

# 201

## TRADE STREET

San Marcos, CA 92078

FOR LEASE: 22,419 SF  
INDUSTRIAL BUILDING

**RENOVATIONS COMPLETE!**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

RUSTY WILLIAMS, SIOR  
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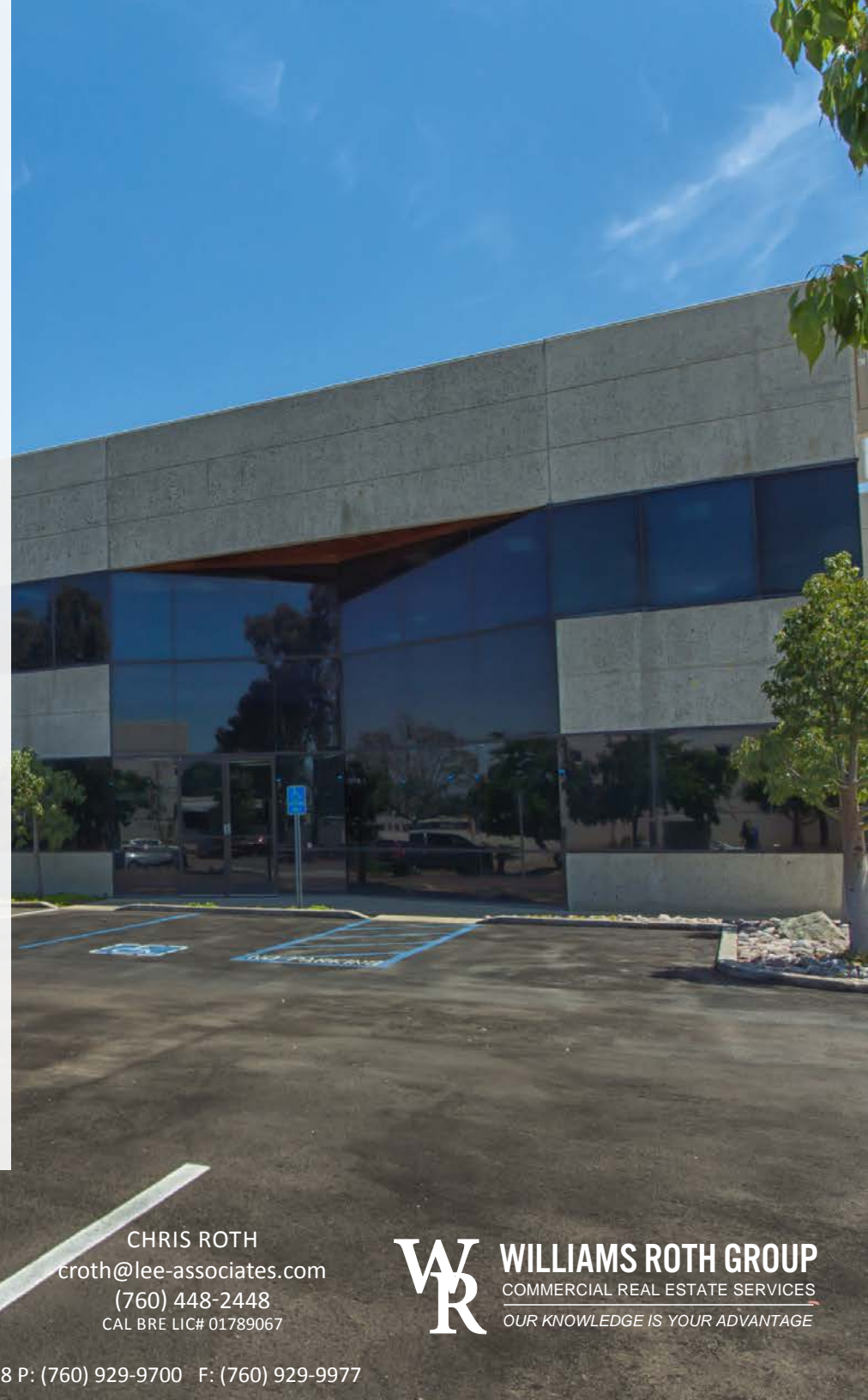
 **WILLIAMS ROTH GROUP**  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

