

CBRE

± 6,812 SF
Industrial Space
with Half Acre
Outside Storage

VIRTUAL TOUR



FOR LEASE

785 E Mission Road

SAN MARCOS, CA 92069

Property Highlights for Premises

1/2 ACRE

Exclusive outside storage (not including parking or easements)

±3,525 SF

2nd floor Class B office

DIRECT ACCESS

to 78 & 15 Freeways

1 GROUND LEVEL

Roll up door

STREET FRONT

Signage

LOW NETS

~\$0.21 per SF* (OpEx only to be charged for building SF, not outside storage SF)

±3,287 SF

Warehouse

\$19,000

Per month NNN asking rate

FREE STANDING

Building

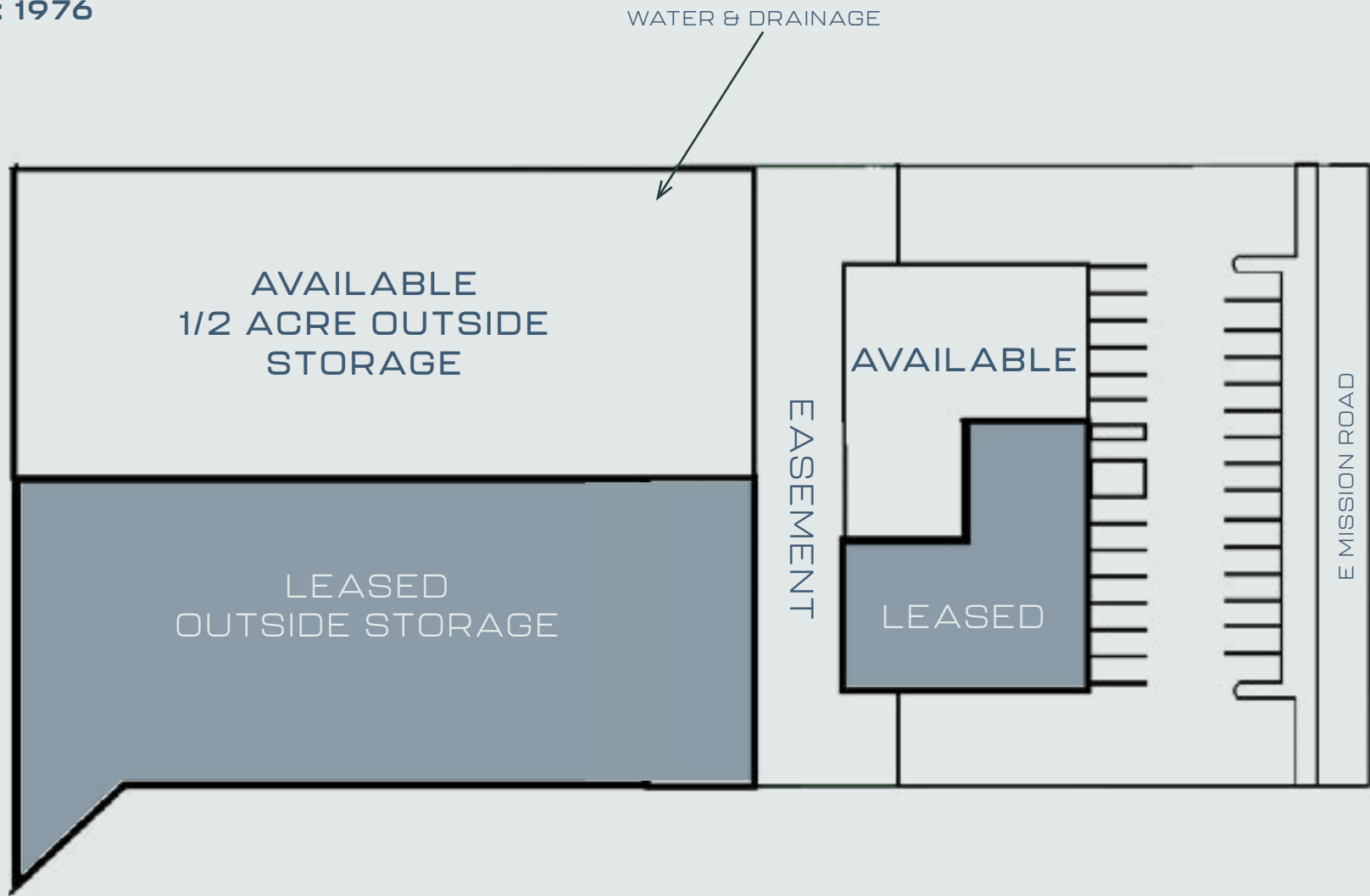
DRIVE THROUGH

Truck & vehicle access



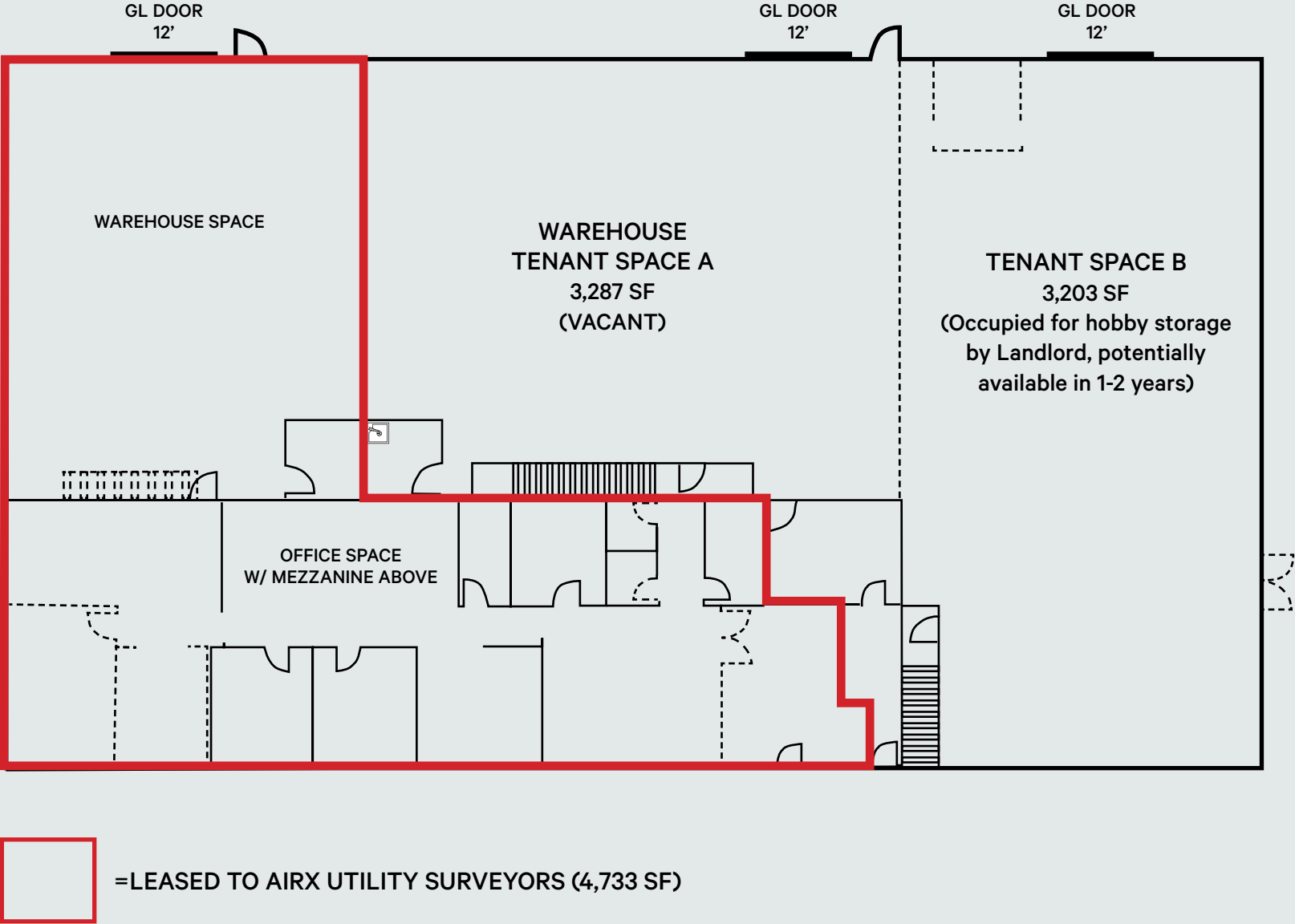
Site Plan

RBA: 14,748 SF
LOT SIZE: 2.31 AC
BUILT: 1976



Building Floor Plan

