

AVAILABLE FOR LEASE

1555-1565 LA MIRADA DRIVE
SAN MARCOS, CALIFORNIA | 92078



±2,700 - 27,564
SQUARE FEET AVAILABLE



MULTI-TENANT INDUSTRIAL
WITH FENCED YARD



SPACE AVAILABLE	27,564 SF
BUILDING DESCRIPTION	Single Tenant or Multi-Tenant Options Available
YARD AREA	Approximately 25,000 SF
CONSTRUCTION	Concrete and Metal
CLEAR HEIGHT	14' - 20'

GRADE LEVEL DOORS	8
SPRINKLERS	Yes
ELECTRIC	Approximately 1,075 Amps 3-Phase Heavy Power
ZONING	I-Industrial
RATE	Negotiable (est. NNN = \$0.38/SF)

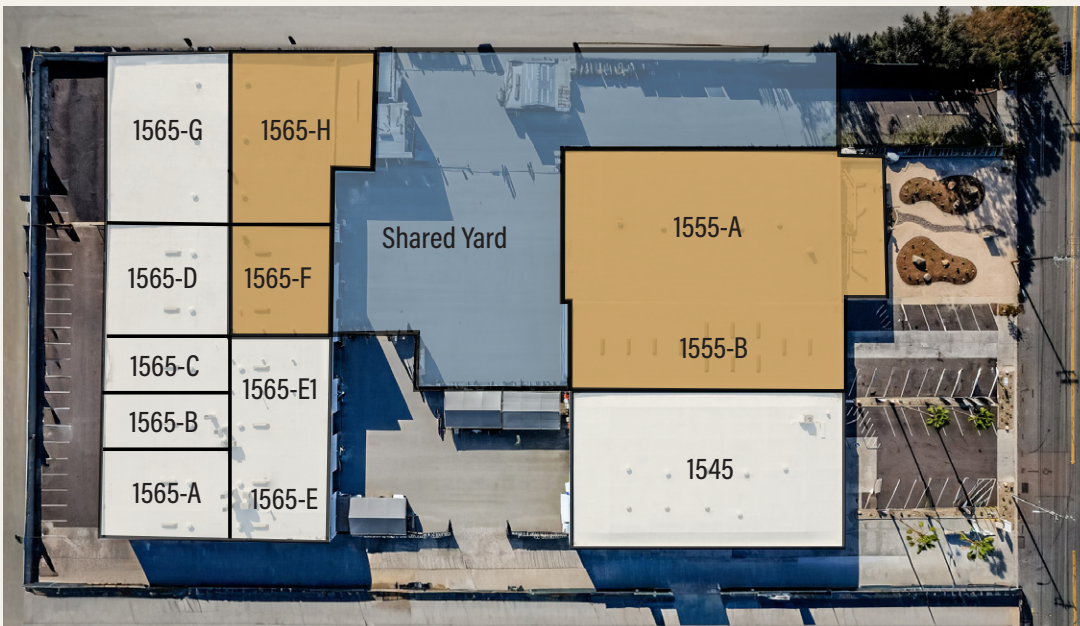
ASSET FEATURES

SITE PLAN



OPTION A: SINGLE-TENANT OPTION

SUITE A/B/F/H	27,564 SF
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OPTION B: MULTI-TENANT OPTION

