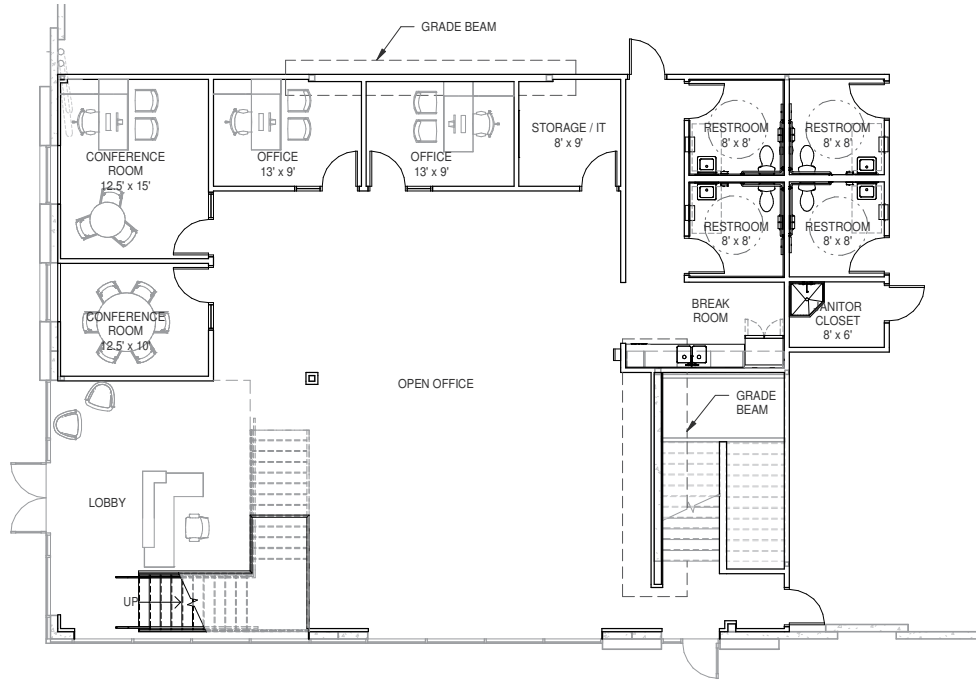
OCCUPIED

SUITE	TOTAL SF	OFFICE SF	DOORS	AVAILABLE
Full Building	34,854	First Floor: ±2,997 Second Floor: ±2,696	2 dock-high, 2 grade-level	Immediately

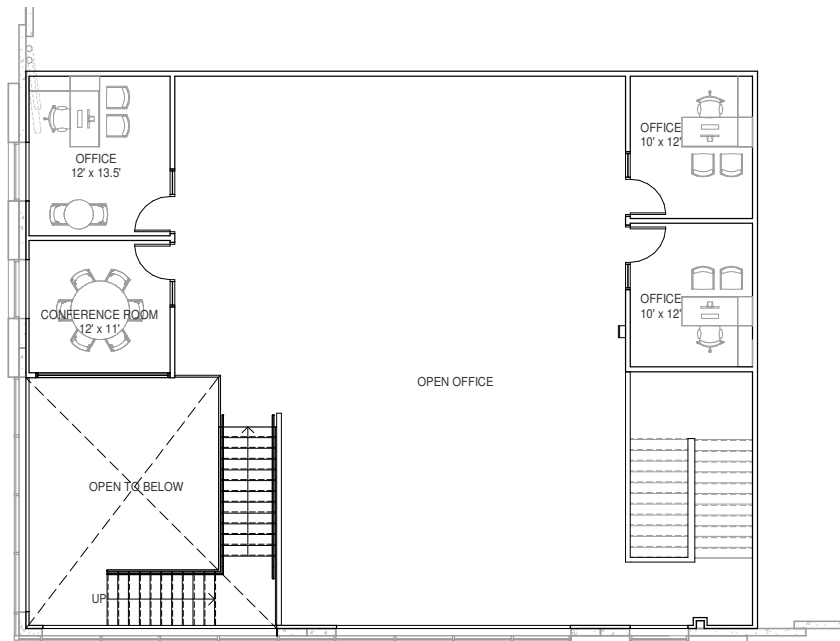
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±5,693 SF TOTAL OFFICE

UNDER NEW MANAGEMENT



FLOOR 1
±2,997 SF



FLOOR 2
±2,696 SF

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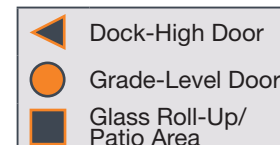
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34,864 RSF

UNDER NEW MANAGEMENT



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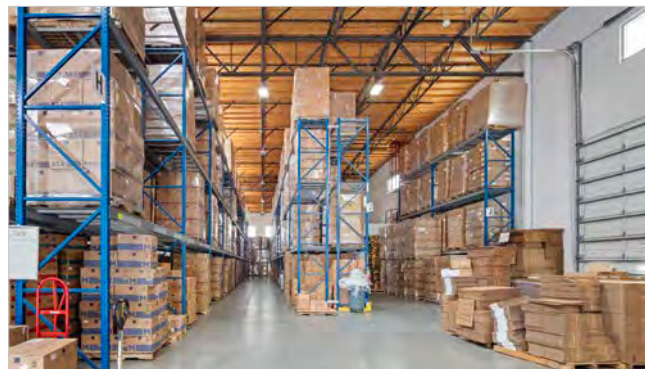
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UNDER NEW MANAGEMENT



