

FOR LEASE

INDUSTRIAL/FLEX
1355 Grand Avenue | San Marcos, CA

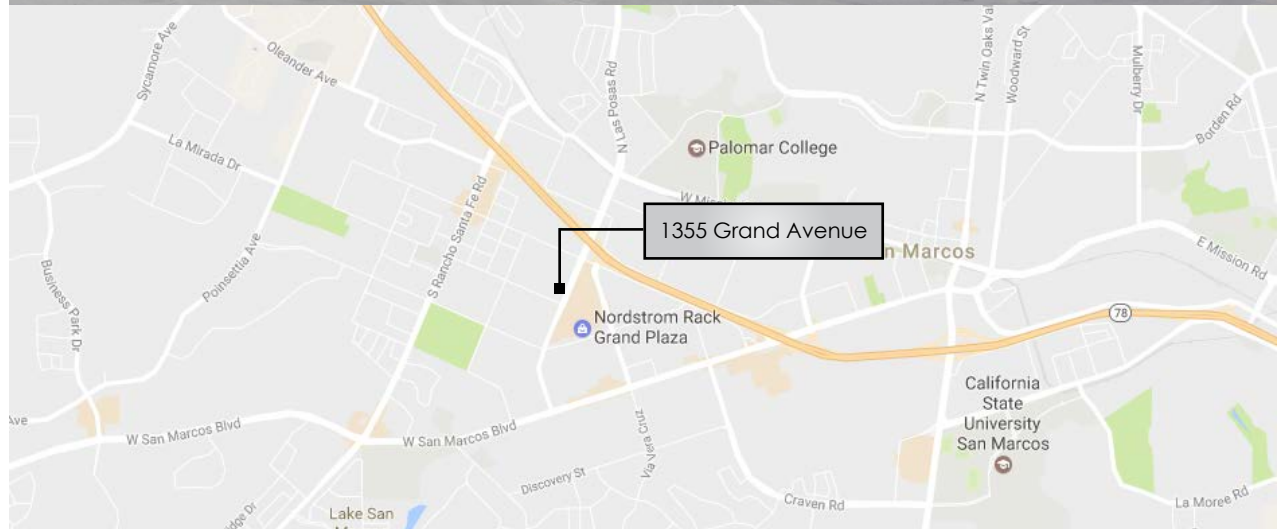
PROPERTY FEATURES

- » Multi-tenant industrial/showroom project within the Grand Business Park
- » Excellent frontage on Grand Avenue
- » Monument signage available
- » Well located at Highway 78 and Las Posas intersection
- » Grade-level loading
- » Delivered with improved office areas
- » Approximately 18' clear height in warehouse
- » Located next to the Grand Plaza Shopping Center

» **LEASE RATE: \$1.05 + \$0.18 NNN**

**Call to schedule tour - tenant expires March 31, 2017*

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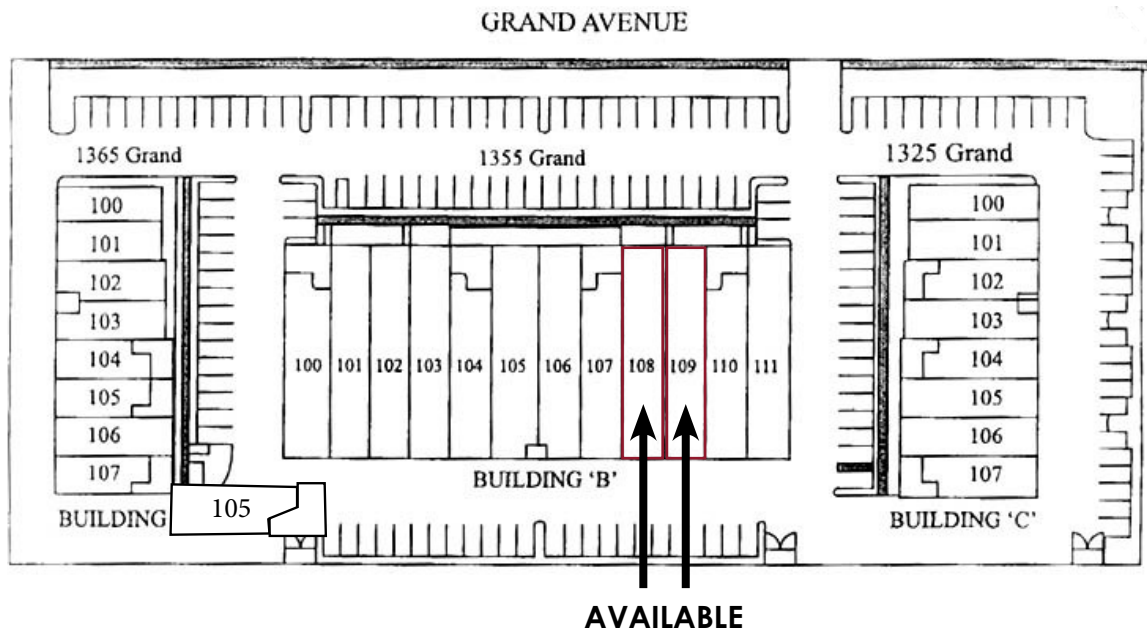
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer

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SITE PLAN



Suite	Size	Lease Rate
108	2,420 SF	\$1.05 NNN
109	2,200 SF	\$1.05 NNN



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