

FOR SALE OR LEASE: APPROXIMATELY 15,500 SF INDUSTRIAL BUILDING

244 LA MOREE ROAD
SAN MARCOS, CA 92078

- HEAVY POWER
- DIVISIBLE



For more information, please contact: **Justin Beattie** | 760.918.2600 | jbeattie@palomarcommercial.com | CA License 01522337

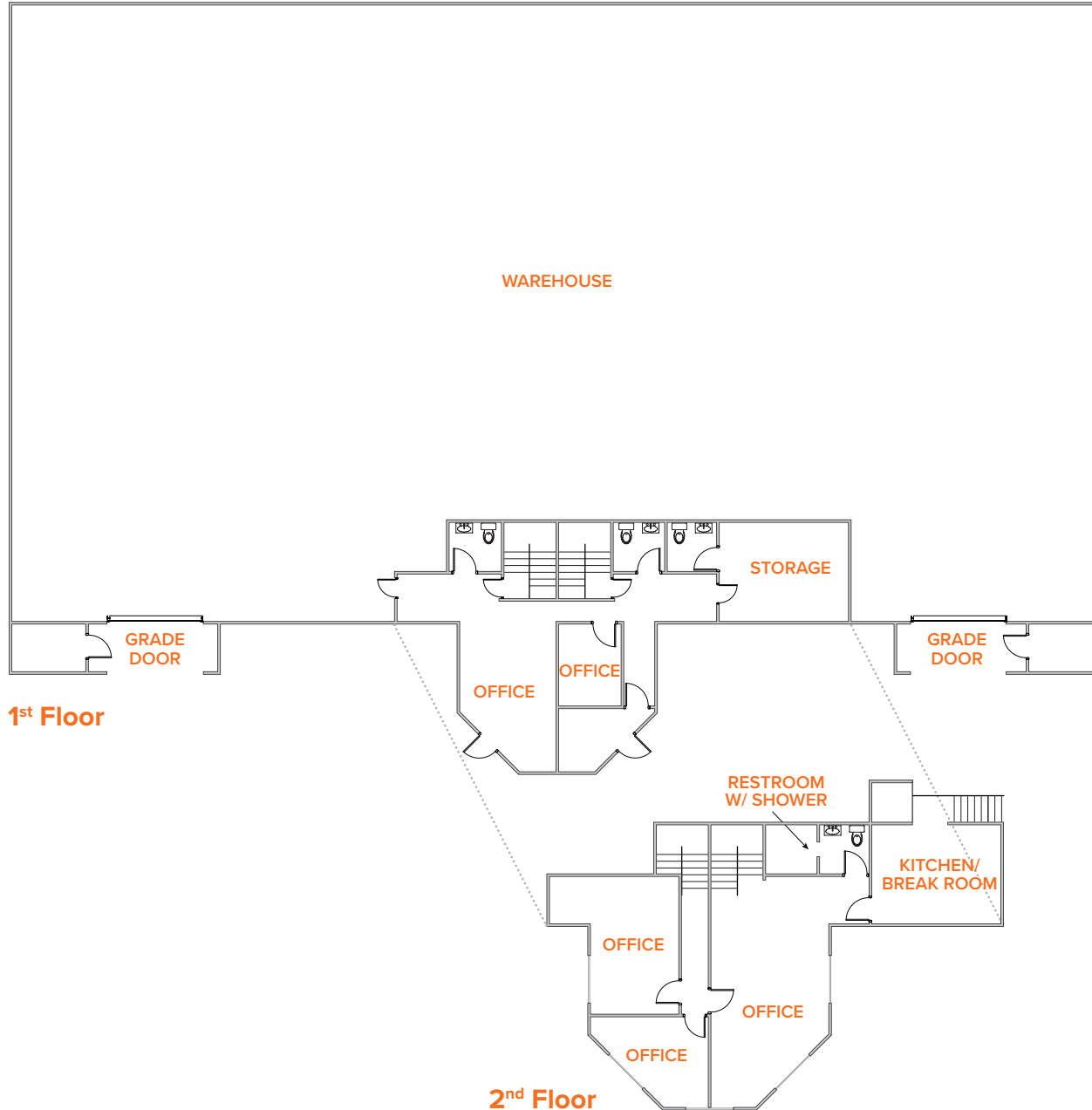
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PROPERTY HIGHLIGHTS

- Freestanding building for sale or lease
- Unique location: Sprinter train station at the end of the street, Cal State San Marcos, restaurants and bars, climbing gym and Highway 78 access all minutes away
- Heavy power: 1,200 amps 277/480v
- Fully fenced and gated property with secure parking lot and two access points from the street
- Gas service
- Flexible building design: Two entrances and two roll-up doors. Electric meters for each side. Buyer can occupy a portion of the building and lease out the balance
- **Sale Price: \$4,420,000**
Lease Rate: \$1.50/sf single tenant gross





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LOCATION