**SECOND FLOOR SHOWN ON FOLLOWING PAGES*



CBRE and Landlord make no guaranteed the floorplan is to scale

Floor Plans

VACANT TENANT SPACE A ±3,287 SF

VIRTUAL TOUR



AirX Utility Systems

currently leases 4,733 SF of building
and 22,000 SF of outside storage

Starting 10/1/2026

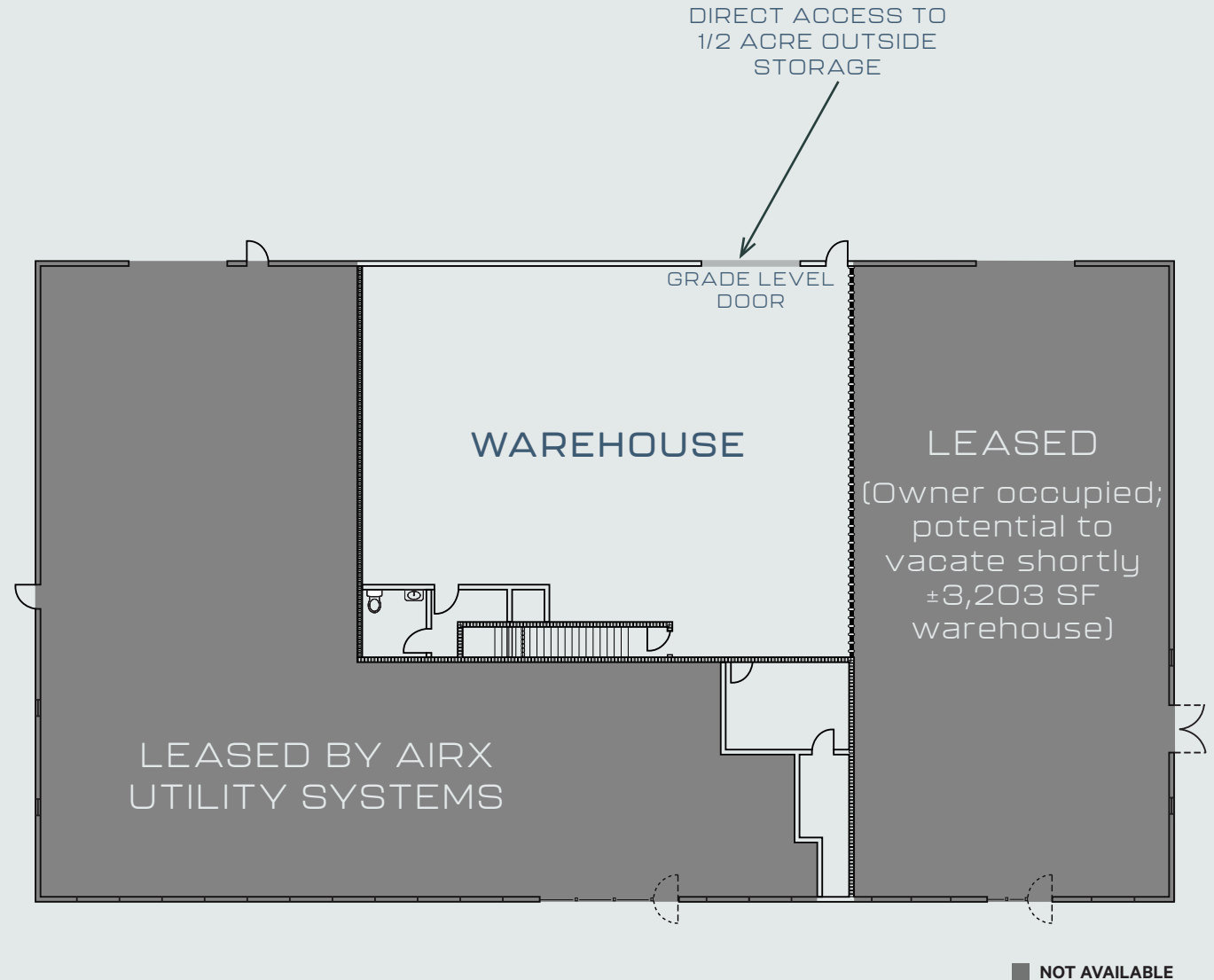
their base rent is: \$15,702 GRS +E,
with 3% annual increases