1900 Wright Place Suite 200 - Carlsbad, CA 92008 P: (760) 929-9700 F: (760) 929-9977



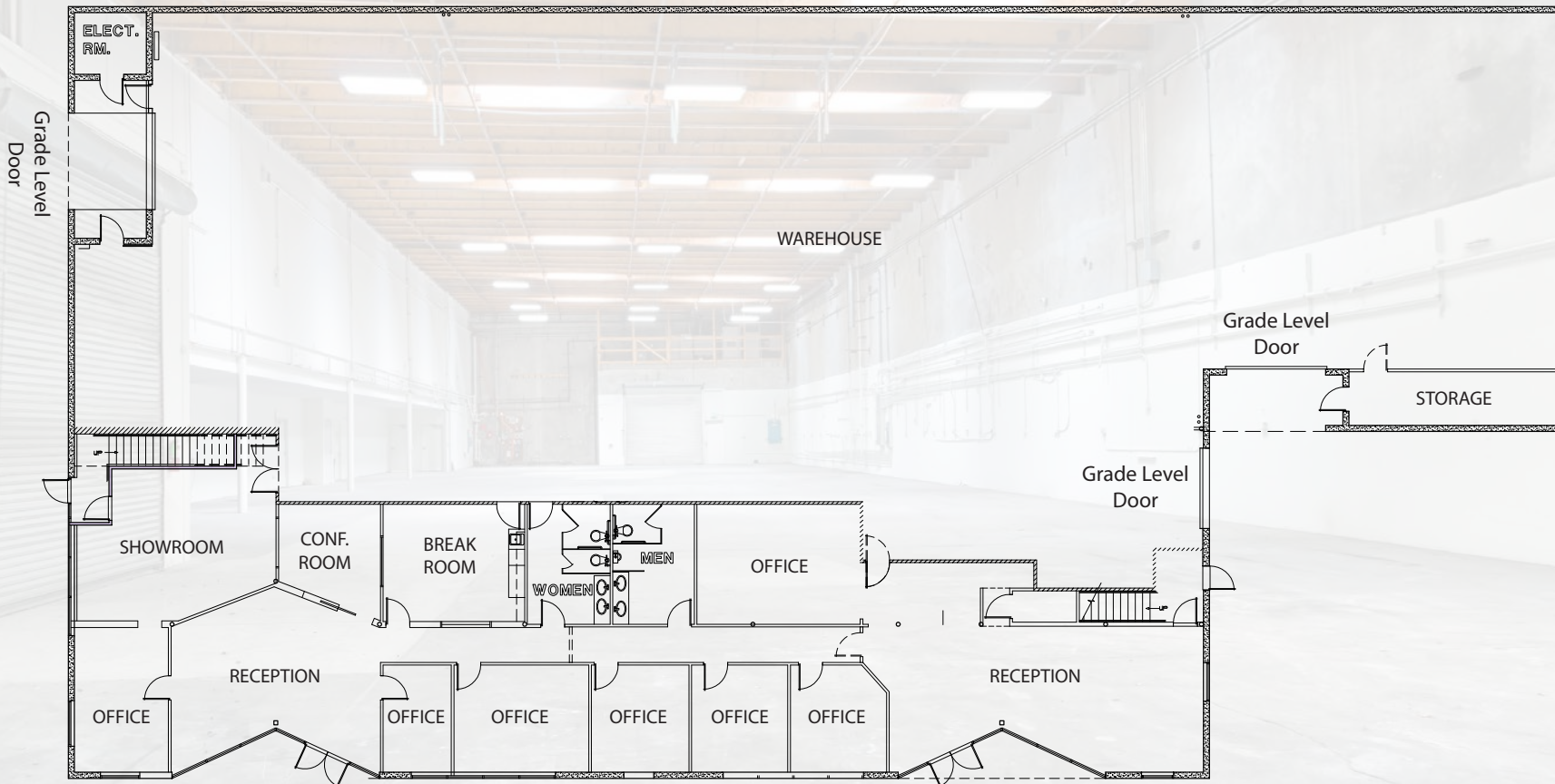
# PROPERTY FEATURES

- » 22,419 SF Freestanding Industrial Building
- » 1<sup>st</sup> Floor = 15,546 SF (11,006 SF Warehouse + 4,540 SF Office)
- » 2<sup>nd</sup> Floor = 6,873 SF (Office)
- » Major renovations complete
- » 3 Grade level loading doors
- » 26' Clearance
- » 2,000 amps of power
- » Additional street parking available
- » Excellent access to Highway 78
- » Gas to building
- » **LEASE RATE: \$0.80/SF NNN**  
\*NNN estimated to be \$0.12



