



1945 S. RANCHO SANTA FE RD.
SAN MARCOS, CA 92078

FOR SALE

±22,000 SF

1.52 ACRE LOT

**MULTI-TENANT INDUSTRIAL
BUILDING**

** Ability to park via
encroachment license*

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Voit
REAL ESTATE SERVICES



Voit Real Estate Services is pleased to offer the opportunity to acquire an approximate, 22,000 square foot Multi-Tenant Industrial Building on an oversized lot located at **1945 S. Rancho Santa Fe Rd. in San Marcos, California**. This property features:

- ±22,000 SF Multi-Tenant Industrial Building
- 14' Clear Height
- Seven (7) 12x 10 Grade-Level Doors
- Partially Sprinklered (Suites C&D)
- Light Industrial Zoning
- Natural Gas to Building
- Additional 13,000 SF Paved Parking Lot
- Up to 12,000 SF Available to Occupy for an Owner-User

BUILDING FEATURES



±22,000 SF
BUILDING SIZE



1.52 AC
(66,211 SF)
LOT SIZE



(7) Grade Level Doors
LOADING

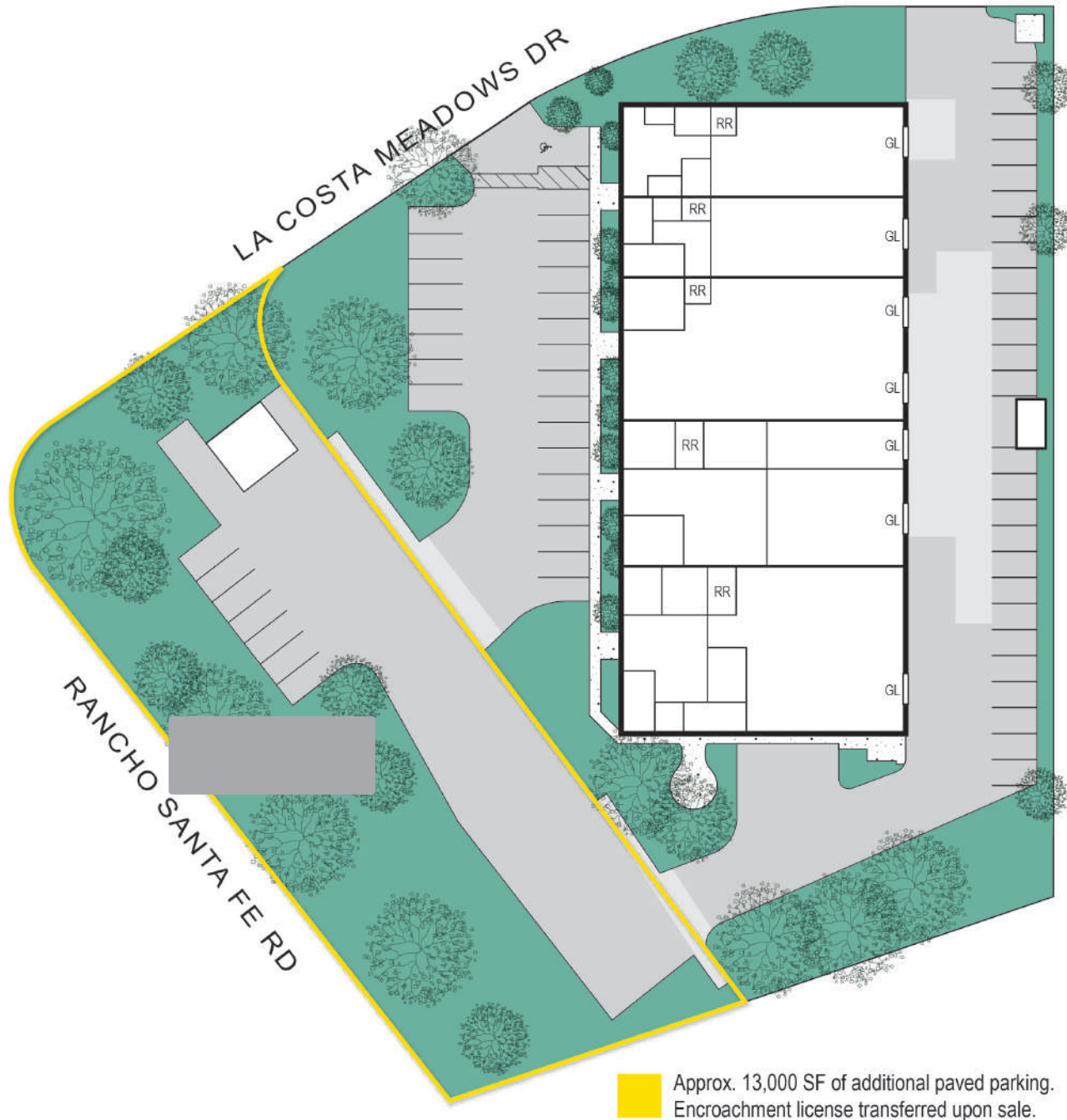


Heavy Power: 1,200 AMPS
(Separately Metered:
400A,200A,200A,400A)
3 Phase, 480V
POWER



