

LA COSTA MEADOWS - SAN MARCOS, 92078

New Warehouse/Flex Space Available For Lease

1709 La Costa Meadows Drive



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PROPERTY HIGHLIGHTS

- 63,800 SF Industrial Building (Multiple Divisibility Options)
- Industrial Divisibility: 42,000 SF - 63,800 SF
- Flex Divisibility: 21,800 SF available
- Only building in North County that provides cross-dock high loading
- Major interior and exterior improvements underway
- Prestigious La Costa Meadows submarket
- Dock and grade level loading
- 2.4/1,000 parking ratio
- Open park views
- Heavy power distributed throughout
- Drive around building access
- 18' - 24' clear height
- Gas service
- Walking distance to retail amenities

See following pages for Rates, Availability & Floor Plans



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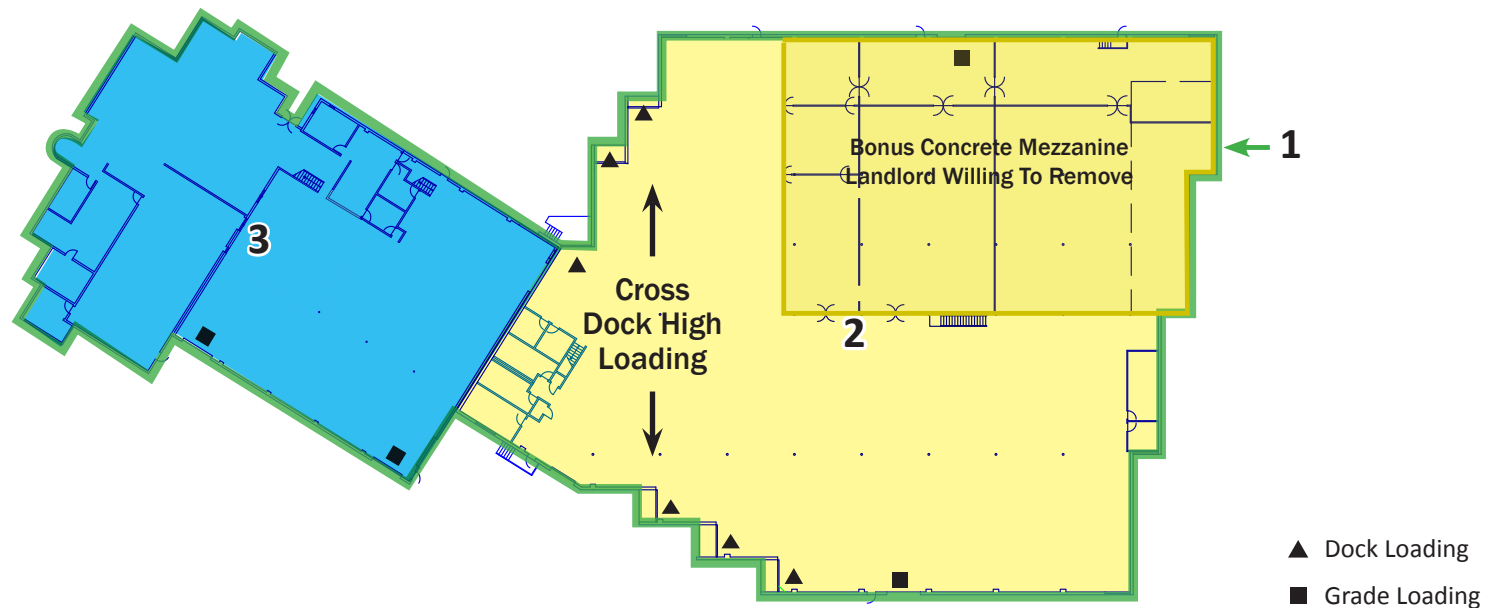
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OPTION	SIZE	% IMPROVED	TYPE	DESCRIPTION	RATE	AVAILABILITY
1	63,800 SF (Entire Building)	20%	Ind.	Excellent manufacturing/distribution building, 18' - 24' clear height, six dock high loading doors, four grade level loading doors, skylights throughout, heavy power distributed, approximately 15,000 SF of two story office.	\$0.65 NNN	Now
2	42,000 SF	5%	Ind.	High-bay warehouse space, 24' clear height, six dock high loading doors, two grade level loading doors, skylights throughout, heavy power distributed and minimal office	\$0.60 NNN	Now
3	21,800 SF	54%	Flex	Two grade level loading doors, 18' clear height, 14,000 SF of two story office, multiple private offices, open work area, multiple restrooms.	\$0.70 NNN	Now

