

FOR LEASE

5,700 SF INDUSTRIAL SUITE WITH FENCED PARKING/YARD

929 RANCHEROS DRIVE SUITE A, SAN MARCOS, CA 92069





BROKER CONTACTS

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5,700 Square Feet
Industrial Suite



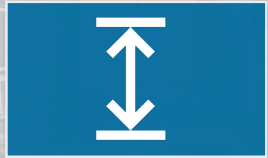
Improved Area
Approx. 900 SF (16%)



Building Footprint
Warehouse: 4,800 SF (84%)
Office: 900 SF (16%)



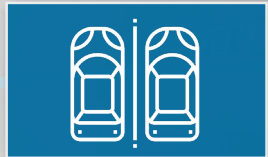
Power
250 Amps, 110/208v
Tenant to Verify



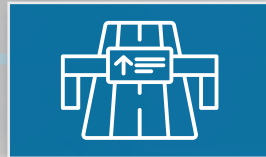
Clear Height
14' Minimum



Grade Level Loading
Two (2) Grade Level Doors



Fenced Parking/Yard
Approx. 8,100 SF (Shared)



Freeway Visibility
Quick Access to Hwy 78



**SUITE B
LEASED**

SUBJECT PROPERTY
929 Rancheros Drive Suite A

**Shared Fenced
Parking/Yard**

Rancheros Dr

AT A GLANCE

PROPERTY HIGHLIGHTS



Rancheros Dr

SUBJECT PROPERTY
929 Rancheros Drive

**Shared Fenced
Parking/Yard**



PREMISES OVERVIEW

STREET ADDRESS: 929 Rancheros Dr Suite A,
San Marcos, CA 92069

TOTAL BUILDING SF: 8,960 Square Feet

TOTAL SF AVAILABLE: 5,700 Square Feet

OFFICE AREA: Appox. 900 SF (16%)

WAREHOUSE AREA: Approx. 4,800 SF (84%)

LOT SIZE: 0.51 Acres

LOADING: Two (2) Grade Level Doors

POWER: 250 Amps, 110/208v (Tenant to verify)

YEAR BUILT: Constructed in 1980

CLEAR HEIGHT: 14' Minimum

PARKING RATIO: 2.34/1000 SF (21 Stalls)