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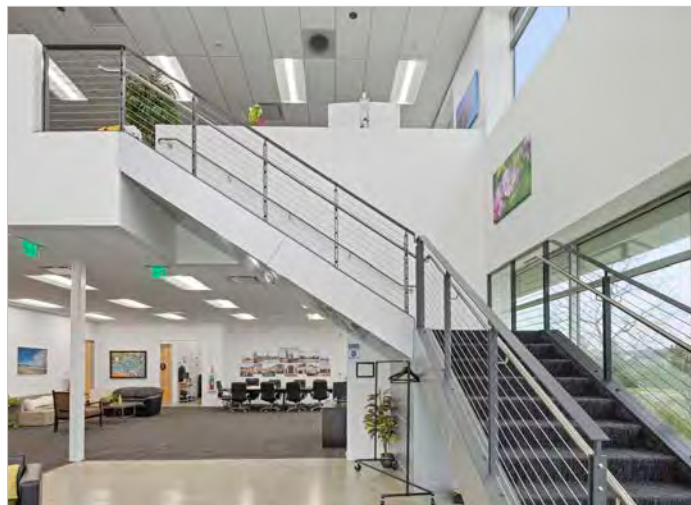
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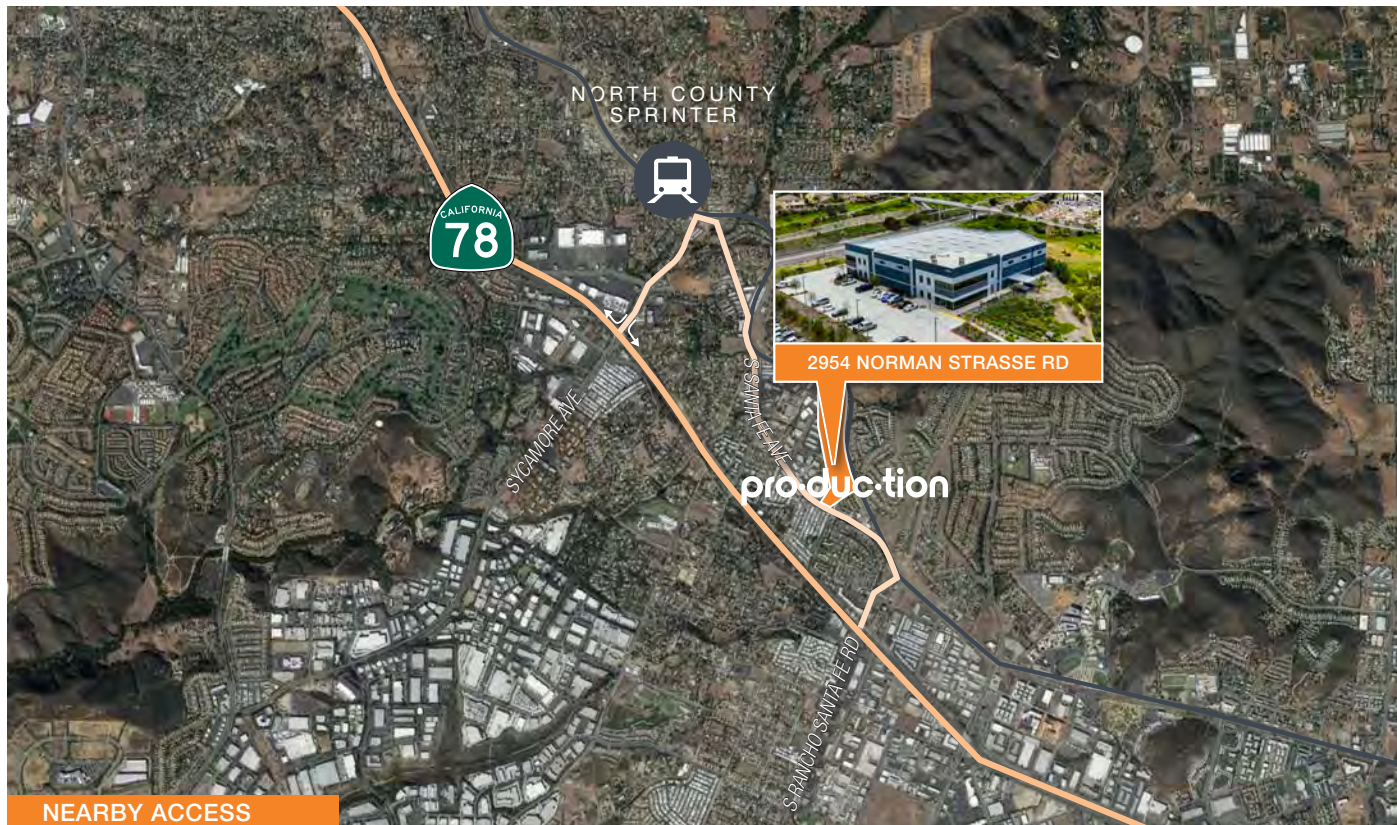
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NEIGHBORS & ACCESS

UNDER NEW MANAGEMENT



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PRO•DUC•TION

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SAN MARCOS, CA 92069



TOP OCCUPIERS

Hunter Industries
United Parcel Service
Kaiser Permanente
Lusardi Construction
Teamwork Athletic Apparel
Fluid Components International
Neo Tech
Hollandia Dairy
The Lost Abbey
Welk Resorts
Hughes Circuits
Markestein Beverage
24-Hour Fitness

MAJOR INDUSTRIES

Innovation and Specialized Manufacturing
Connected Tourism and Agriculture
Biomedical Devices and Products
Cleantech
Information, Communications, & Technologies
Education

COLLEGES/UNIVERSITIES

Palomar College, San Marcos
CSU San Marcos, San Marcos
Coleman University, San Marcos
University of San Diego
University of California, San Diego
San Diego State University, San Diego
Pima Medical Institute, San Diego
MiraCosta College, Oceanside
Kaplan College, Vista
National University, Carlsbad
University of St. Augustine