

1370

ARMORLITE DRIVE

SAN MARCOS | 92069



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

FOR SALE | \$4,579,000 | 17,280 SF
INDUSTRIAL OWNER USER OPPORTUNITY

PROPERTY HIGHLIGHTS



SINGLE TENANT INDUSTRIAL BUILDING

Rare freestanding industrial building centrally located in the San Marcos Business Park.



ATTRACTIVE BUILDING FEATURES

Approximately 12% office 16' clear height, 800 amps @ 120/208 volts of power, fully sprinklered, 12 rollup doors, skylights & a potential fenced yard.



OWNER USER OCCUPANCY

The property is estimated to be vacant and available for occupancy June 1, 2026.



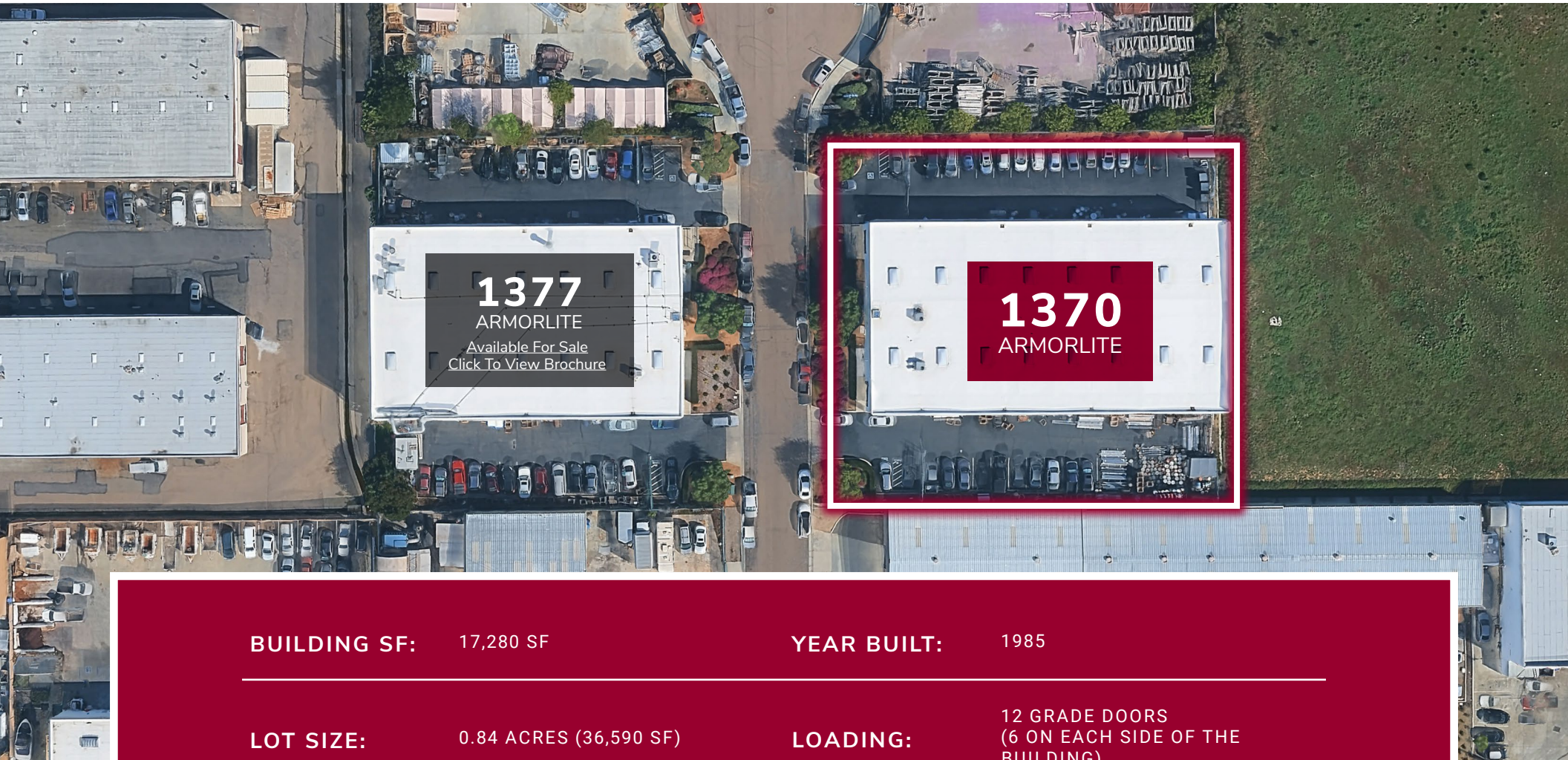
VARIOUS BUILDING UPGRADES

Power distributed through the building, gas to the building, roll up doors on both sides of the building.



ASKING PRICE
\$4,579,000

PROPERTY FEATURES



BUILDING SF: 17,280 SF

YEAR BUILT: 1985

LOT SIZE: 0.84 ACRES (36,590 SF)

LOADING: 12 GRADE DOORS
(6 ON EACH SIDE OF THE BUILDING)

OFFICE SF: ±2,000 SF

CLEAR HEIGHT: 15'-16'

