

FOR SALE OR LEASE

50,220 SF FREESTANDING MANUFACTURING/R&D FACILITY

495 Enterprise Street, San Marcos, CA



PROPERTY OVERVIEW

The property located at 495 Enterprise St, San Marcos, CA is one of a few facilities in North County of its kind offered for purchase or lease. This 50,220 square foot R&D/manufacturing facility consists of numerous high-end production and assembly rooms along with warehouse and supporting offices. The 50,220 square foot facility is located on a 2.87 Acre parcel which is fully fenced and secured with abundant parking. The location of this property is irreplaceable with direct access to Highway 78, Interstate 15 & Interstate 5.

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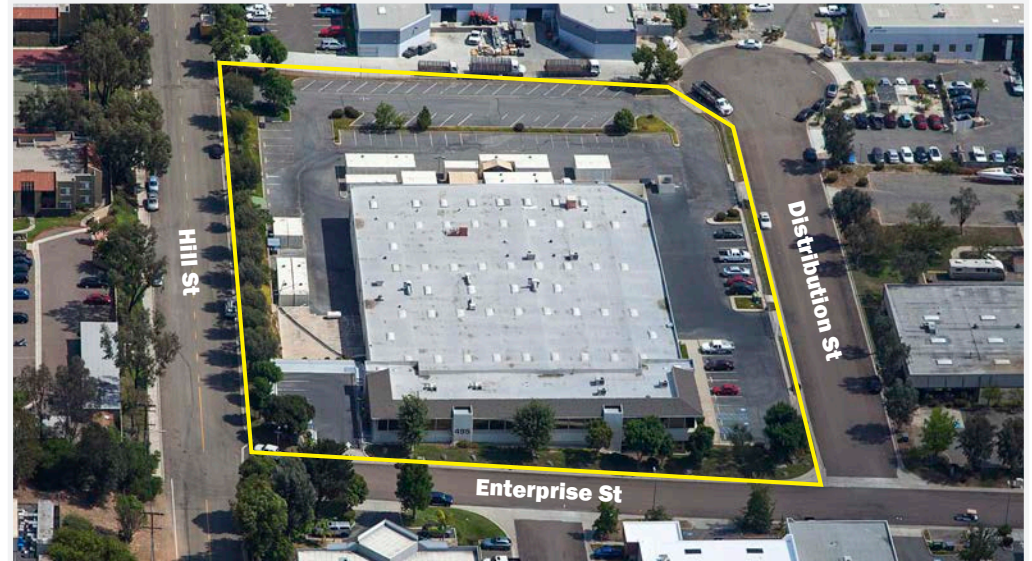
PROPERTY FEATURES

- Freestanding 50,220 square foot R&D/manufacturing facility
- Approximately 6,100 square feet of office
- Numerous R&D/production rooms (can be removed)
- 2.87 acre site
- Property is fully fenced and gated with 5 entry points and potential for yard
- Multiple building and yard access points allowing for quick product and truck circulation
- Five (5) grade level doors
- Potential for dock level loading
- Skylights and sprinklers throughout
- Compressed air throughout
- 20'-22' clear height
- Heavy Power: 1,200 Amps, 277/480V
- Immediate access to Highway 78
- Centralized North County location between I-5 and I-15
- Excellent parking ratio (2.7/1,000) with the ability to expand parking