SUITE A/B	19,464 SF
SUITE F	2,700 SF
SUITE H	5,400 SF

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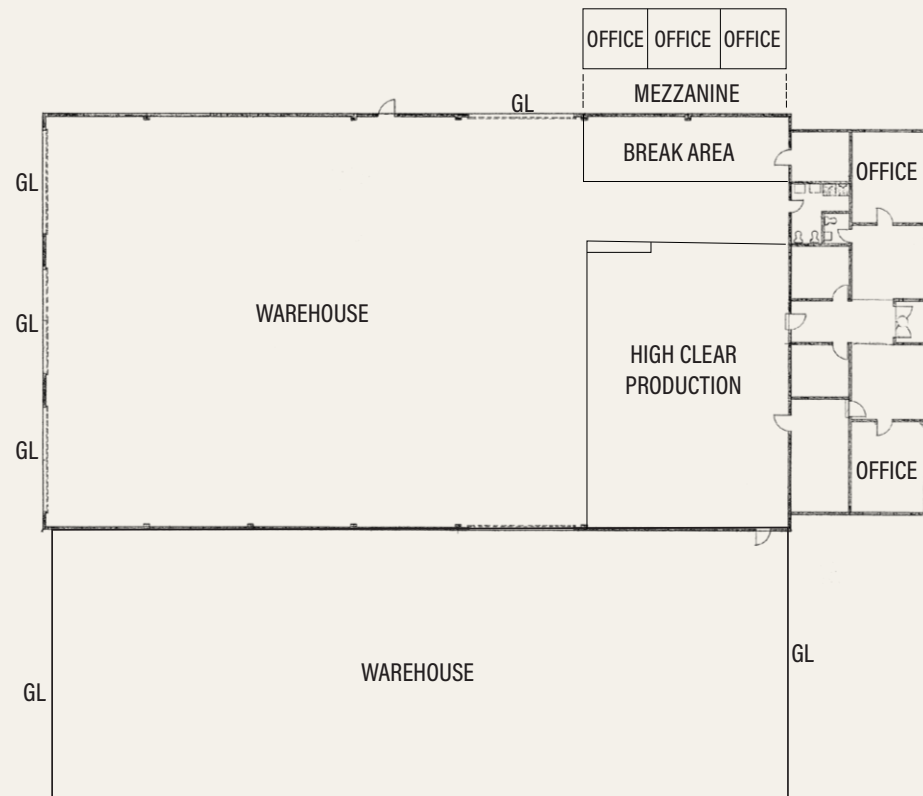
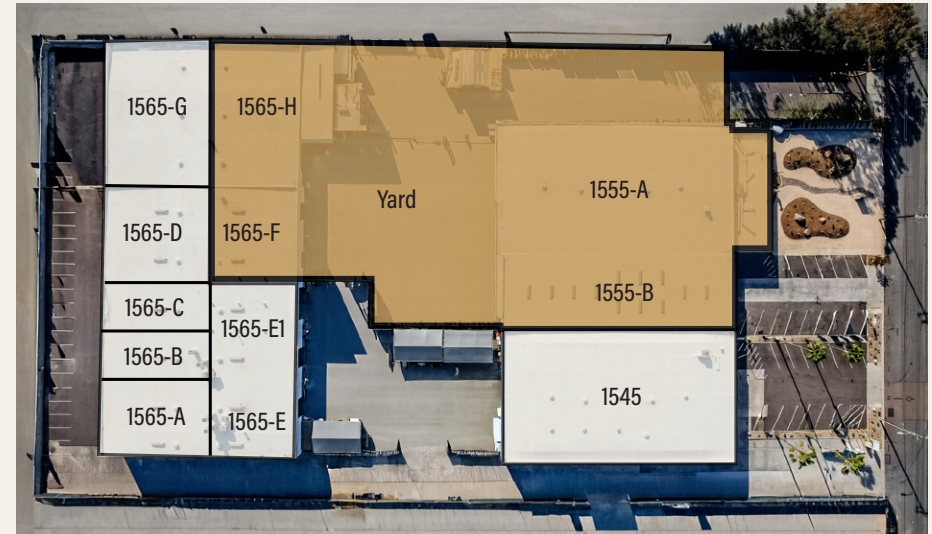
SUITE A/B/F/H

