

FOR SALE AND LEASE

# FREESTANDING INDUSTRIAL BUILDING

1578 OSAGE STREET, SAN MARCOS, CA 92078

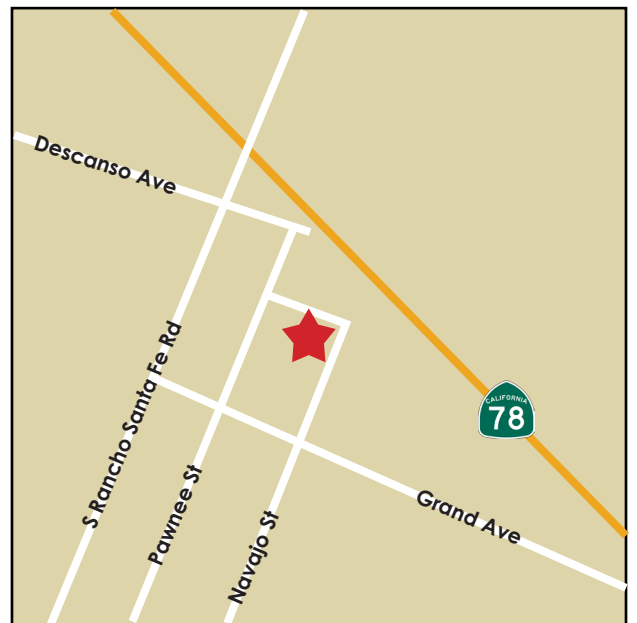


## FEATURES:

- > Approximately 8,400 SF freestanding industrial building on its own lot
- > 2 oversized roll-up doors
- > No association fees
- > Excellent access to 78 Freeway
- > Drive around access
- > Side areas for parking, RV, trailer, or boat storage that can be secured

**PRICE FOR SALE: ~~\$950,000~~-\$900,000**  
**SUITE A FOR LEASE: \$0.75 PER/FT MGS**

**PLEASE DO NOT DISTURB TENANT**



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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## FLOOR PLAN

1578 Osage Street is currently occupied by two tenants, but either or both suites can be available for occupancy on 60 days notice.

SUITE	SIZE	NOTES
Suite A	5,600 SF	Occupied by owner. Available on 60 days notice, or owner can lease back space.

### Excellent opportunity for owner/user who:

- > Wants expansion space in the future
- > Looking for rental income to offset their mortgage
- > Needs fenced, secured parking for utility trailers, delivery trucks, RV or boat
- > Can utilize SBA financing by occupying suite A and collect rent on suite B

