

FOR LEASE

10,252 SF FREESTANDING INDUSTRIAL

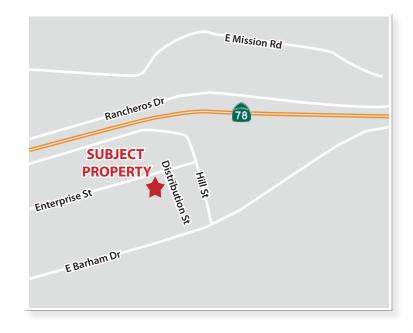
220 DISTRIBUTION STREET, SAN MARCOS, CA



BUILDING AMENITIES

- Approx. 10,252 SF free standing building on large, 52,707
- Extra parking on oversized lot
- 500 Amps, 120/208 V. power
- 16 18' clear height
- 3 grade level doors with one side loading dock
- Bonus storage mezzanine
- Excellent access to 78 freeway and Interstate 15
- Centralized North County location
- Shown by appointment only
- Call Broker for access

LEASE RATE: \$0.85 PSF PER MONTH GROSS \$0.75 PSF PER MONTH GROSS





DANIEL KNOKE (760) 929-7836 dknoke@lee-associates.com CalBRE Lic#01215373 PETER MERZ (760) 448-1362 pmerz@lee-associates.com CalBRE Lic#01269042

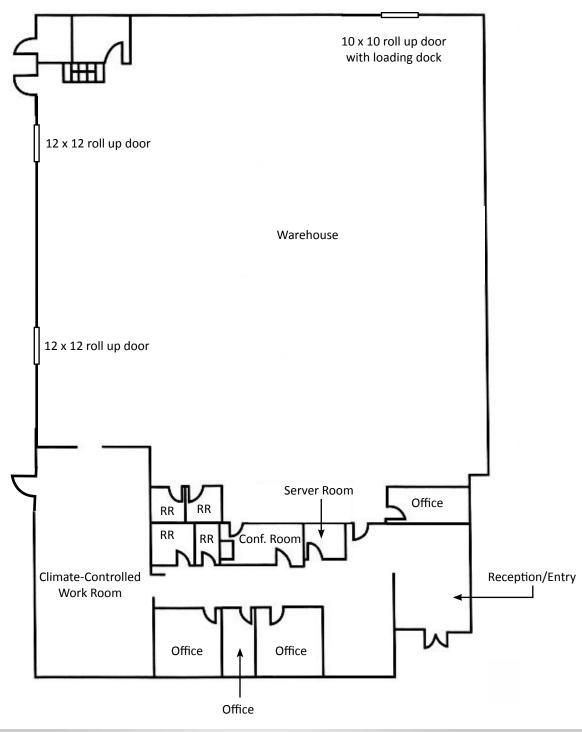


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FLOOR PLAN:





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EXTRA PARKING LOT IN REAR



REAR & SIDE LOADING



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