27,564 SF

8 GL ROLL-UP
DOORS

1,075 AMPS, 3-PHASE POWER

AVAILABILITY



OPTION A

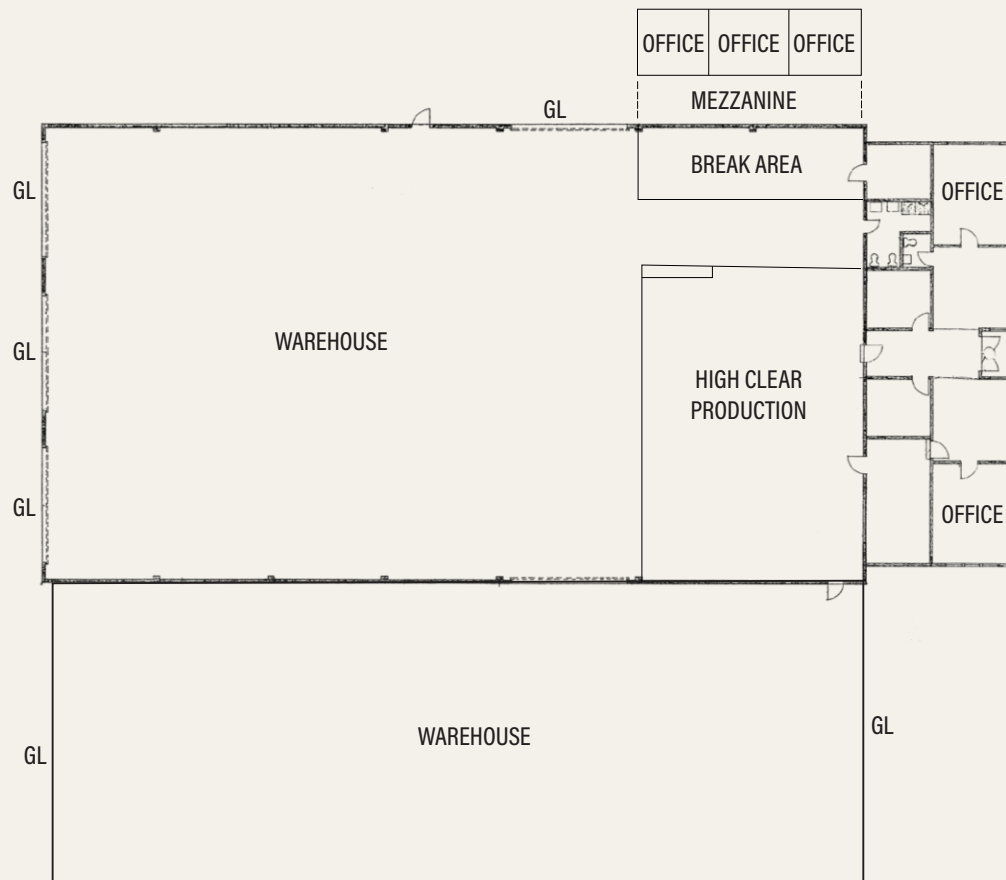
1555 LA MIRADA DR
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SUITE A/B