\$6,050,000 (\$275/SF)
SALE PRICE

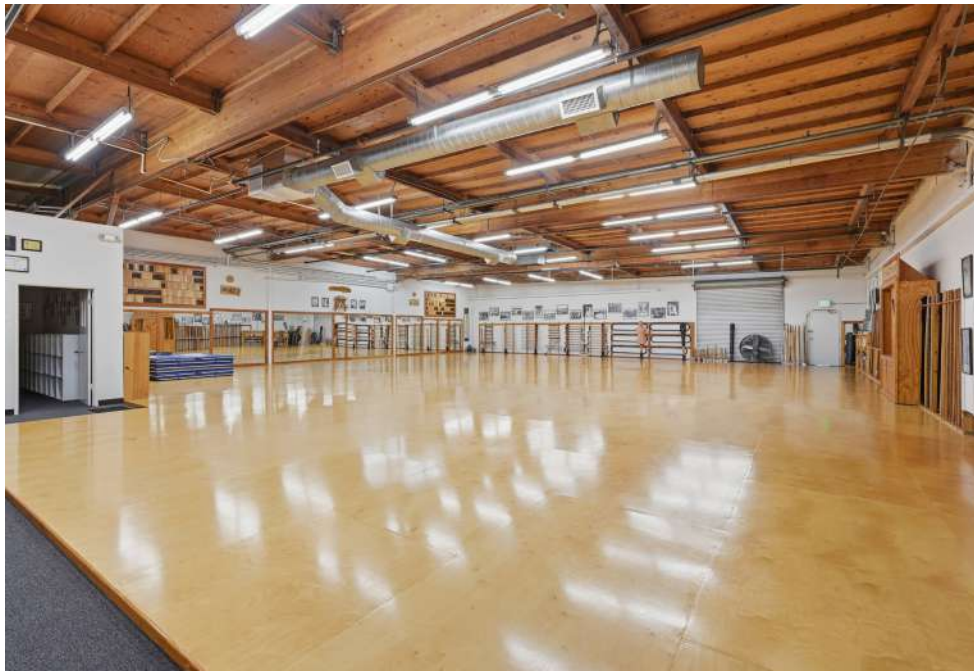
SITE PLAN



AERIAL MAP



BUILDING PHOTOS

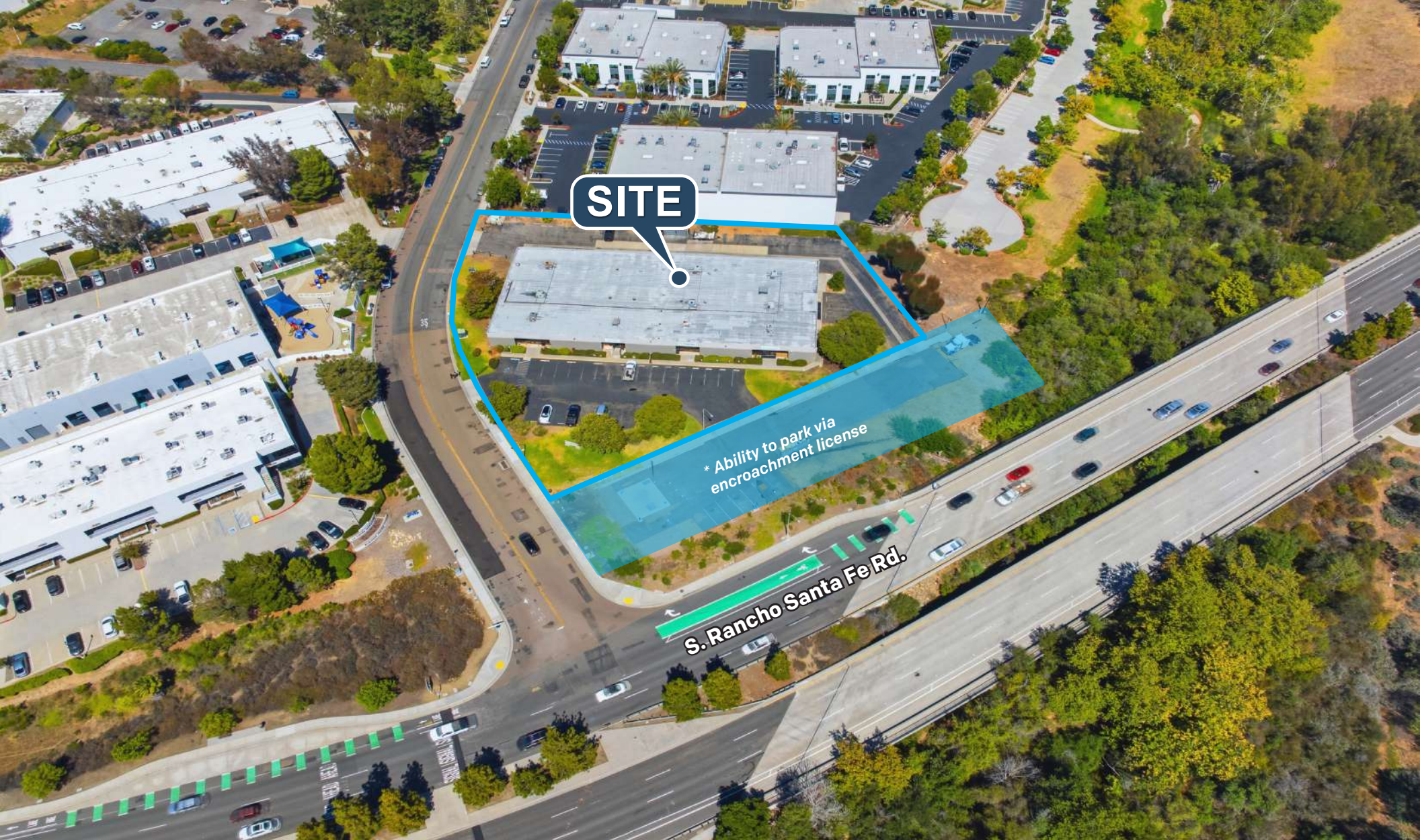


BUILDING PHOTOS



BUILDING PHOTOS





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