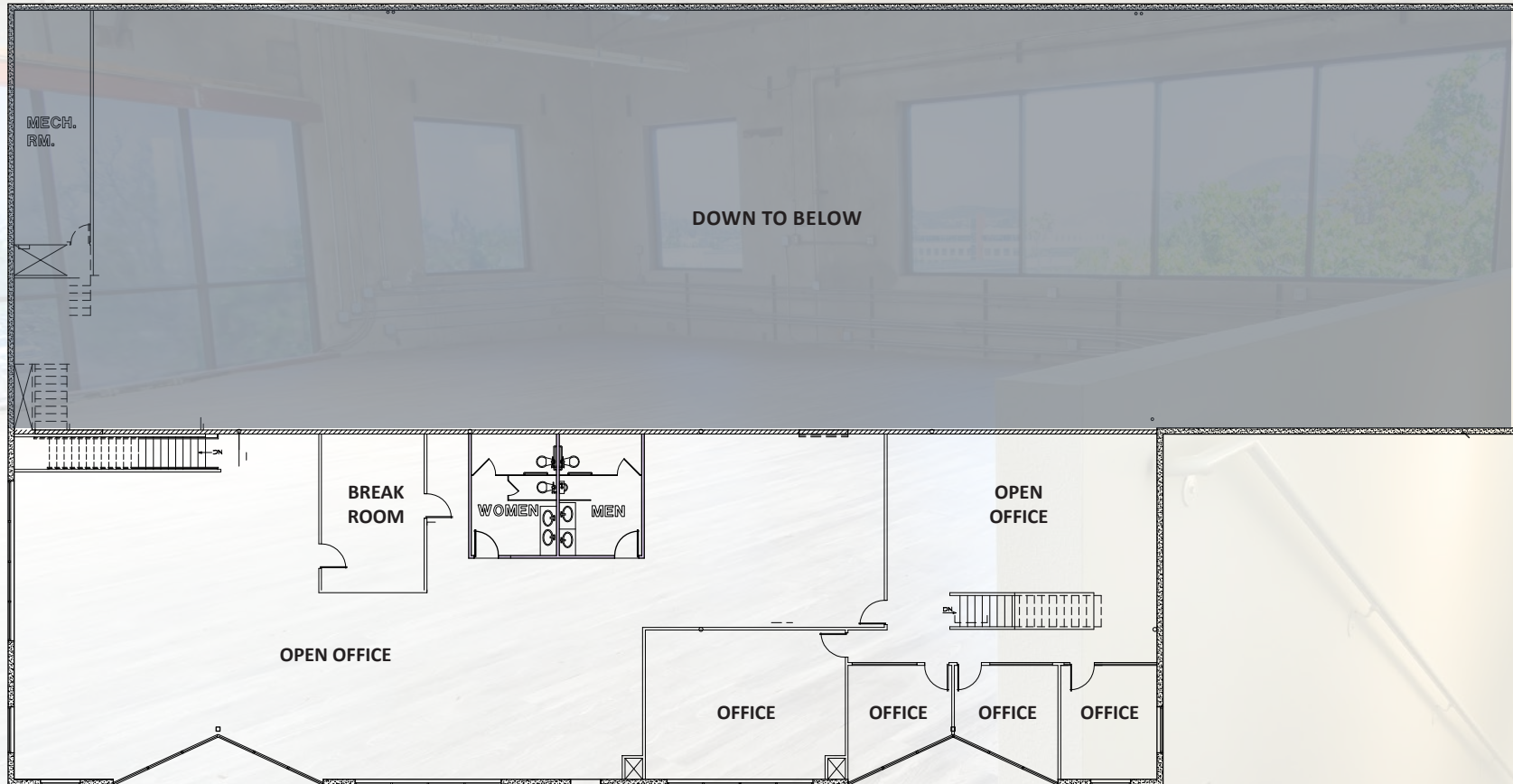


# FLOORPLAN - First Floor





# FLOORPLAN - Second Floor





# PROPERTY PHOTOS



Lobby



Hallway/First Floor Breakroom



Second Floor Office



Second Floor Office



Second Floor Breakroom



Warehouse



# LOCATION MAP





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