

188

NEWPORT DRIVE

SAN MARCOS | CA 92069

FOR LEASE

24,639 SF
INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

PROPERTY FEATURES

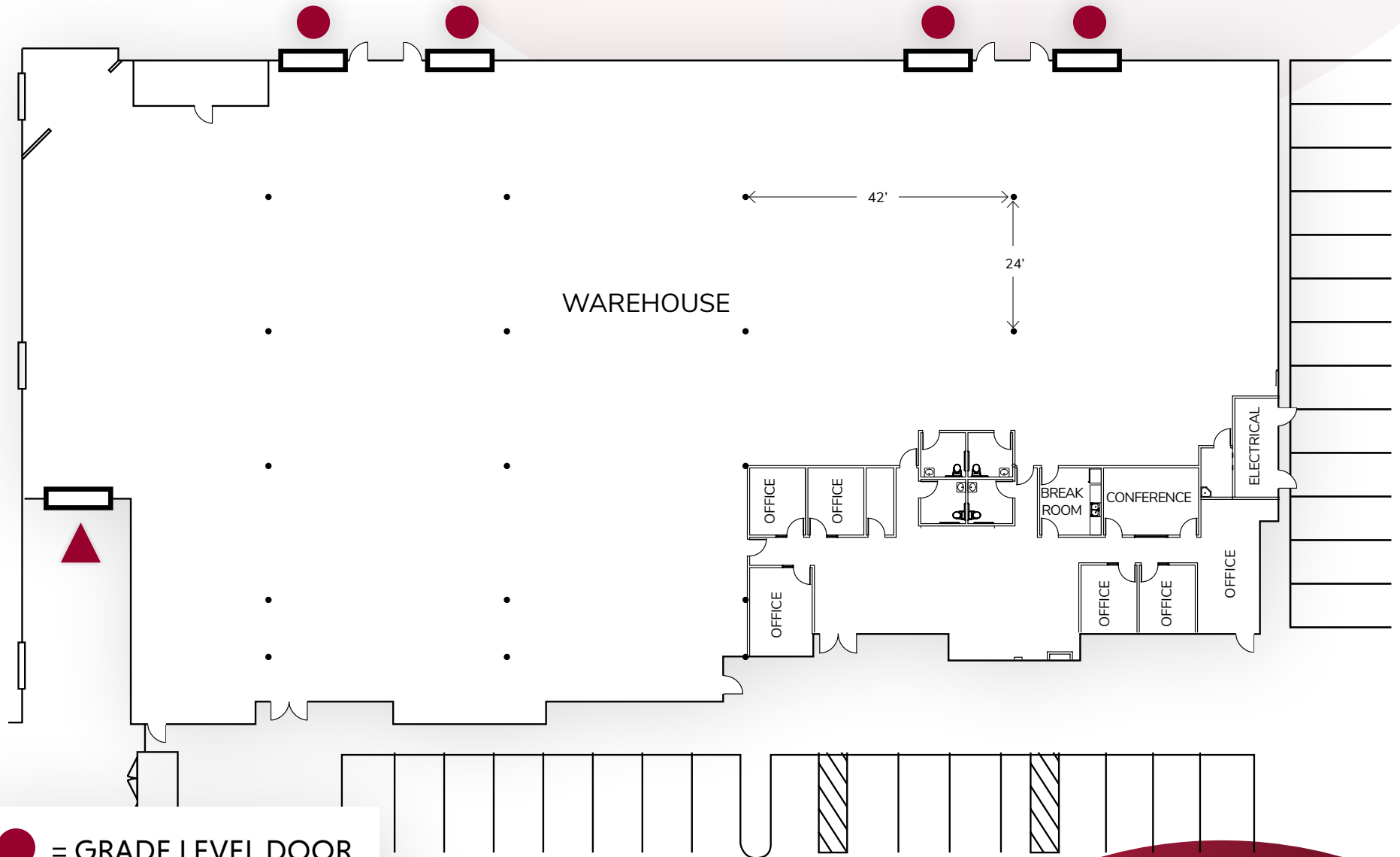
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BUILDING SIZE	24,639 SF
OFFICE SIZE	3,153 SF
LOADING	4 Grade Level Doors (12'x12') 1 Dock High Door
PARKING	29 Spaces
CLEAR HEIGHT	18' - 20'
POWER	1,200a, 120/208v
COLUMN SPACING	24' x 42'
ZONING	<u>L-I Light Industrial</u>
NNN	\$0.20/SF NNN
LEASE RATE	\$1.20/SF NNN



FLOOR PLAN

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- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

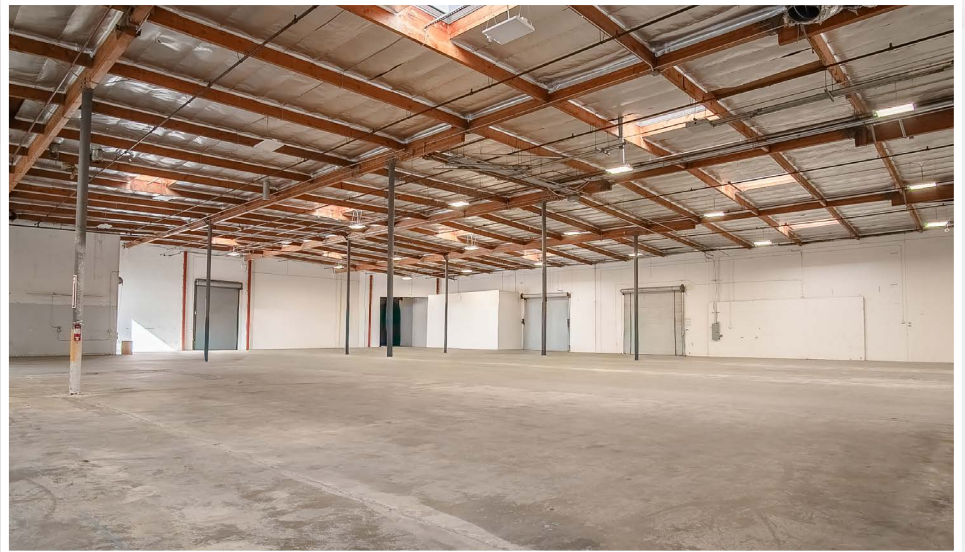
PROPERTY PHOTOS

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AERIAL PHOTOS

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RETAIL & AMENITIES

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1 | GRAND PLAZA



2 | CREEKSIDE MARKET PLACE



3 | SAN MARCOS PLAZA



4 | CAMPUS MARKET PLACE



LOCATION MAP

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SAN MARCOS

north county's fastest growing community

96,188

TOTAL
POPULATION

3.7%

UNEMPLOYMENT
RATE

\$66,300

MEDIAN HOUSEHOLD
INCOME

19.3K

ACADEMIC DEGREE
COMPLETIONS

MULTI-INDUSTRY WORKFORCE:



KAISER
PERMANENTE®

Walmart
Save money. Live better.

COSTCO
WHOLESALE



PALOMAR COLLEGE®
Learning for Success

NCHS
we're here for you.
a california health center



LUSARDI
CONSTRUCTION COMPANY

Hunter®

FCI®
FLUID COMPONENTS
INTERNATIONAL LLC

California State University
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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

STEVE CROCKETT

(760) 448-2439

scrockett@lee-associates.com

DRE Lic# 01027524



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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