



188

NEWPORT
DRIVE

SAN MARCOS | CA 92069

FOR LEASE

24,639 SF
INDUSTRIAL BUILDING

LA
LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WR
WILLIAMS ROTH GROUP
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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 L-I Light Industrial

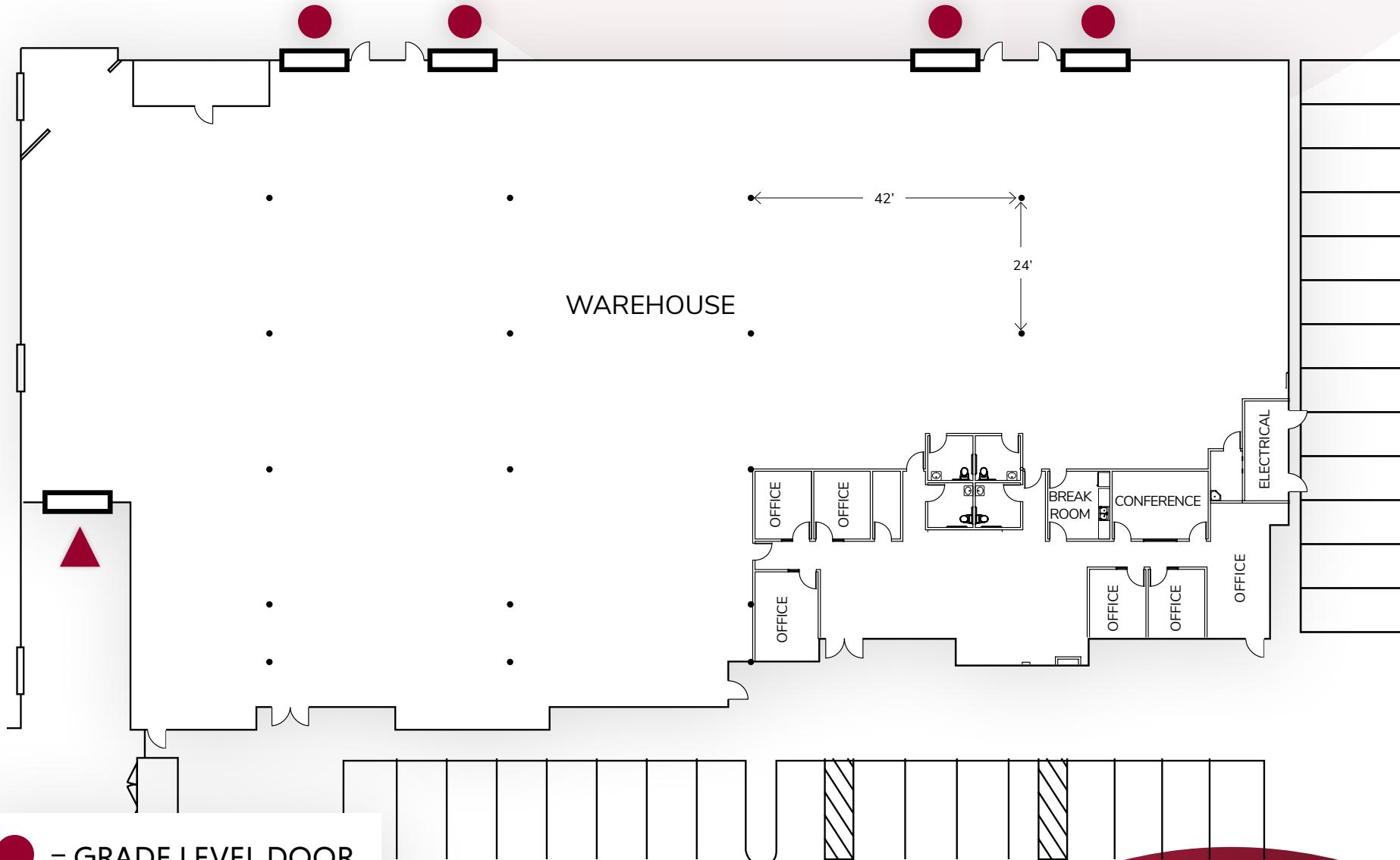
NNN **\$0.20/SF NNN**

LEASE RATE **\$1.20/SF NNN**



FLOOR PLAN

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● = GRADE LEVEL DOOR

▲ = DOCK HIGH DOOR

PROPERTY PHOTOS

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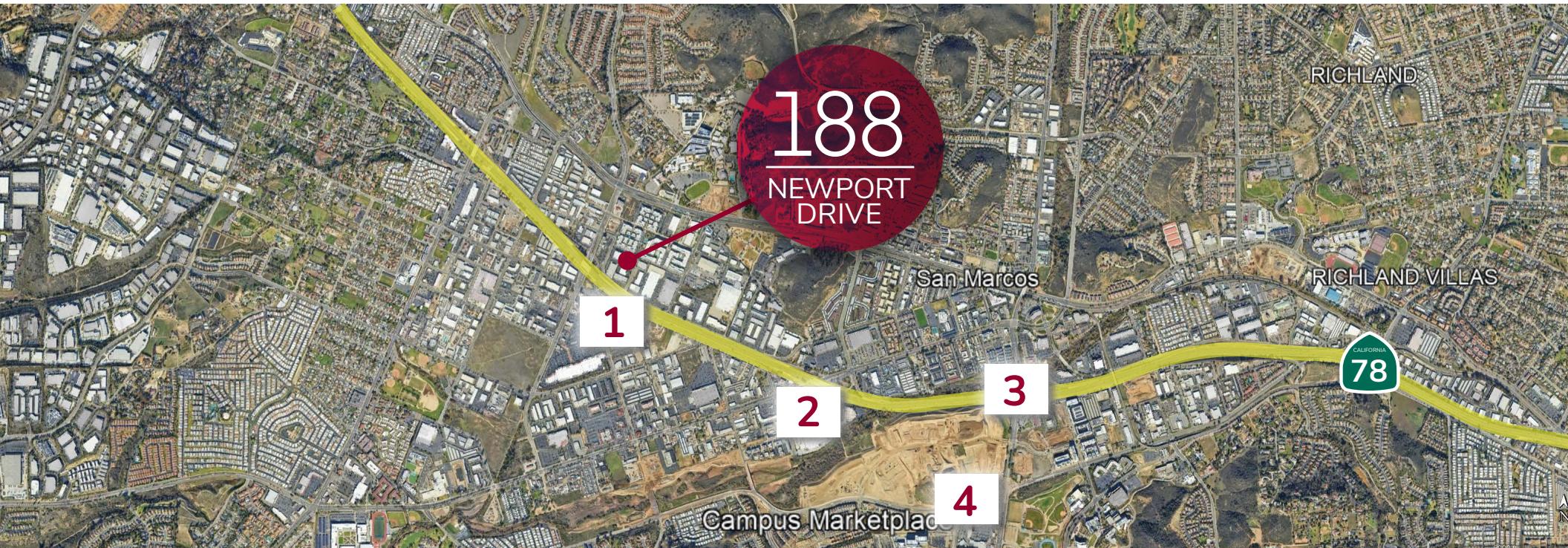
AERIAL PHOTOS

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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**

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**COSTCO
WHOLESALE**



PALOMAR COLLEGE
Learning for Success

NCHS
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a California Health Center



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