

EXCELLENT OWNER-USER OPPORTUNITY

FOR SALE | 18,720 SF

215 BINGHAM DRIVE  
SAN MARCOS, CA 92069







**MIKE ERWIN, SIOR**

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# PROPERTY HIGHLIGHTS

- » Approximately 18,720 SF warehouse/manufacturing
- » 2 grade-level loading doors
- » Fenced and gated yards
- » Heavy power
  - Original Service: 120/240/480 volt, 3-phase/4-wire system (rated at 2,000 amps)
  - Added Service: 120/240 volt, 3-phase/4-wire system (rated at 600 amps)
- » No building association or dues
- » Gas service available
- » APN 219-171-13

**SALE PRICE: \$2,808,000**

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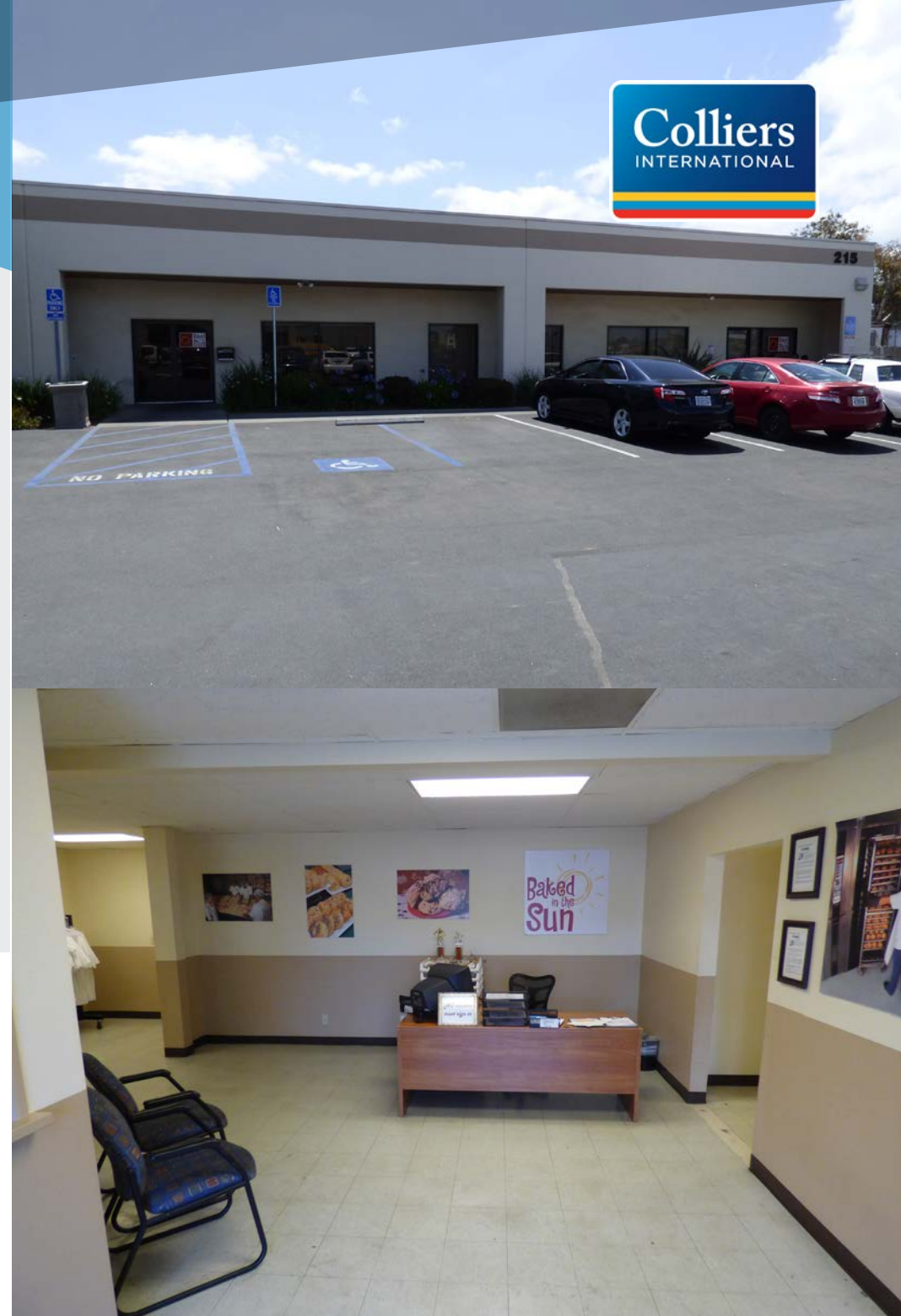
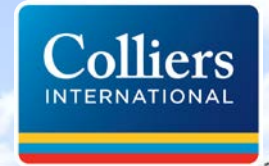
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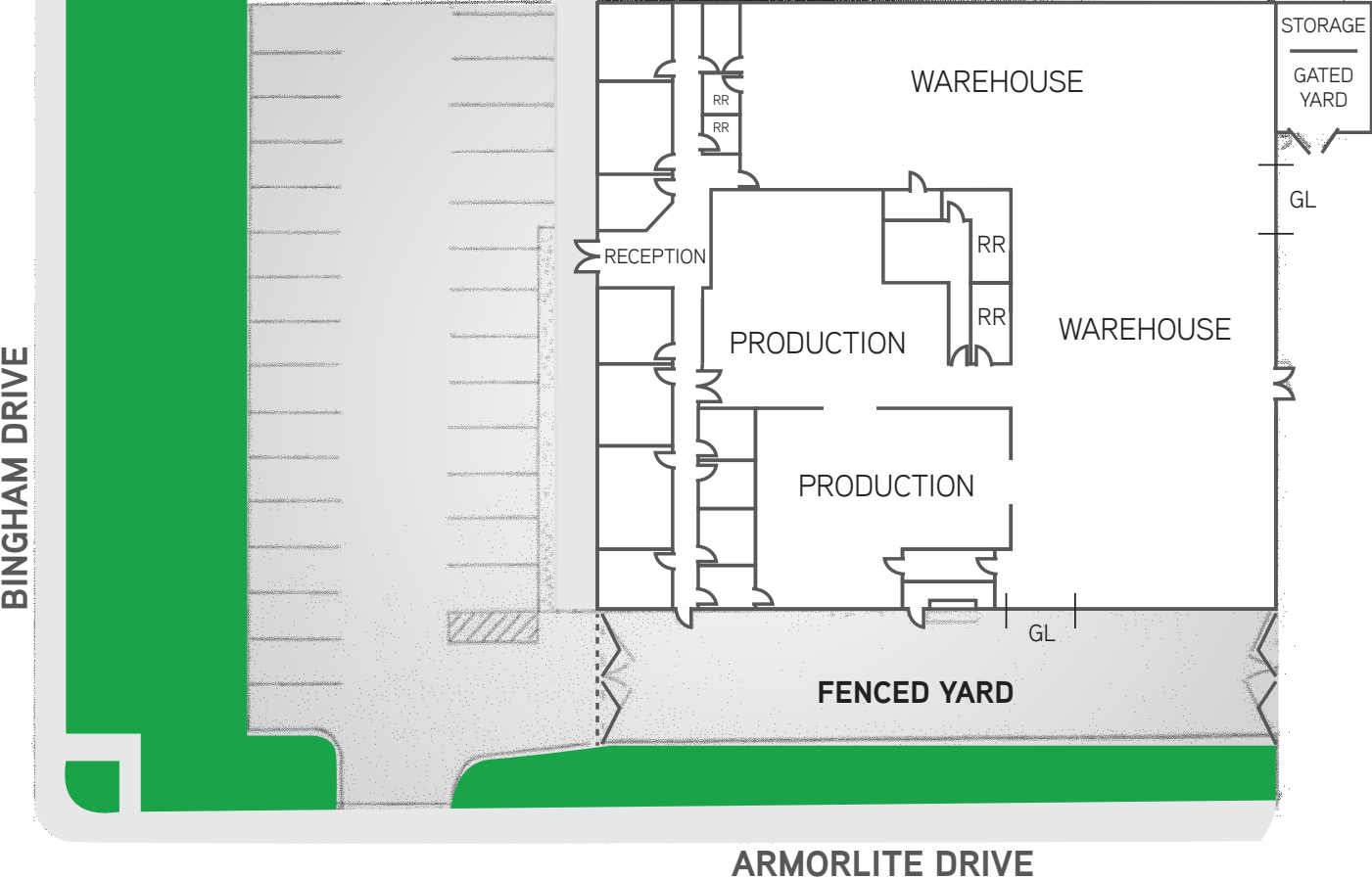
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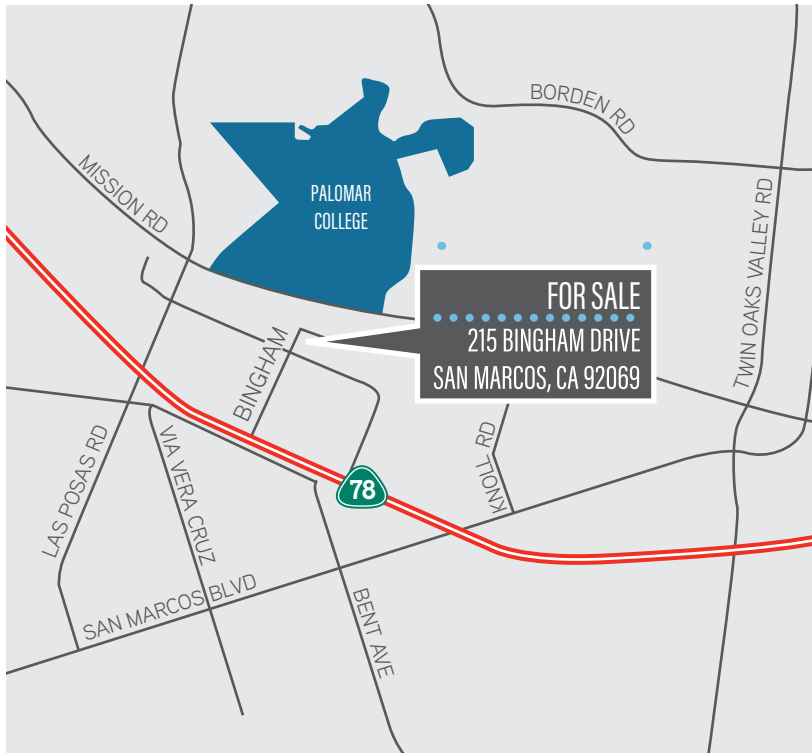
# FLOOR PLAN / SITE PLAN

