

456 EAST MISSION RD.  
SAN MARCOS, CA 92069



FLEX / INDUSTRIAL SPACE AVAILABLE

± 4,028 Square Feet Perfect for Cross Fit or Gym

FOR LEASE



## PROPERTY FEATURES

- Approximately 4,028 square feet available
- Lease Rate - \$0.75/SF modified gross, plus utilities
- Monument signage available
- Perfect for cross fit or gym
- Two showers
- Four 10x10 grade doors
- 14' clear height
- Fully HVAC
- Mixture of warehouse, office, and mfg. areas
- Renovated in 1999
- Minutes from Hwy. 78, CSU San Marcos, & Restaurant Row
- Drive around access
- Entire building potentially available
- 3 phase power – 240V/800Amps



For more information, please contact:

**CONOR BOYLE**  
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**KIPP GSTETTENBAUER**  
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San Diego, CA 92121  
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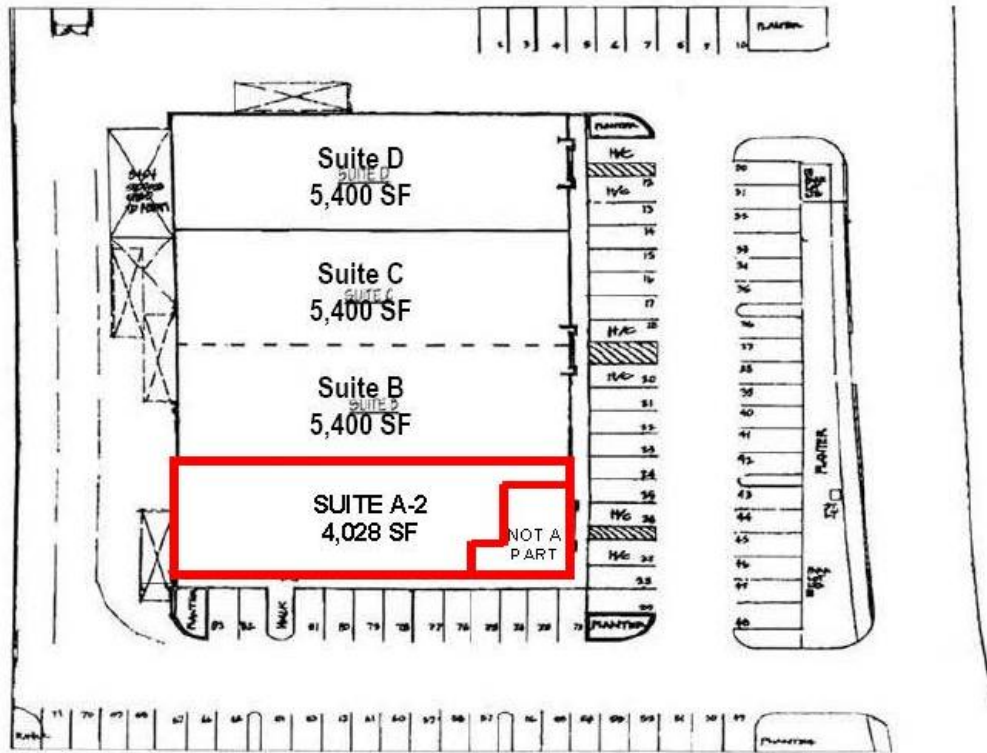
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±4,028 SF Available For Lease

FLEX / INDUSTRIAL  
LEASING

## SITE PLAN



## LOCATION



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