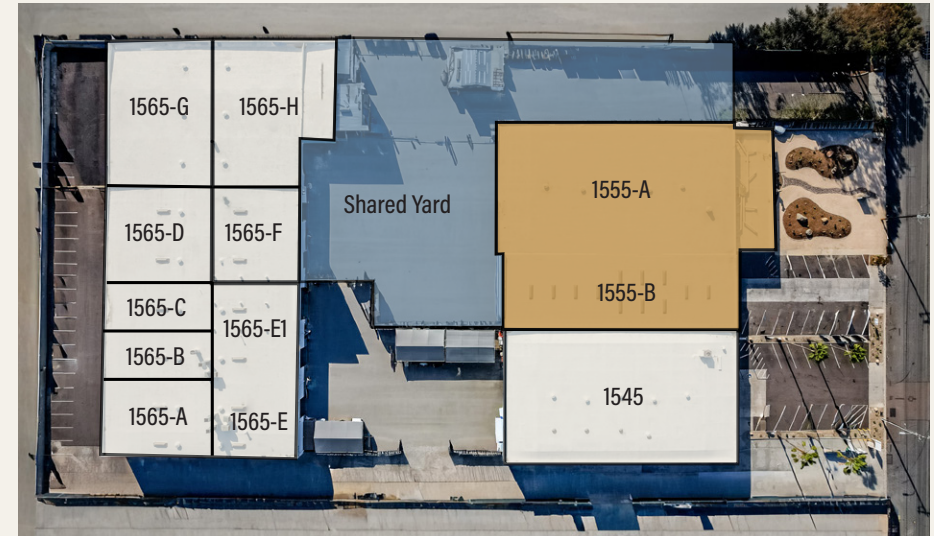
19,464 SF

6 GL ROLL-UP
DOORS

800 AMPS, 3-PHASE POWER



AVAILABILITY



OPTION B

1565 LA MIRADA DR
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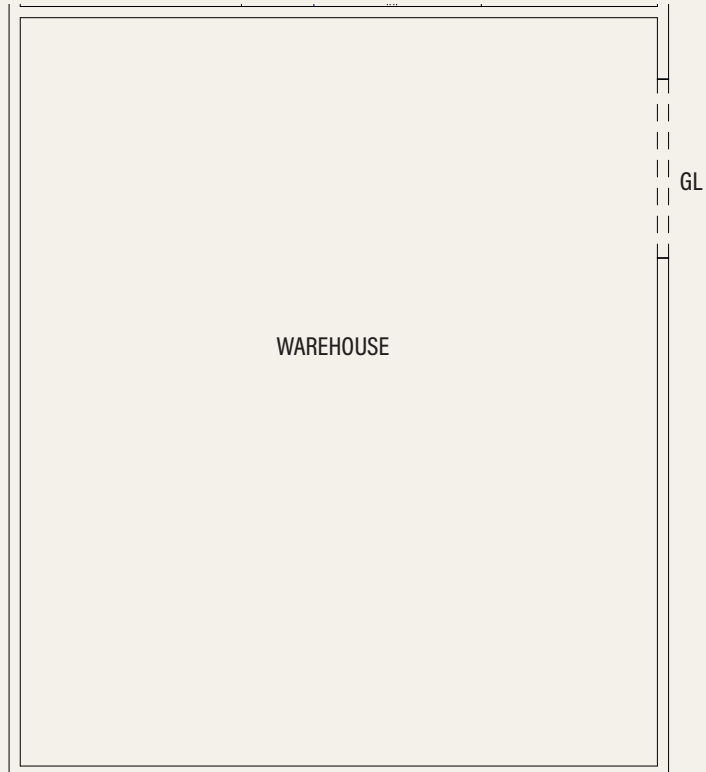
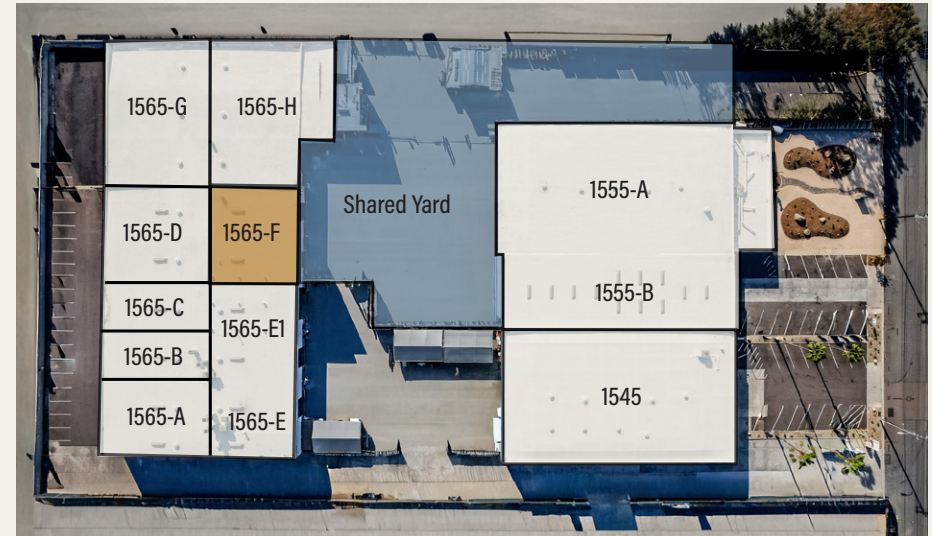
SUITE F

2,700 SF

1 GL ROLL-UP
DOOR

100 AMPS, 3 -PHASE POWER

AVAILABILITY



OPTION B

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SUITE H

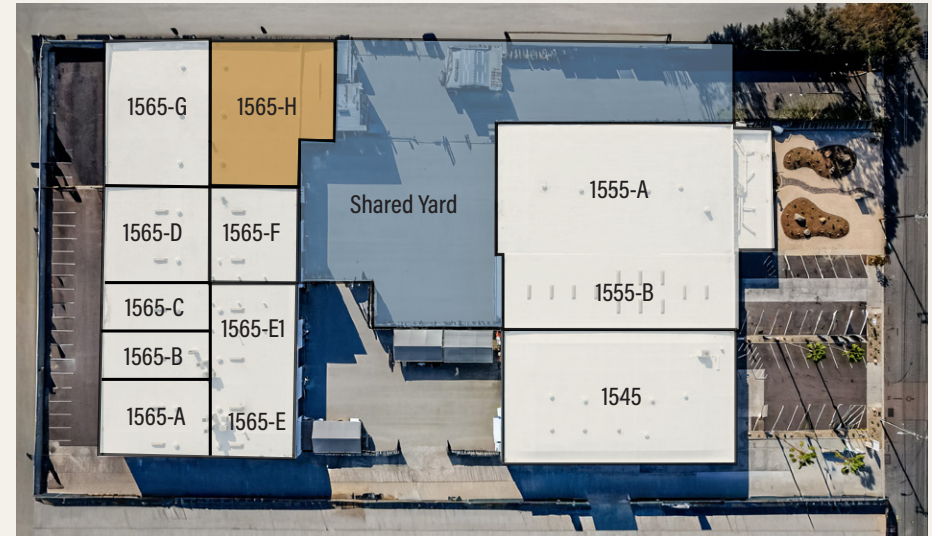
5,400 SF

1 GL ROLL-UP
DOOR

175 AMPS, 3-PHASE POWER



AVAILABILITY



OPTION B



AVAILABLE FOR LEASE



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