

**KROS-WISE**

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



# For Lease | 11,316 sf 435 Carmel Street San Marcos, CA

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:  
\$1.29/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.



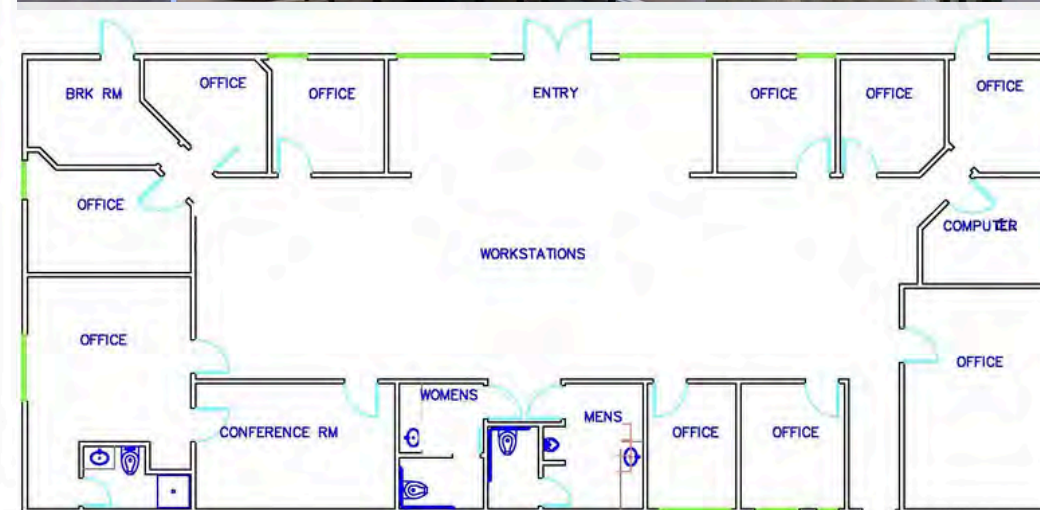
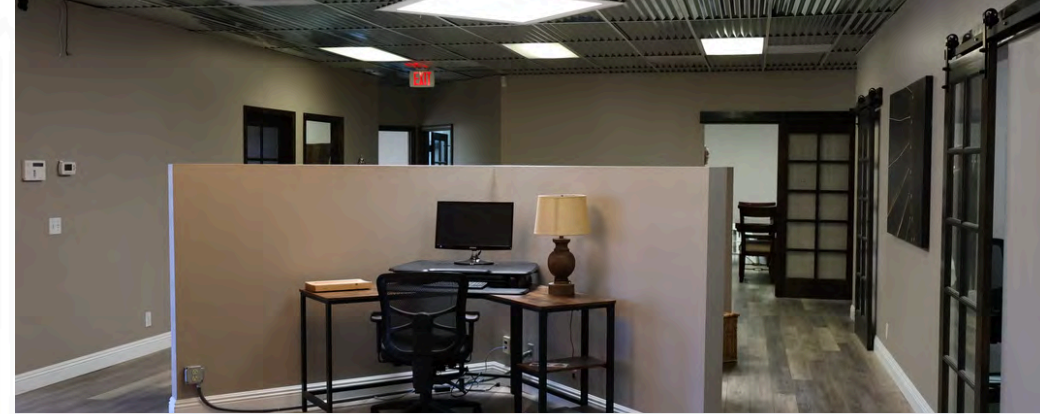
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# Floor plan



1<sup>st</sup> Floor

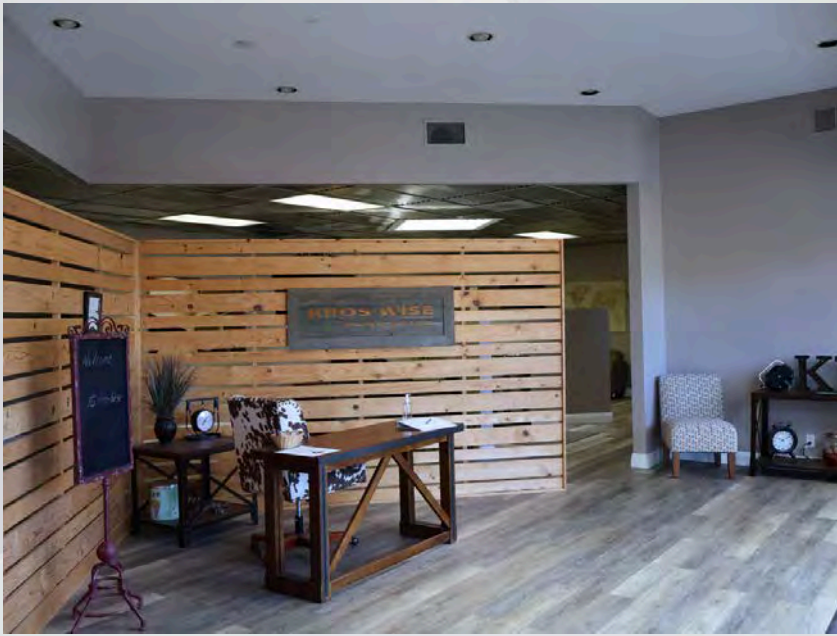


2nd Floor



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Photos



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