• **Purchase Price: \$5,850,000**

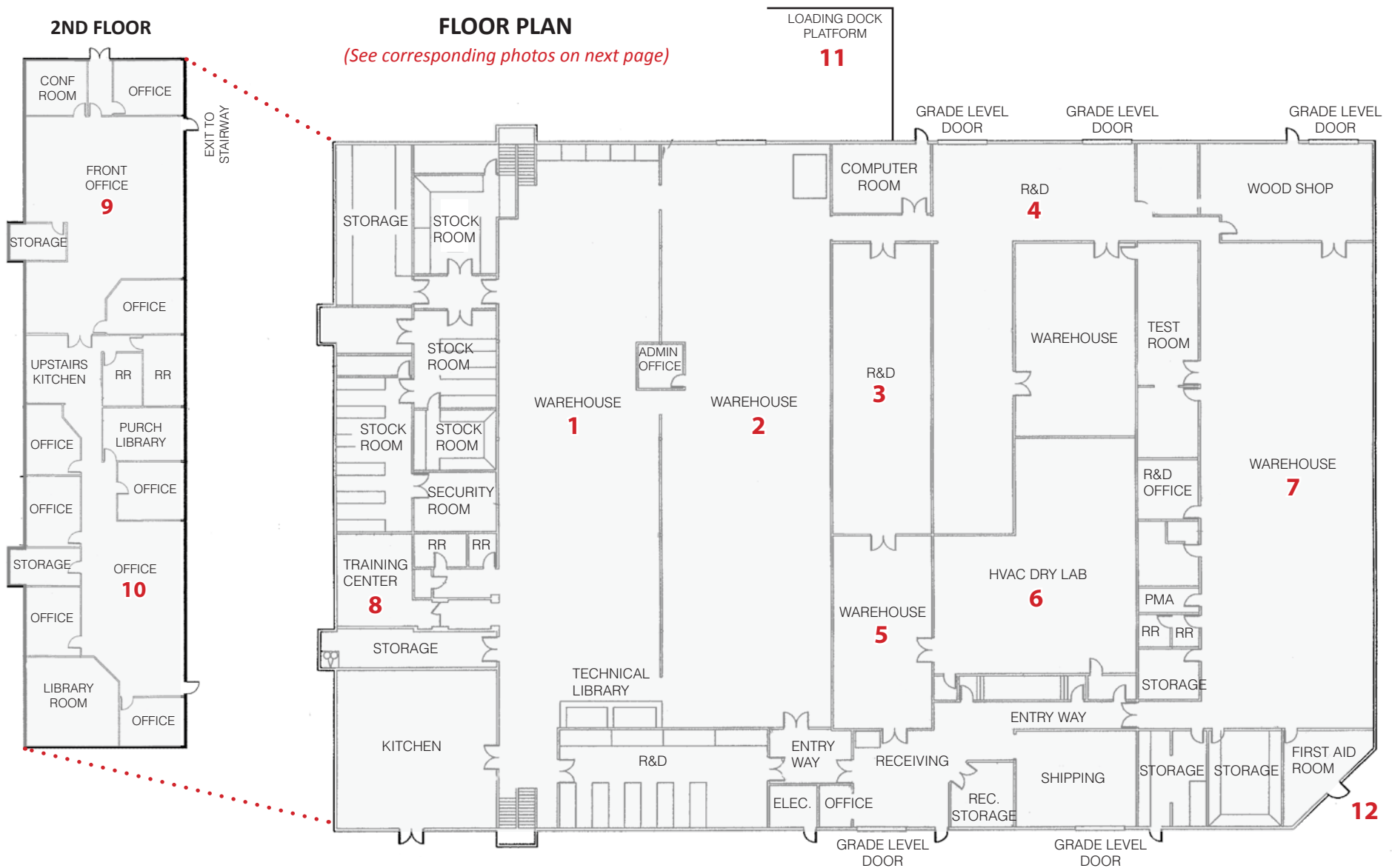
• **Lease Rate: \$0.60 NNN**

Call brokers to schedule tours. Do not disturb occupant.



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FLOOR PLAN PHOTOS



Interior Warehouse



Interior Warehouse



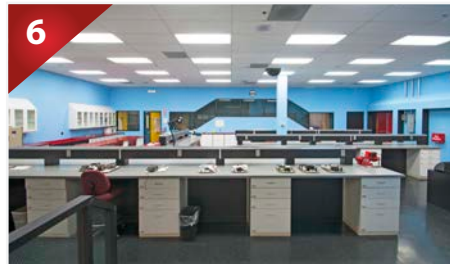
R&D Facility



R&D Facility



Interior Warehouse



HVAC Dry Lab



Interior Warehouse



Training Center



Interior 2nd Floor Office



Interior 2nd Floor Office



Grade Level Doors/Dock Platform

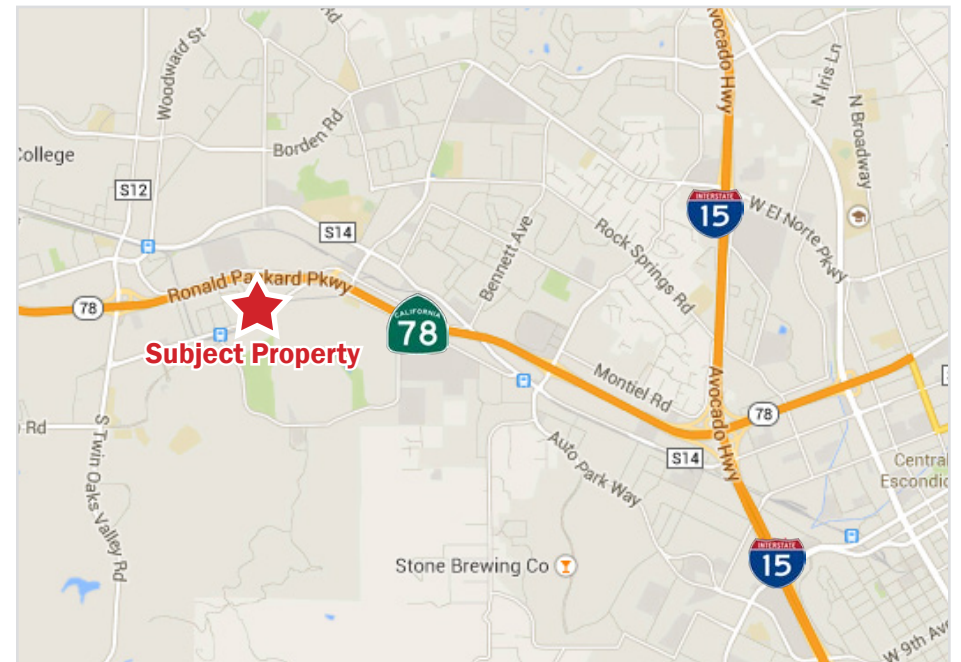


Back Side Of Building

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AERIALS



FOR MORE INFO PLEASE CONTACT:



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