ZONING: L-I, Light Industrial

FREEWAY VISIBILITY: Quick Access to Hwy 78

AVAILABLE: Immediately

LEASE RATE: \$1.55/SF Gross

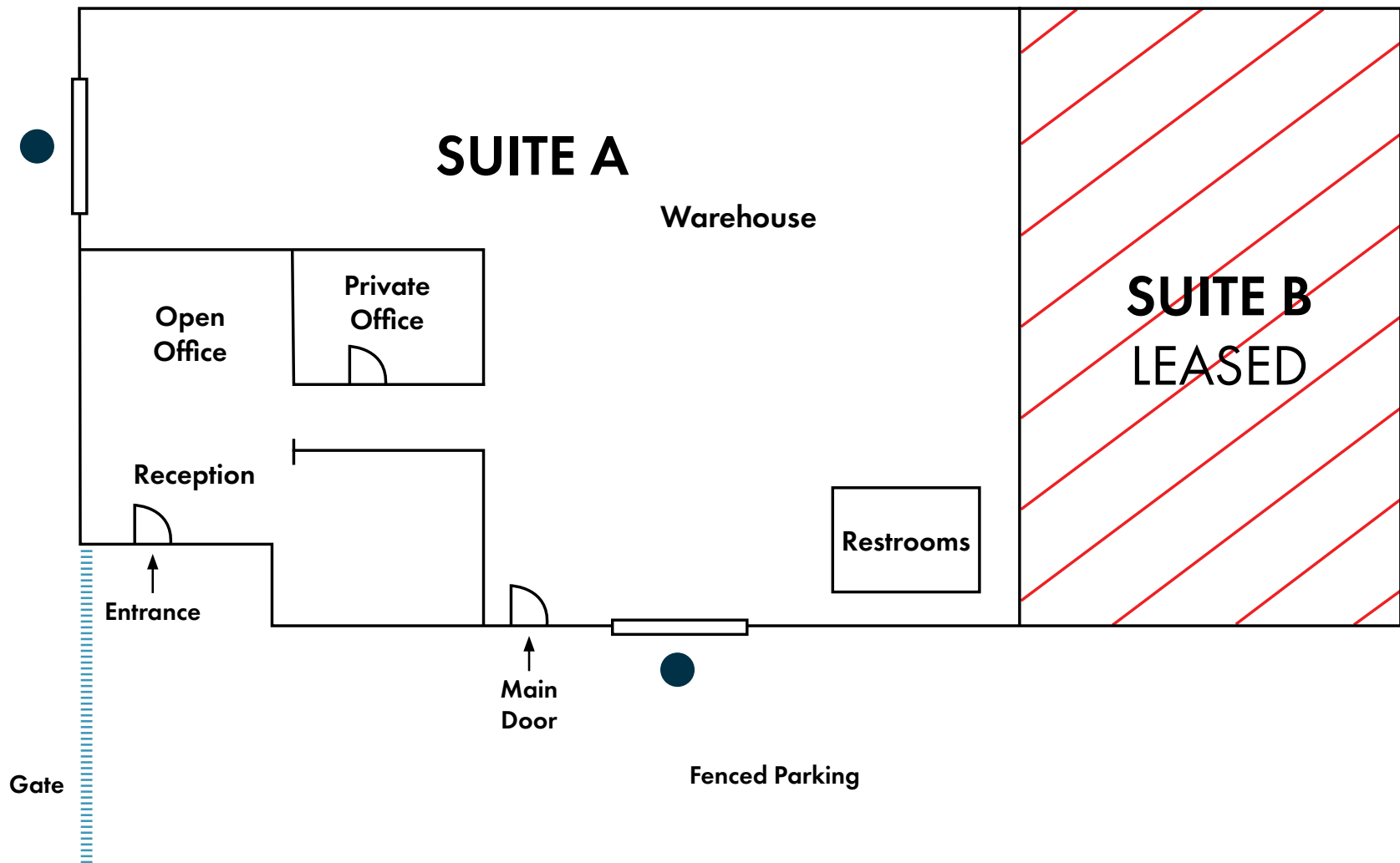
SUBJECT PROPERTY
929 Rancheros Drive Suite A



Call Brokers to Schedule Showing

FLOOR PLAN

● = Grade Level Loading

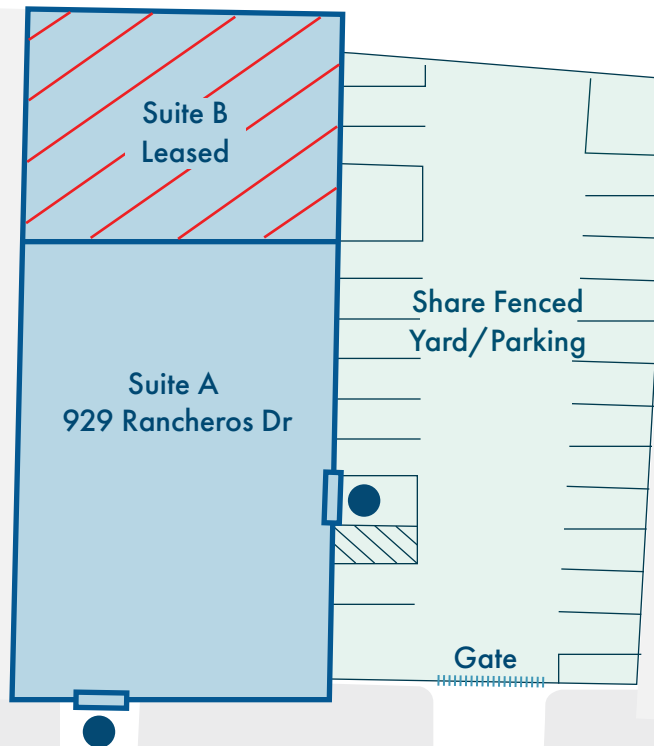


SITE PLAN

HWY 78

Total Building SF:	8,960 SF
SF Available:	5,700 SF
Parking:	Approx. 13 Spaces (Shared)
Fenced Parking/Yard:	8,100 SF