NNN's estimated at \$0.18/SF



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Exterior Photos



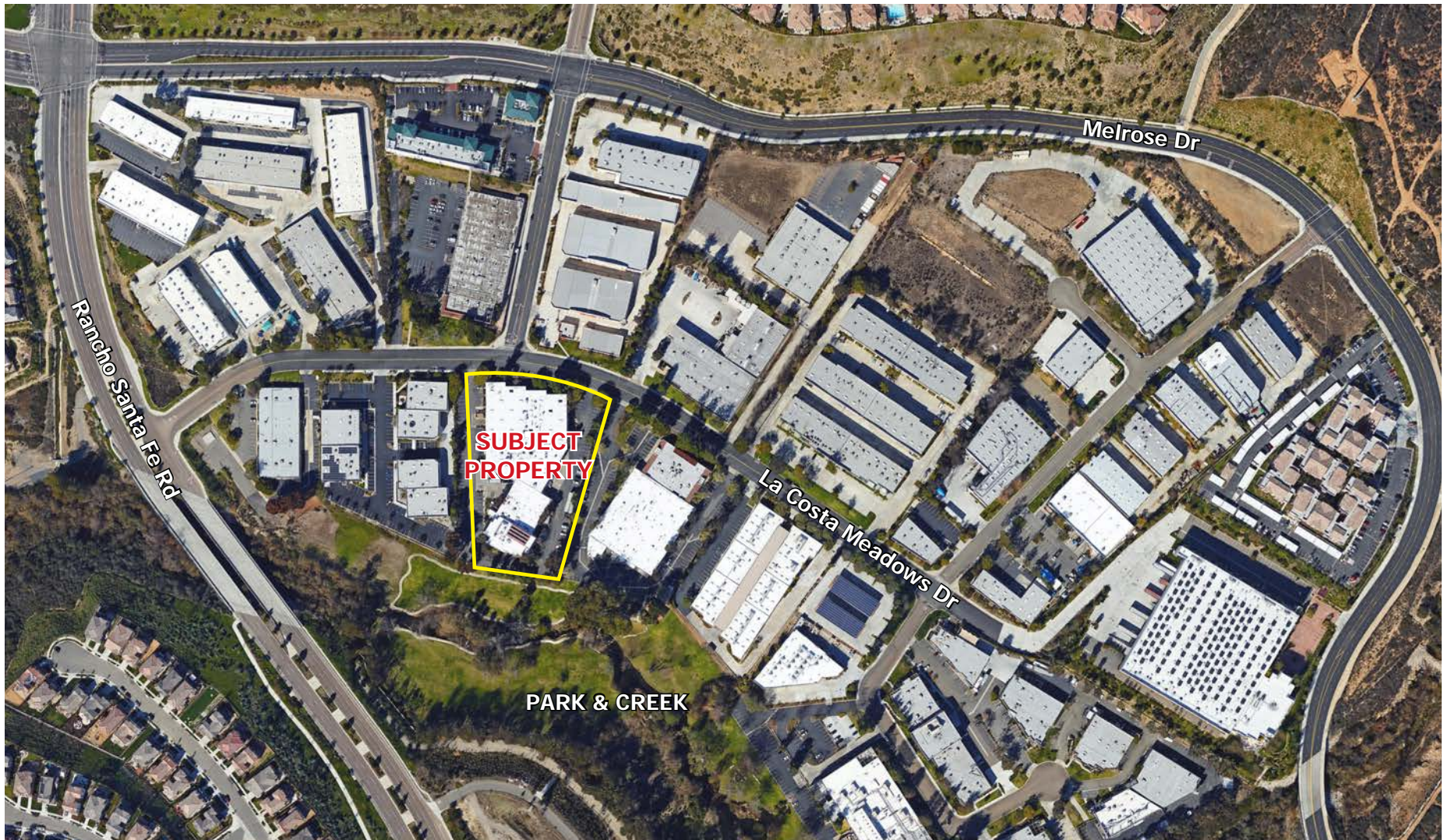
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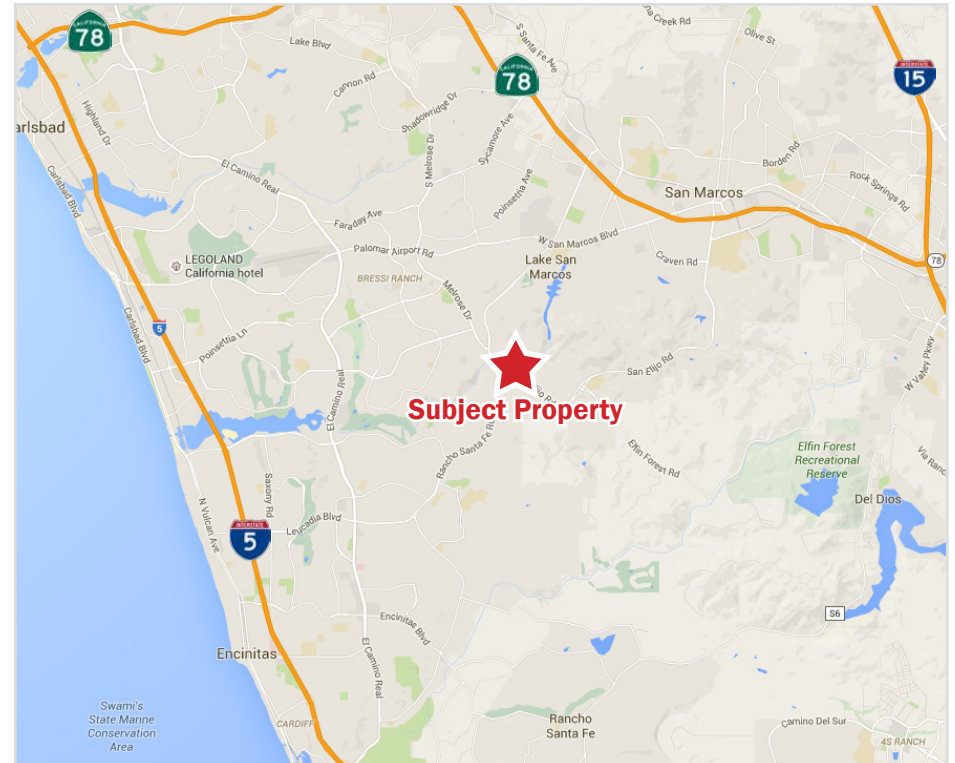
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FOR MORE INFO PLEASE CONTACT:

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