

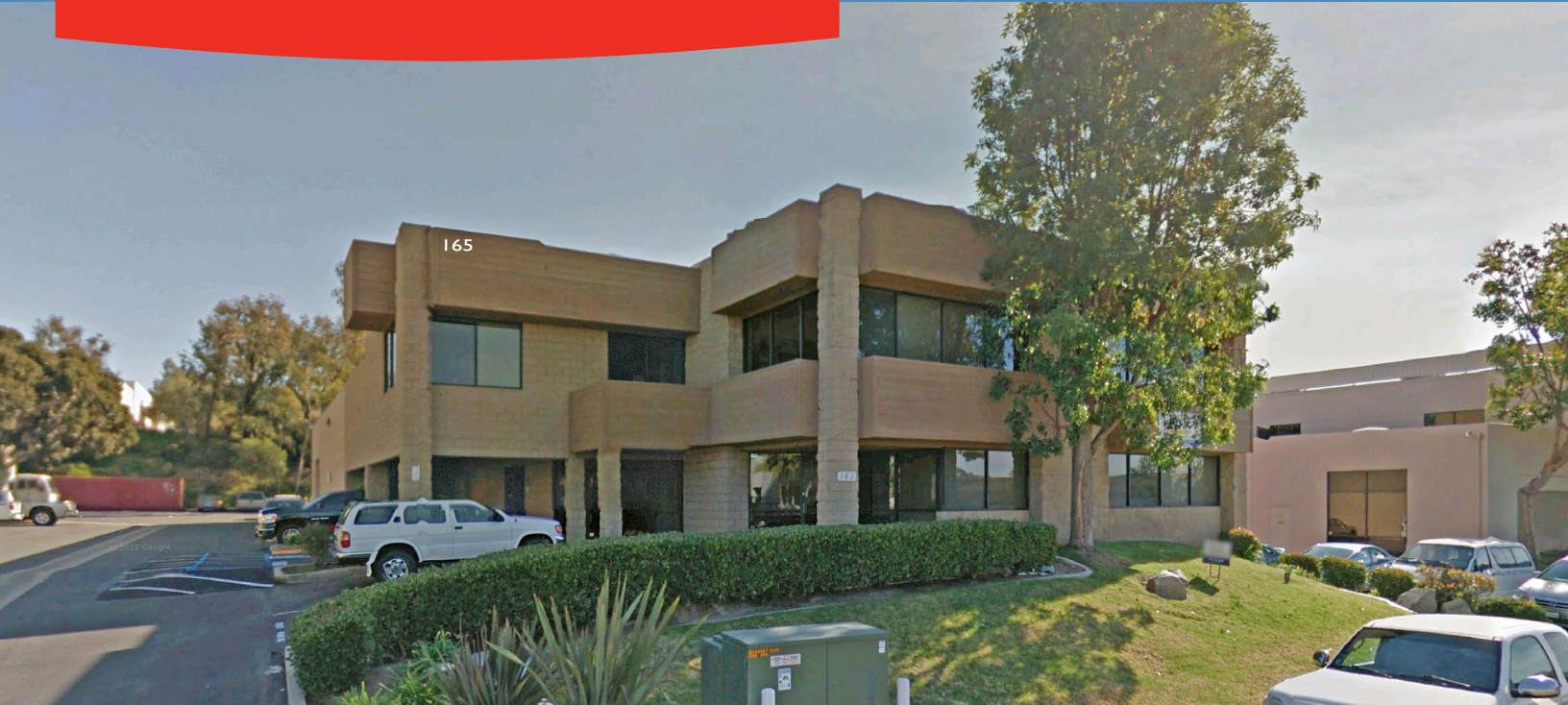


165 VALLECITOS DE ORO SAN MARCOS

INDUSTRIAL MANUFACTURING BUILDING

± 11,990 SF FOR LEASE

AVAILABLE JANUARY 1, 2015



PROPERTY FEATURES

- Freestanding industrial building
- ± 8,653 square feet of office
- ± 3,337 square feet of warehouse
- Fenceable rear yard
- 500 amps, 110/200 volt power, 3-phase power
- 18' clear height
- Located behind Furniture Row
- Easily accessible from Highway 78

BUILDING FEATURES	
TOTAL SQUARE FEET	± 11,990
LEASE RATE	\$0.90 Gross
SHOWING INSTRUCTIONS	Call broker - do not disturb tenant



For more information, please contact:

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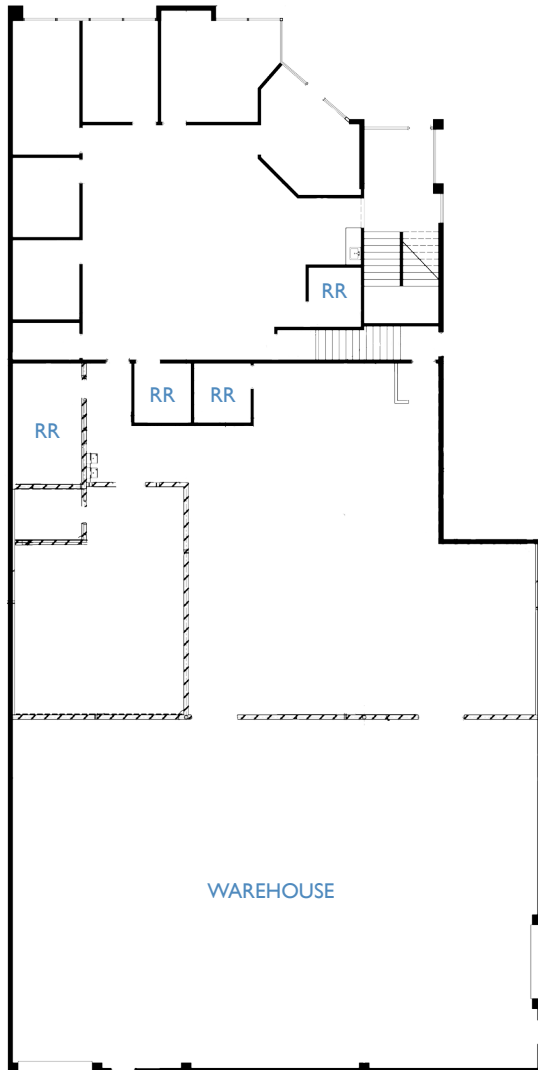
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165 VALLECITOS DE ORO, SAN MARCOS

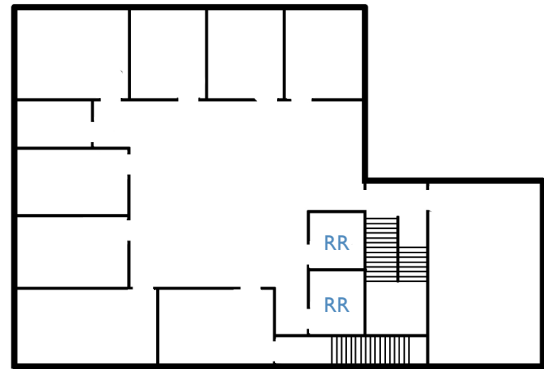
Industrial Manufacturing Building

± 11,990 SF
FOR LEASE

FIRST FLOOR



SECOND FLOOR



**** LANDLORD WOULD CONSIDER
RECONFIGURING OFFICE / EXPANDING
WAREHOUSE ****

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