

1377

ARMORLITE DRIVE

SAN MARCOS | 92069

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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

FOR SALE | \$4,119,000 | 14,976 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 13% office, 15'- 16' clear height, 1,200 amps @ 120/208 volts of power, fully sprinklered, 10 rollup doors, skylights & a potential fenced yard.



OWNER USER OCCUPANCY

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



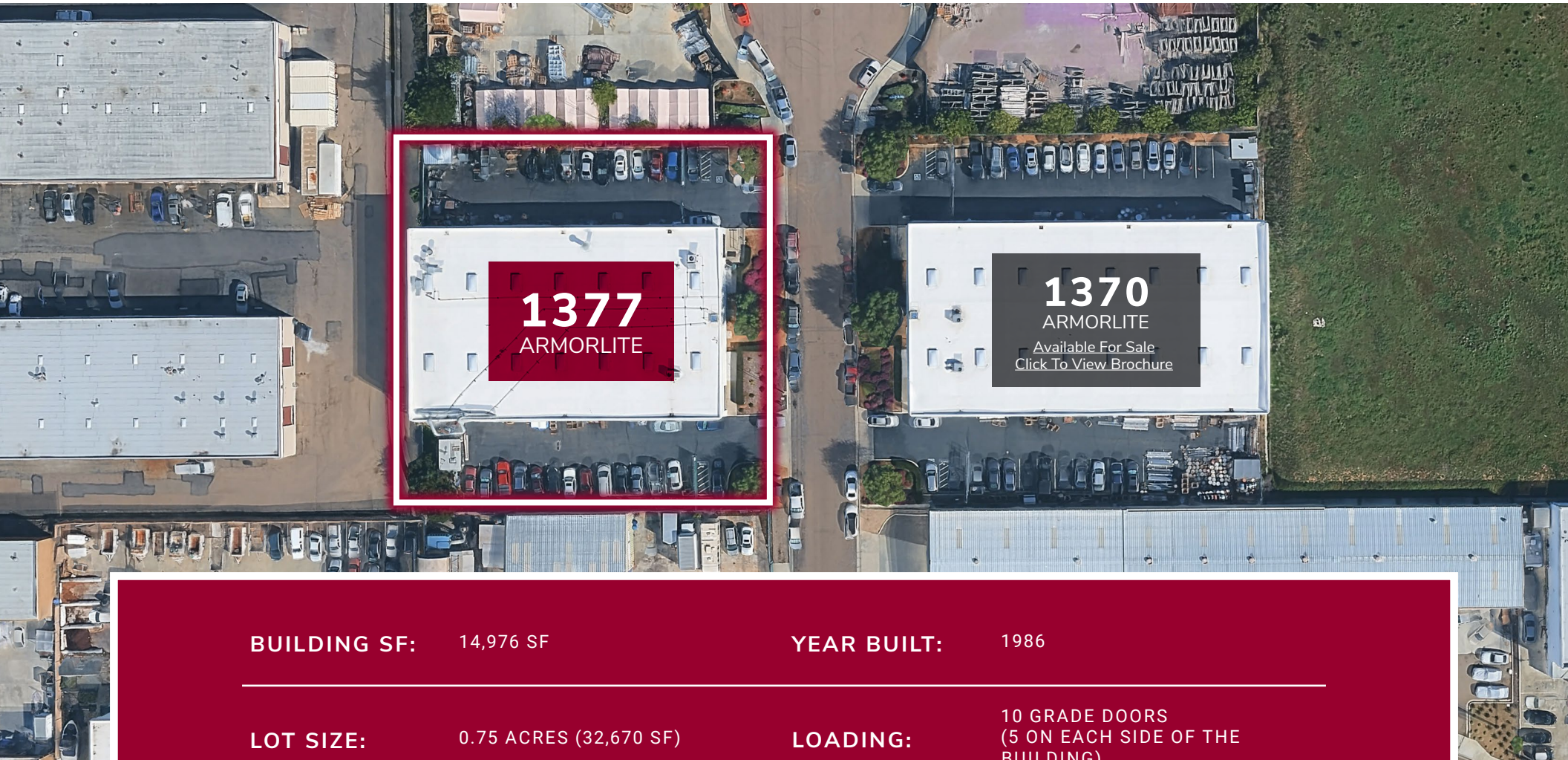
VARIOUS BUILDING UPGRADES

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



ASKING PRICE
\$4,119,000

PROPERTY FEATURES



BUILDING SF: 14,976 SF

YEAR BUILT: 1986

LOT SIZE: 0.75 ACRES (32,670 SF)

LOADING: 10 GRADE DOORS
(5 ON EACH SIDE OF THE BUILDING)

OFFICE SF: ±2,000 SF

CLEAR HEIGHT: 15'-16'

