

# FOR SALE OR LEASE

**145 N. PACIFIC STREET, SAN MARCOS, CA**



## PROPERTY DETAILS

- An Approximate 10,000 SF Industrial Building
- An Approximate 1.16 Acre Parcel
- 1,234 SF of Office Space
- Large Fenced Yard for Equipment and Materials
- Nicely Finished Offices with Acoustic Ceilings and HVAC
- Skylights Throughout
- 4 Large 18' X 18' Grade Doors
- Clear Height: 20'
- Power: 400 Amps, 120/208v 3-Phase
- Abundant Parking
- Terrific Location Off 78 Freeway and N Las Posas Road

**SALE PRICE: \$4,500,000**

**LEASE RATE: \$22,500 PER MONTH NNN**

**SAN DIEGO COMMERCIAL**

TIM CLEPPER - PRESIDENT  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO  
WWW.SANDIEGOCOMMERCIAL.INFO  
CA DRE BROKER LICENSE: 01354303  
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

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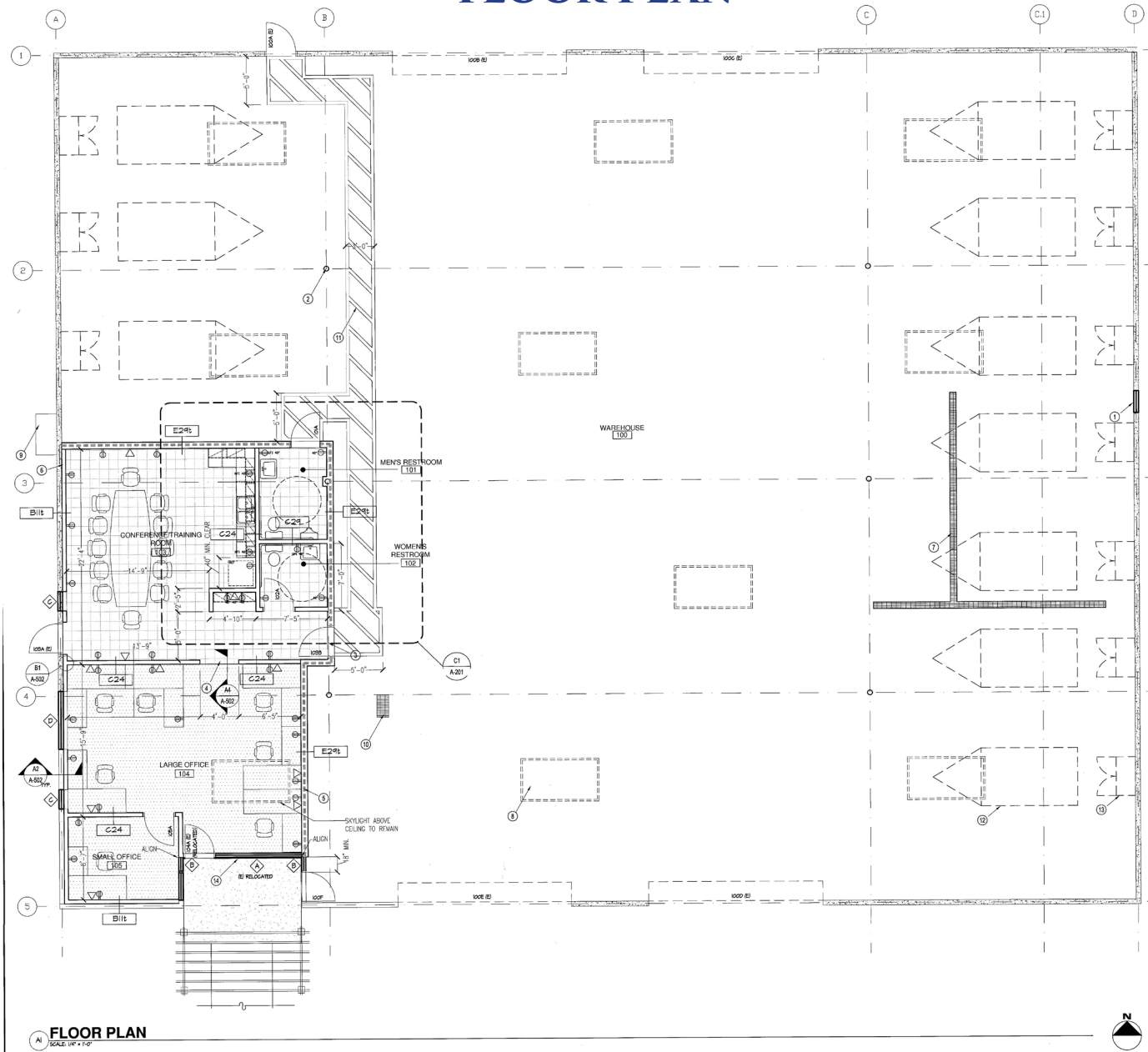
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# FOR SALE OR LEASE

## 145 N. PACIFIC STREET, SAN MARCOS, CA FLOOR PLAN



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