ZONING: INDUSTRIAL ZONE I

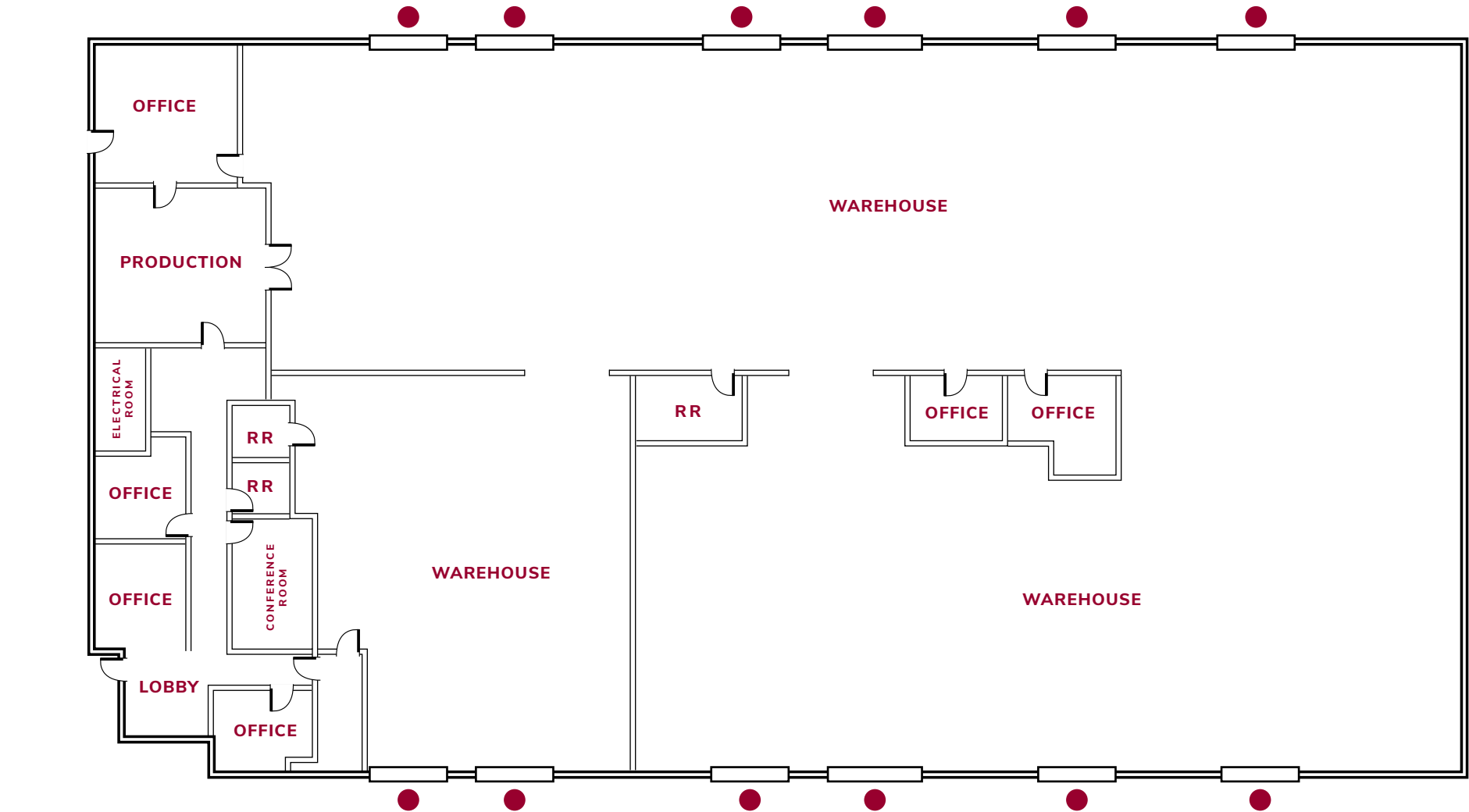
PARKING: 32 PARKING SPACES

POWER: 800A, 120/208V

SPRINKLERS: YES



FLOOR PLAN



● = grade level door

SBA 504 LOAN STRUCTURE



SBA 504 LOAN STRUCTURE

Craig Samson
VP, Senior Loan Officer
Cell: 9499039318
craig@calstatewide.com

USE OF PROCEEDS

Purchase Price	\$4,579,000
Improvements	\$0
Contingency	\$0
Equipment, FF&E	\$0

Closing Costs (estimated)

SBA Eligible Soft Costs	\$0
SBA Eligible Hard Costs	\$0

Total Project Costs \$4,579,000

1370 Armorlite Drive San Marcos

Sq. Ft. 17,280
Price per Sq. Ft. \$264.99



Sample Financing Scenario

		<u>AMOUNT</u>	<u>RATE</u>	<u>TERM</u>	<u>AMORT</u>	<u>MONTHLY PMT</u>
Bank 1st Mortgage	50%	\$ 2,289,500	6.00%	25 Yrs	25	\$ 14,751
SBA 504 2nd Mortgage*	40%	\$ 1,831,600	6.00%	25 Yrs	25	\$ 12,534
Borrower Down Payment	10%	\$ 457,900				
			Blended Rate			
			6.00%			
					Total Monthly:	\$ 27,285
					Total Annual:	\$ 327,421

*SBA fees to be financed at funding estimated at \$42,000

Monthly Costs	<u>PFS</u>	<u>Monthly</u>	Adjusted Monthly Costs	<u>PFS</u>	<u>Monthly</u>
Mortgage Payments	\$1.58	\$ 27,285	Total Monthly Payment	\$1.58	\$ 27,285
			Less Depreciation	(\$0.45)	-\$7,827
Total Monthly Payment	\$1.58	\$27,285	Total Adjusted Monthly Payment	\$1.13	\$19,458

NEARBY RETAIL & AMENITIES



1

1 north county square



2 buena vista



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7 The Island @ Carlsbad



2

3 the square @ bressi ranch



5

5 vista palomar park



6

6 grand plaza



4 bressi ranch village center



LEO CARILLO RANCH

San Marcos



population

92,866



corporate & local
businesses

±3,853



median household
income

\$109,897



multi-industry
job force

31,684+

Discover the Heart of North County

7
BREWERIES



1
MEADERY



2
WINERIES



San Marcos' Local Industries

manufacturing
warehousing
logistics
higher education

life sciences
healthcare
active lifestyle
information technology



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Rusty Williams, SIOR
(760) 448-2453
rwilliams@lee-associates.com
DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448
croth@lee-associates.com
DRE Lic#01789067

Jake Rubendall, SIOR
(760) 448-1369
jrubendall@lee-associates.com
DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonoorth

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