● = Grade Level Loading



RANCHEROS DR

SUBJECT PROPERTY

929 Rancheros Drive

Dolphin Business
Park

American Leak Detection

Active Auto
Collision

619 Roofing

AI Restoration

Wood's Off
Road

Premier Garage of
North San Diego

Templaco Tools

Electro Tech
Powder Coating

Ewing Irrigation and
Products Supply

SPRINTER LINE

Fioptix

Electro Tech
Powder Coating

MAACO



Rancheros Dr

SITE AERIAL

WAREHOUSE/LOADING PHOTOS





Rancheros Dr

FENCED PARKING / YARD



EXISTING OFFICE PHOTOS



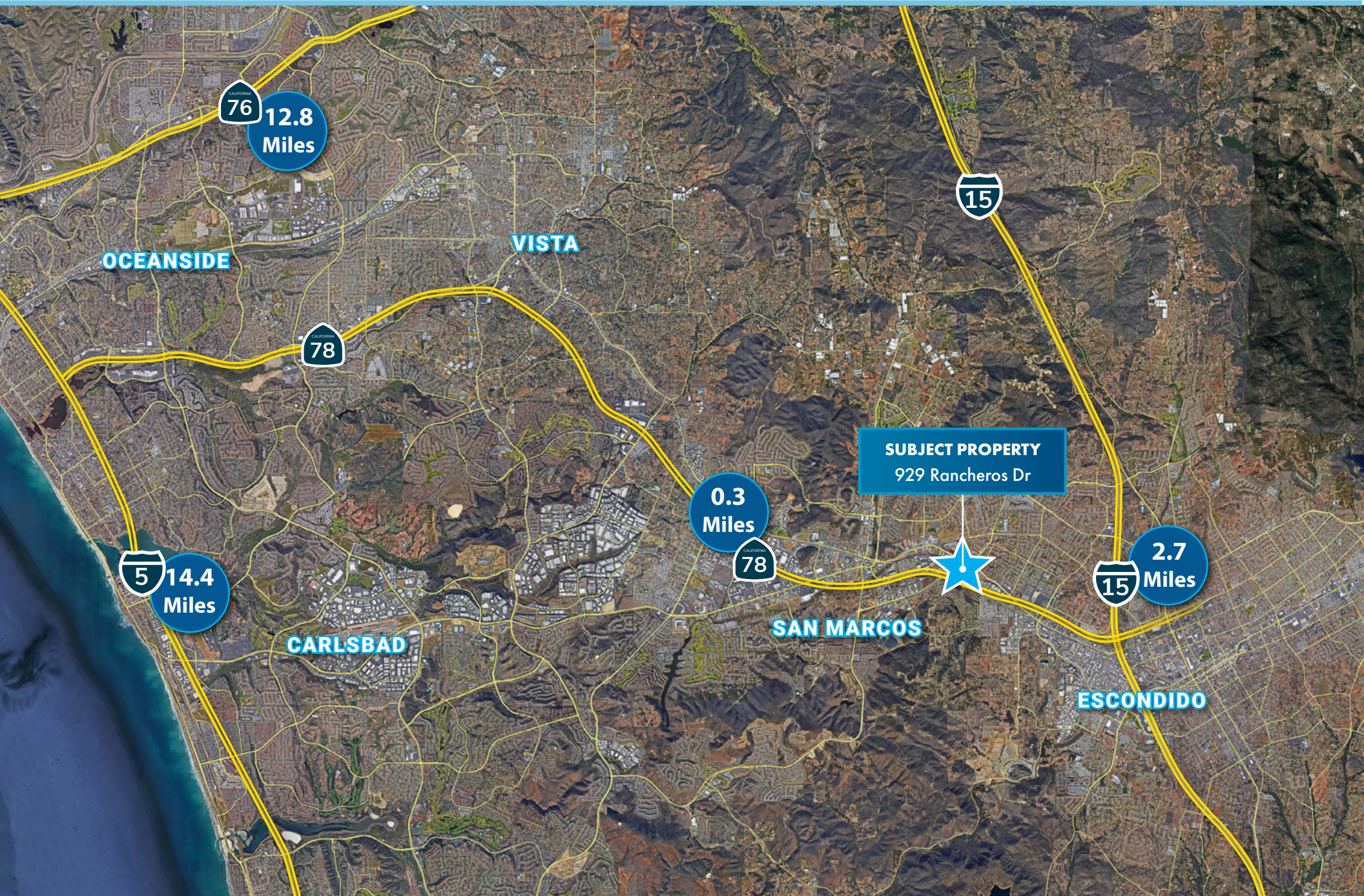


Mission Rd

Ranchoeros Dr



LOCATION MAP



929 Rancheros Drive

San Marcos, CA 92069

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