

KROS-WISE

For Lease | 11,316 sf
Freestanding industrial building
435 Carmel Street San Marcos, CA

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SAN DIEGO COMMERCIAL



11,316 SF
Situated on a .42 acre parcel
Freestanding industrial building
High end office Buildout
Two grade level doors
Amenties:

Gym, 2 showers, 10 offices, multiple
conference rooms and breakroom

Property Highlights

Lease Rate:
\$1.35/sf NNN

Built 1981
20+ parking spaces
Central North San Diego Location
Freeway visible corner lot
Industrial "M Zone"
24' clear height

600 Amp 240 volt 3 sub panels w/
stepup converter for 480v

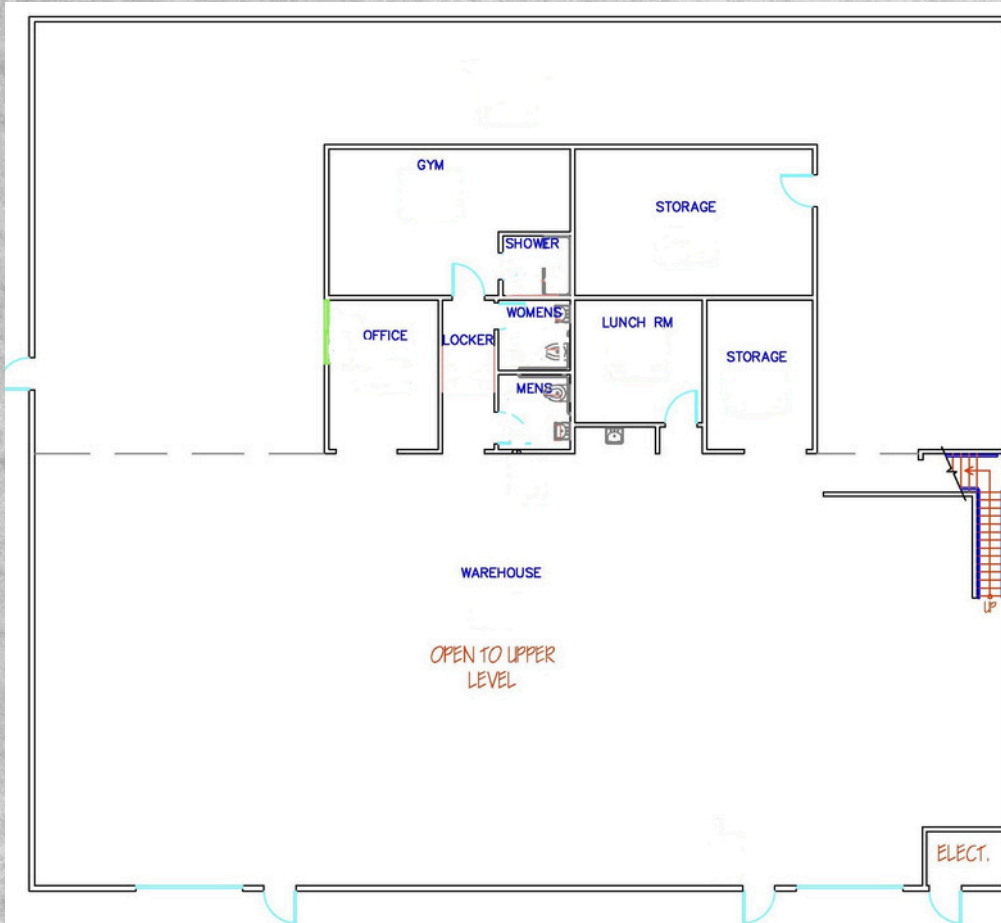
Tenant to confirm

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

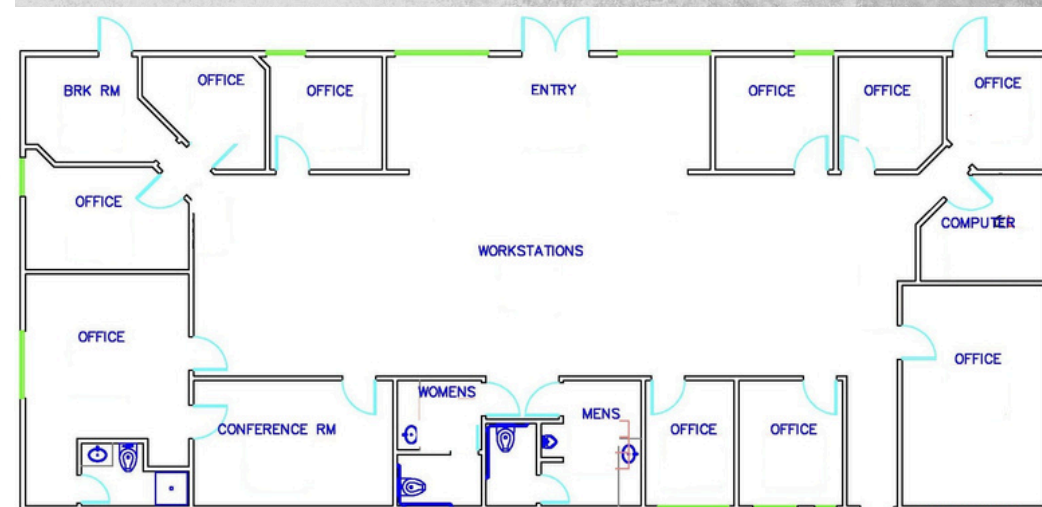
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Floor plan



1st Floor



2nd Floor

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Photos

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