

FOR LEASE | 120 NORTH PACIFIC STREET, UNITS E6 & E7 SAN MARCOS, CA 92081



**±3,200 SF INDUSTRIAL SUITE
WITH SOLAR PANELS**

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Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to offer for lease Suites E6 and E7 at 120 N Pacific Street, a ±3,200 SF industrial unit located in San Marcos. The space offers a functional mix of warehouse and office, featuring solar panels to offset energy bills. The property is well-suited for a variety of industrial users seeking efficient space in North County.

The property is located with convenient access to Highway 78 and is surrounded by a strong mix of industrial and retail amenities, including the North City development and Cal State San Marcos.

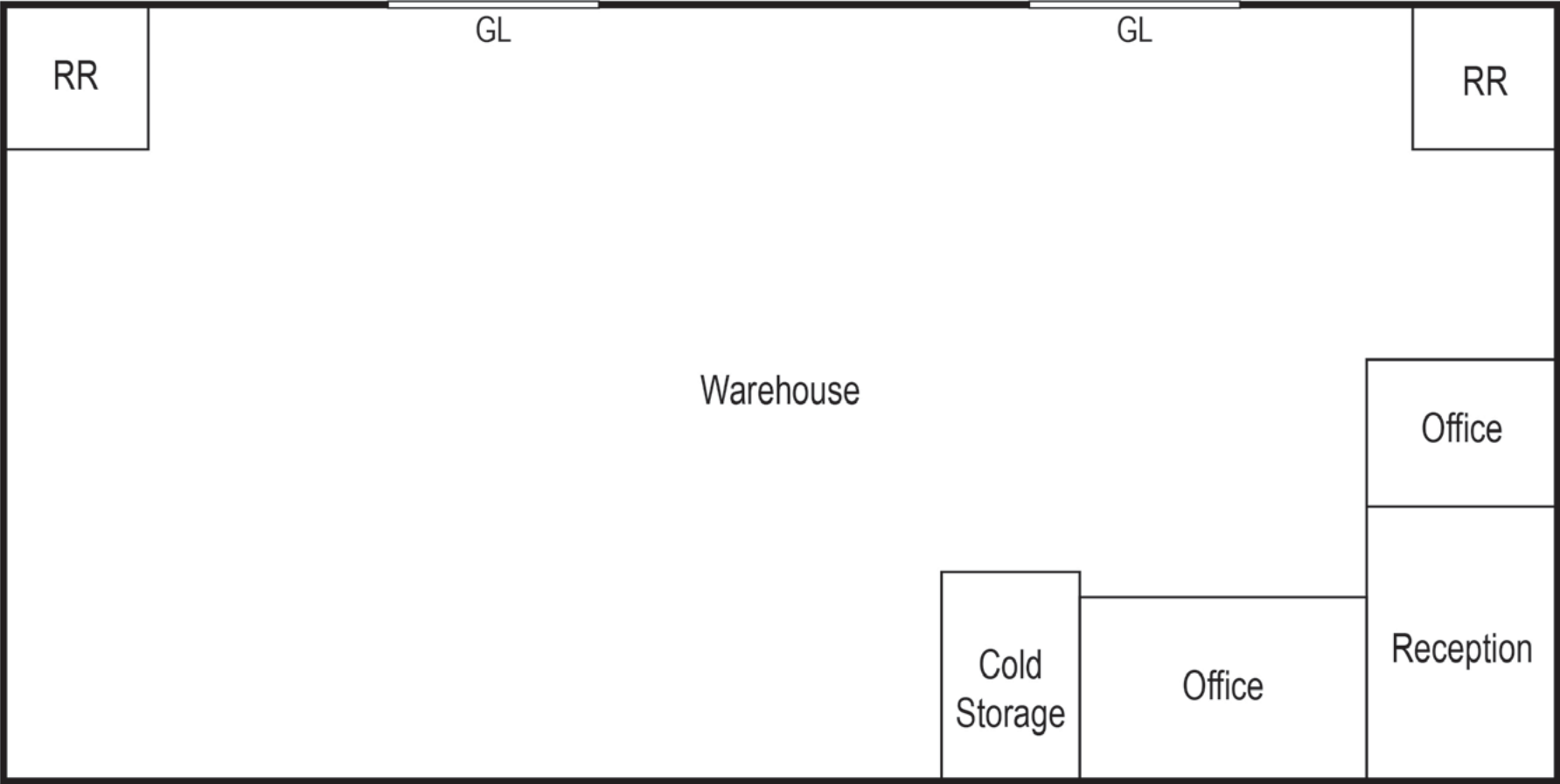
\$5,280/MONTH (\$1.65/SF MG)
LEASE RATE

PROPERTY DETAILS

ADDRESS	120 North Pacific St, Units E6 & E7, San Marcos, CA 92081
BUILDING SIZE	±3,200 SF (15% office: ±480 SF 85%; warehouse: ±2,720 SF)
ZONING	I (Industrial) / B-P (Business Park)
CEILING HEIGHT	12'
YEAR BUILT	1980
GRADE LEVEL DOORS	2 (12' X 10')
SPECIAL FEATURES	» On-site solar panels » ±77 SF cold storage » Insulated warehouse

