

445 RYAN DRIVE, SAN MARCOS, CA 92078

FOR LEASE



EXCELLENT LOCATION!



FEATURES:

- 29,010 SF Industrial/Flex Project
- 16' - 18' Clear Height
- 12' x 12' Roll-up Doors
- 3/1,000 SF Parking Ratio
- 200 Amps
- Fire Sprinklers
- Amenity Rich Location
- Direct Freeway Access via Las Posas Road
- **2,699 SF Available for Lease**
- **Lease Rate: \$1.00 PSF, MG (CAM \$0.10 PSF)**



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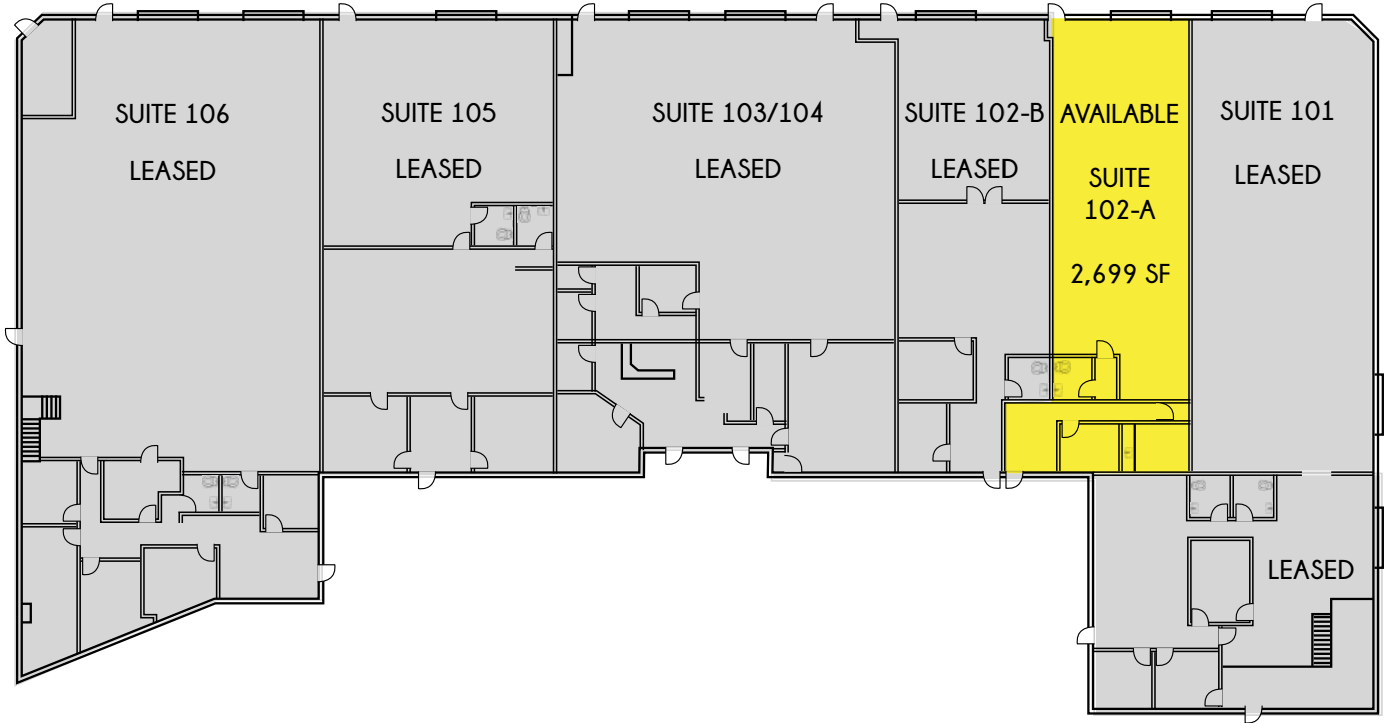
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SITEPLAN



Suite	Size	Lease Rate	Comments
102-A	2,699 SF	\$1.00 PSF, MG	Office & Warehouse

CAM: \$0.10



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