FOR SALE  
215 BINGHAM DRIVE  
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Floor plan is not to scale and is meant to be used only as a general visualization aid. Wall positions depicted on the floor plan may differ from what exists at the property.

# LOCATION



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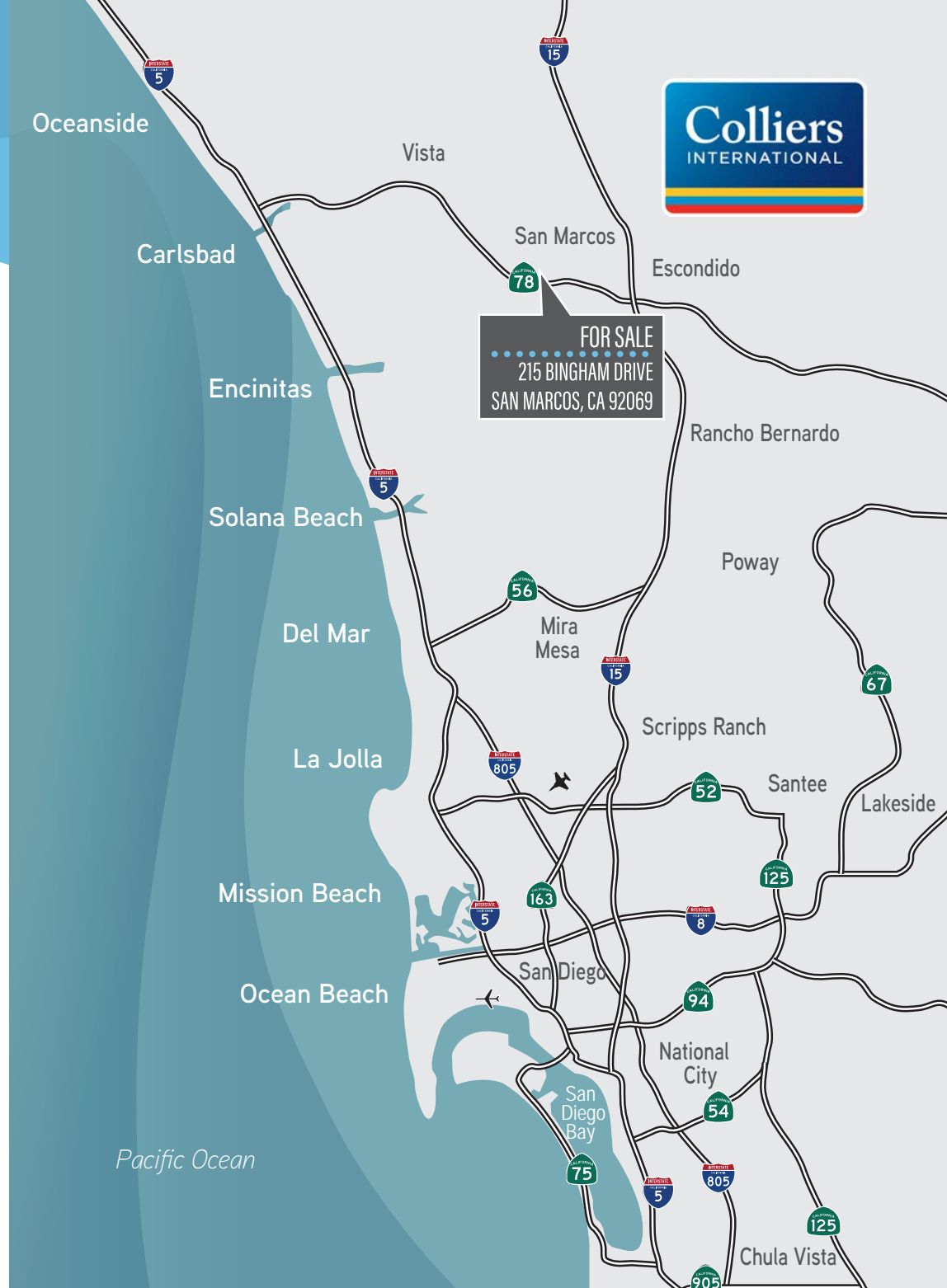
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PALOMAR  
COLLEGE

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S LAS POSAS RD

ARMORLITE DR

MISSION RD

LOS VALLECITOS BLVD

BINGHAM DR

KNOLL RD

FURNITURE ROW

GRAND AVE

78

LINDA VISTA DR

BENT AVE