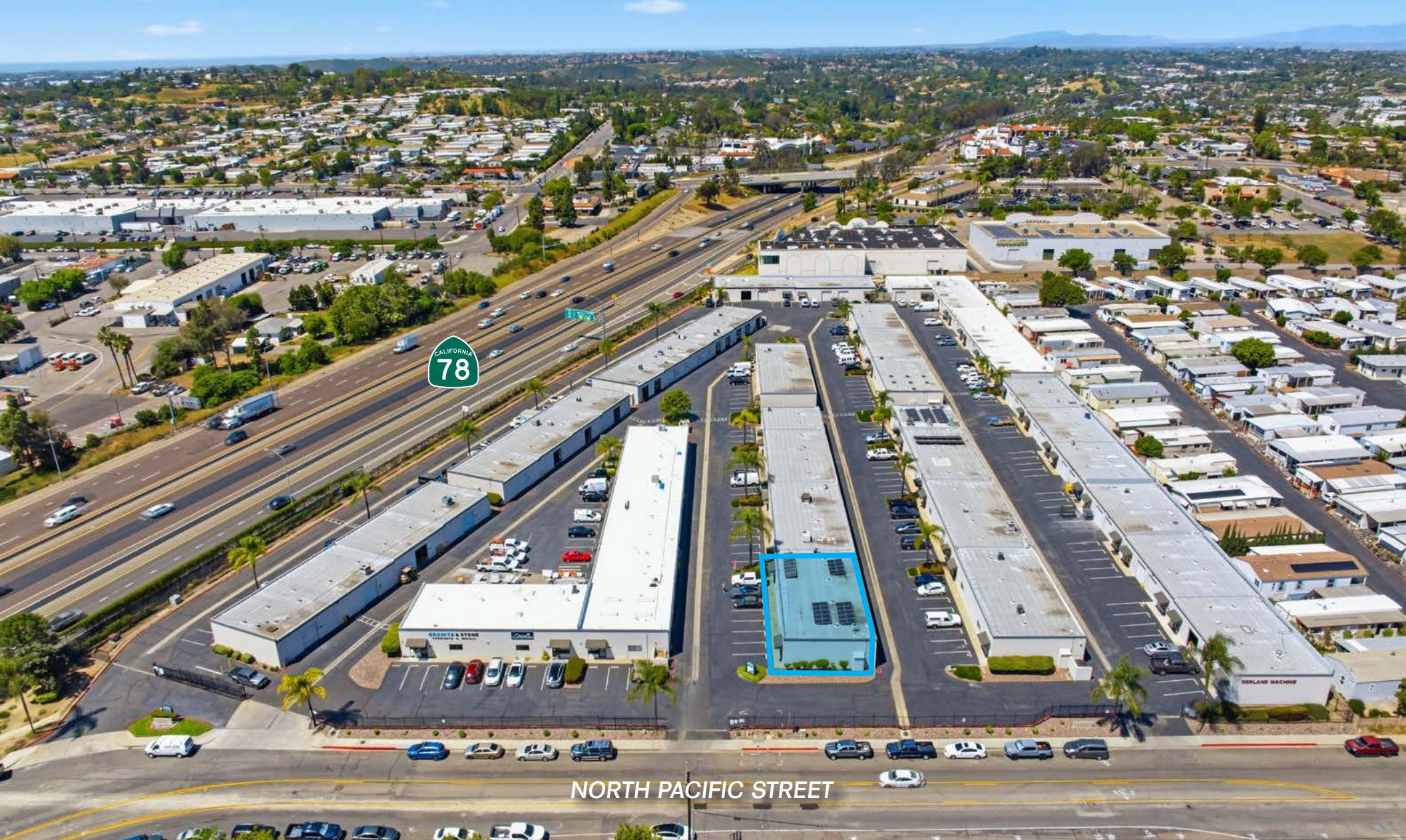


FLOOR PLAN









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