

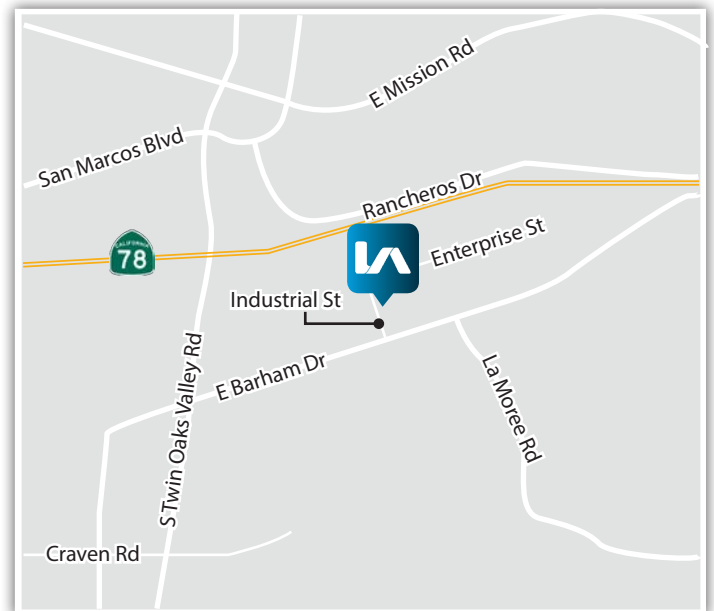
FOR LEASE | 4,000 SF

255 Industrial Street, Suite A, San Marcos, CA 92078



PROPERTY FEATURES

- Suite A: 4,000 SF industrial
- 20' clear free span (no columns)
- Fire sprinklered
- 3 oversized roll up doors
 - One (1) 15' x 16'
 - Two (2) 12' x 16'
 - Excellent access and air flow
- Heavy power 277/480V with step down transformer to 120/208V (tenant to confirm available amps)
- 700 SF office
 - 2 restrooms
 - Bonus 2nd floor not counted in SF
- Six parking spaces
- Drive around, gated access
- Available May 1, 2018 - Call to show
- **LEASE RATE: \$.92 SF GROSS - NO CAM**



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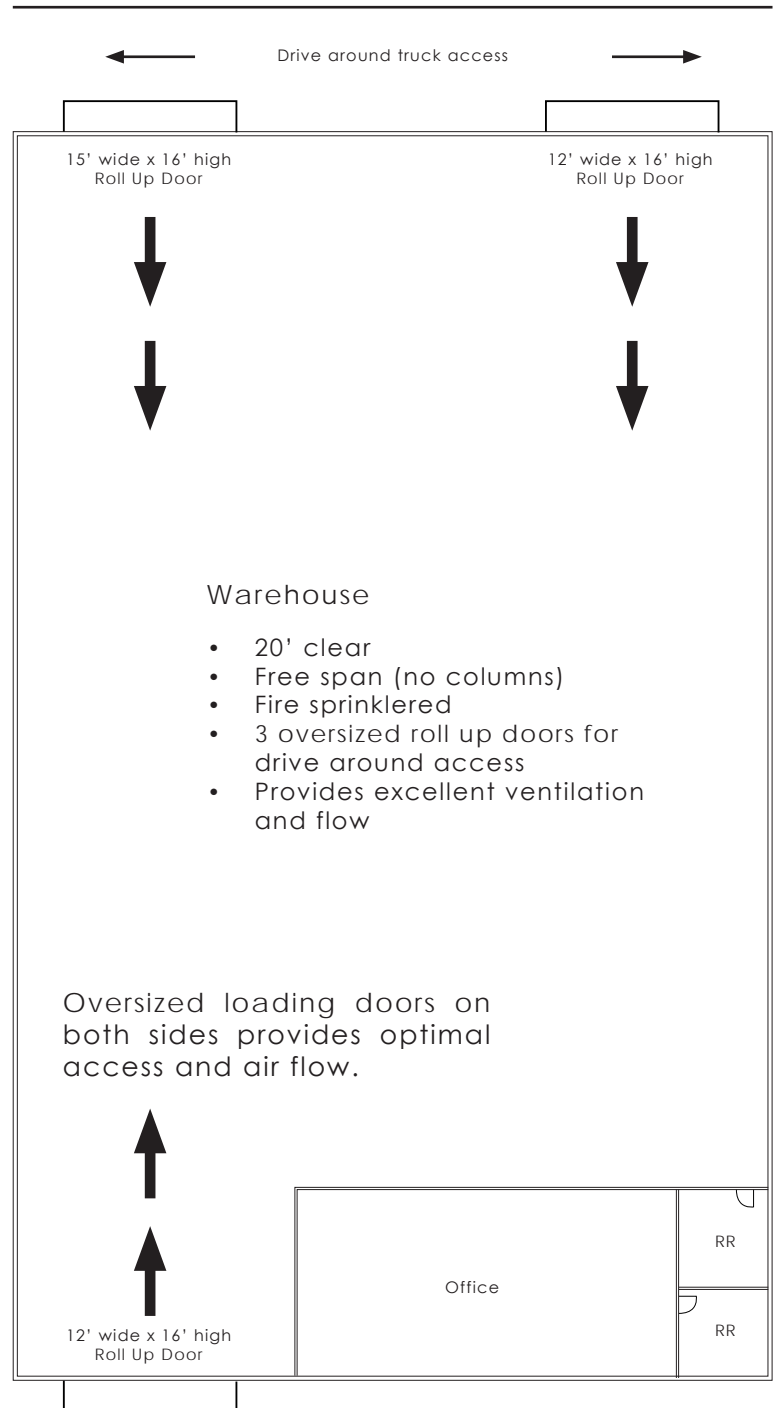
Oversized roll up doors & drive around access



Bonus 2nd floor office with windows (not counted in SF)



Gated, secured area behind building



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