ZONING: INDUSTRIAL ZONE I

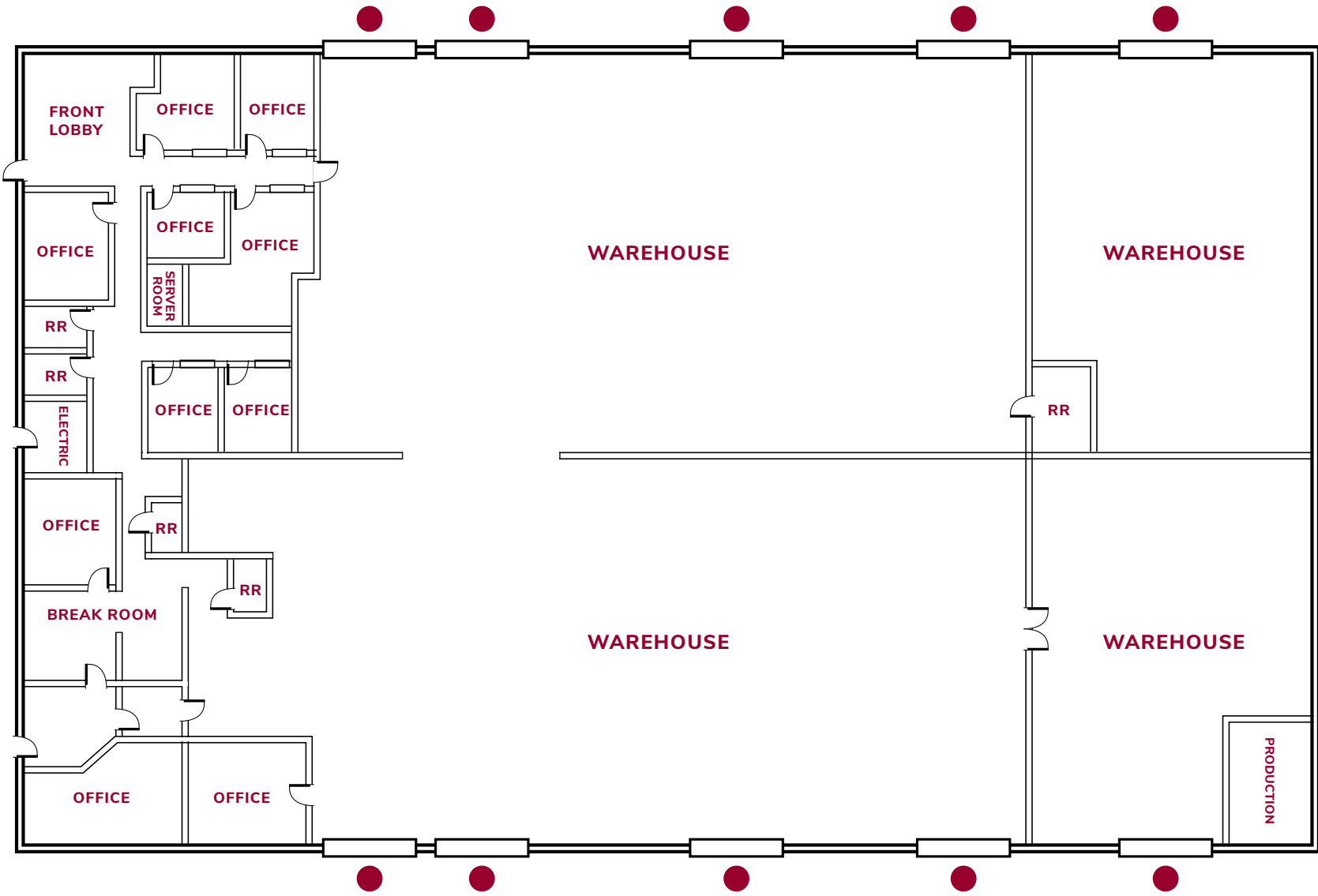
PARKING: 30 PARKING SPACES

POWER: 1,200A, 120/208V

SPRINKLERS: YES



FLOOR PLAN



● = grade level door

SBA 504 LOAN STRUCTURE



SBA 504 LOAN STRUCTURE

Craig Samson
VP, Senior Loan Officer
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USE OF PROCEEDS

Purchase Price	\$4,119,000
Improvements	\$0
Contingency	\$0
Equipment, FF&E	\$0

Closing Costs (estimated)

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

Total Project Costs \$4,119,000

1377 Armorlite Drive San Marcos

Sq. Ft. 14,976
Price per Sq. Ft. \$275.04



Sample Financing Scenario

		<u>AMOUNT</u>	<u>RATE</u>	<u>TERM</u>	<u>AMORT</u>	<u>MONTHLY PMT</u>
Bank 1st Mortgage	50%	\$ 2,059,500	6.00%	25 Yrs	25	\$ 13,269
SBA 504 2nd Mortgage*	40%	\$ 1,647,600	6.00%	25 Yrs	25	\$ 11,276
Borrower Down Payment	10%	\$ 411,900				
			Blended Rate			
			6.00%			
					Total Monthly:	\$ 24,546
					Total Annual:	\$ 294,546

*SBA fees to be financed at funding estimated at \$38,000

Monthly Costs	<u>PFS</u>	<u>Monthly</u>	Adjusted Monthly Costs	<u>PFS</u>	<u>Monthly</u>
Mortgage Payments	\$1.64	\$ 24,546	Total Monthly Payment	\$1.64	\$ 24,546
			Less Depreciation	(\$0.47)	-\$7,041
Total Monthly Payment	\$1.64	\$24,546	Total Adjusted Monthly Payment	\$1.17	\$17,505

NEARBY RETAIL & AMENITIES



San Marcos

Discover the Heart of North County

7
BREWERIES



1
MEADERY



2
WINERIES



population

92,866

corporate & local
businesses

±3,853

median household
income

\$109,897

multi-industry
job force

31,684+

San Marcos' Local Industries

manufacturing
warehousing
logistics
higher education

life sciences
healthcare
active lifestyle
information technology

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