

FOR LEASE

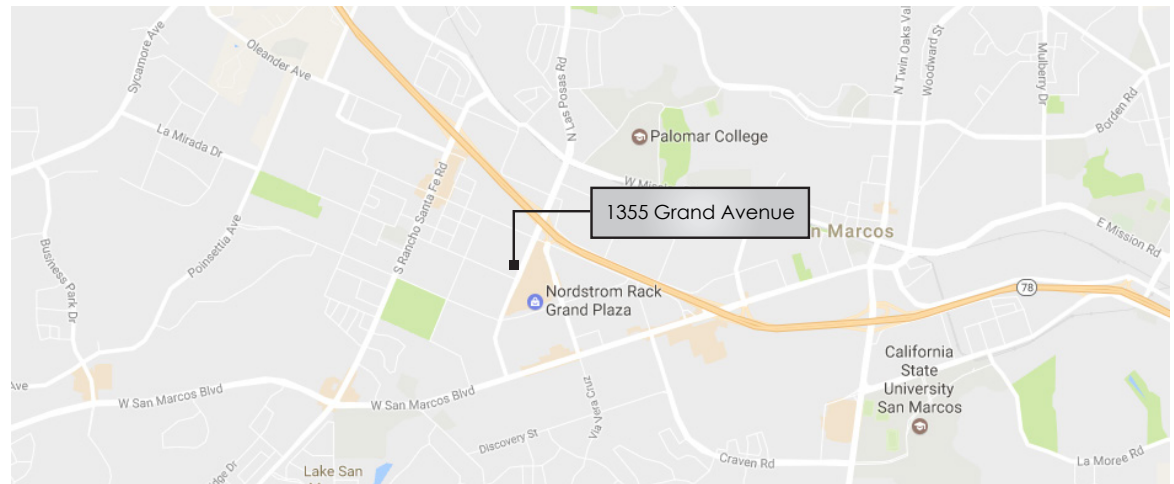
INDUSTRIAL/FLEX
1355 Grand Avenue | San Marcos, CA

PROPERTY FEATURES

- » Multi-tenant industrial/showroom project within the Grand Business Park
- » Excellent frontage on Grand Avenue
- » Monument signage available
- » Well located at Highway 78 and Las Posas intersection
- » Grade-level loading
- » Delivered with improved office areas
- » Approximately 18' clear height in warehouse
- » Located next to the Grand Plaza Shopping Center

» **LEASE RATE: \$1.05 + \$0.18 NNN**

**Call to schedule tour*



John Orlando | (760) 448 - 2455 | jorlando@lee-associates.com | CalBRE Lic# 01248992



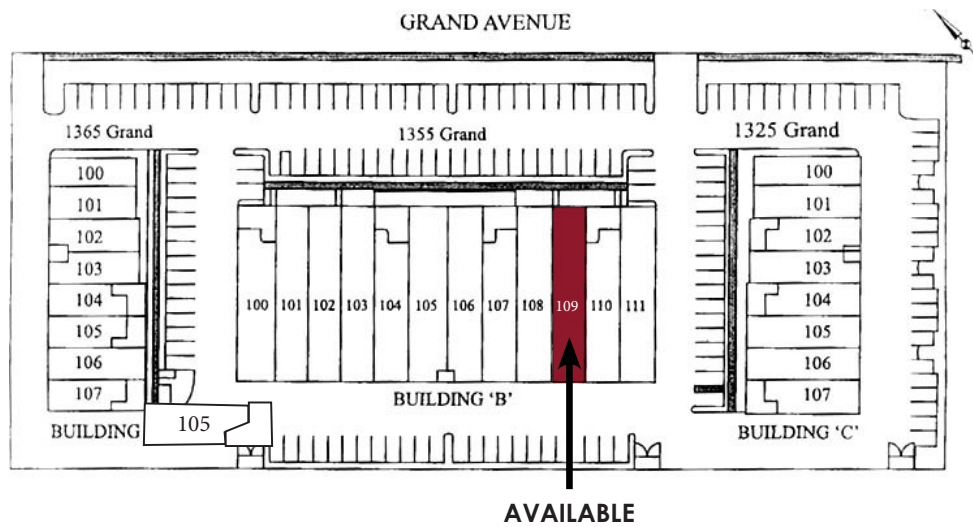
Lee & Associates CRE Services - NSDC, Inc. 1900 Wright Place, Suite 200 | Carlsbad, CA | 92008 P-760.929.9700 | F-760.929.9977 www.lee-associates.com

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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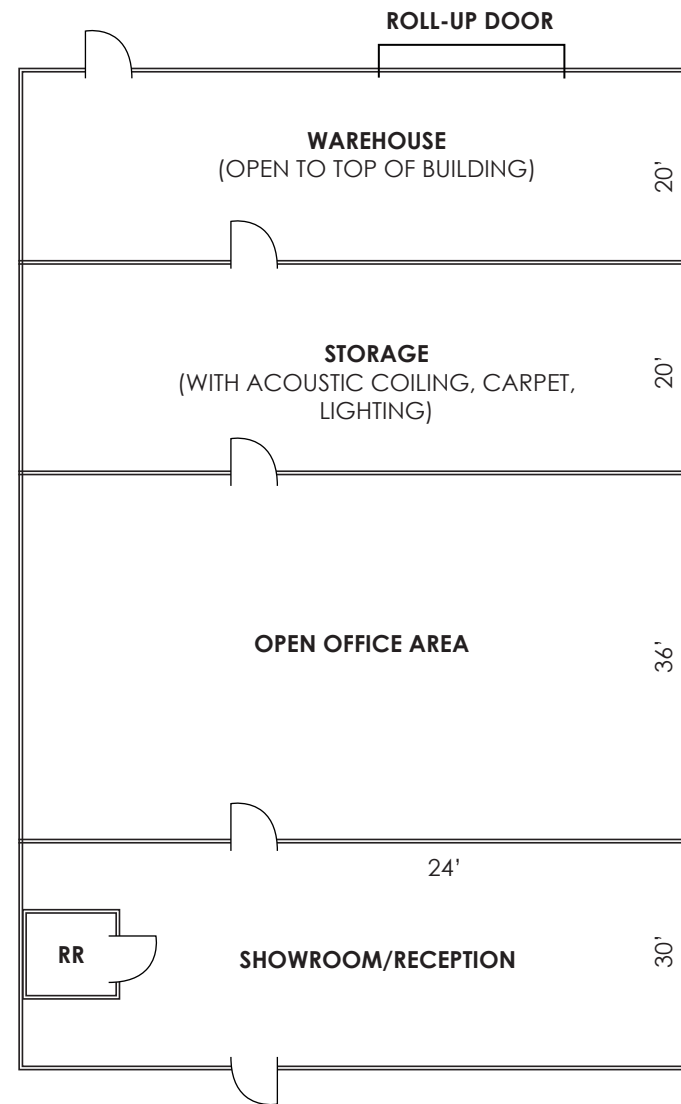
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SITE PLAN



Suite	Size	Lease Rate
109	2,200 SF	\$1.05 NNN

FLOOR PLAN | SUITE 109



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