AirX Lease Expiration

9/30/2027

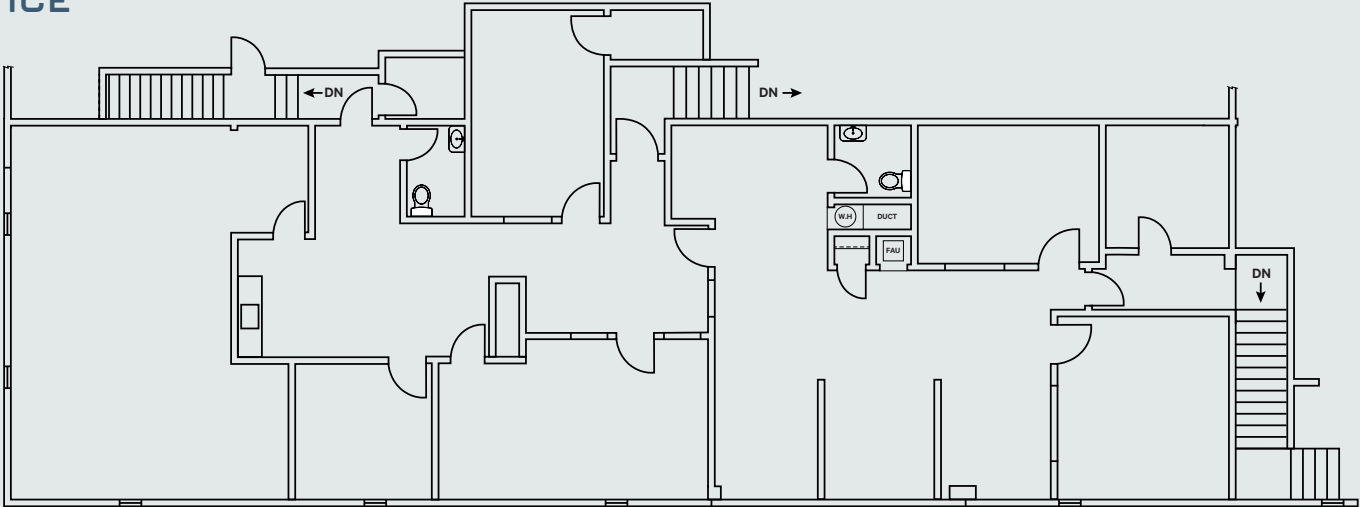
AirX Option to Renew

One additional option to
renew at FMV for 5 years

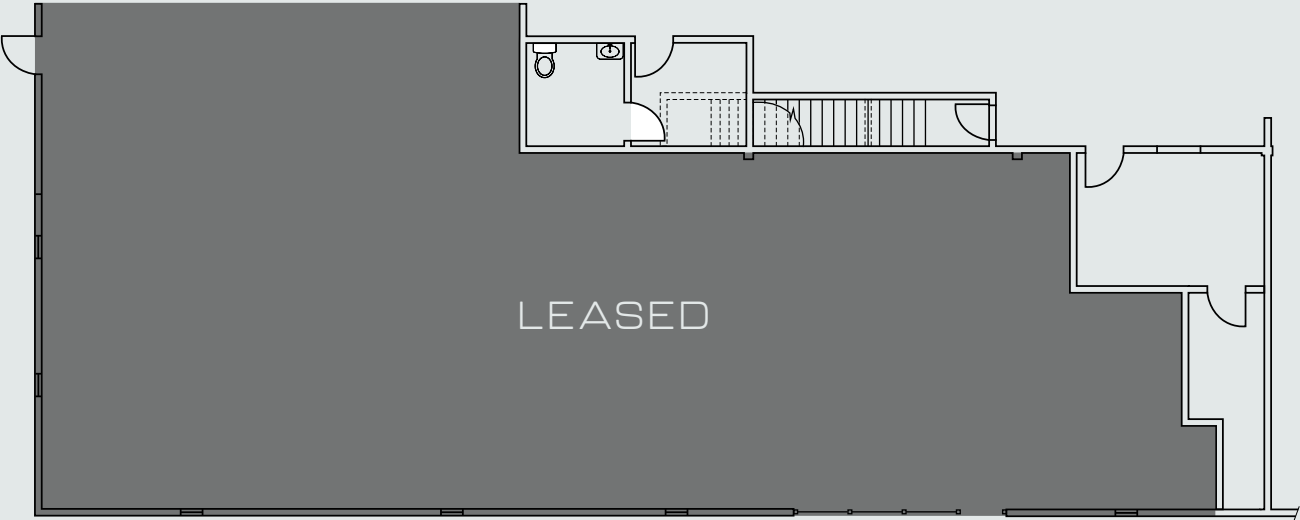


Floor Plans

VACANT SECOND FLOOR OFFICE ±3,525 SF

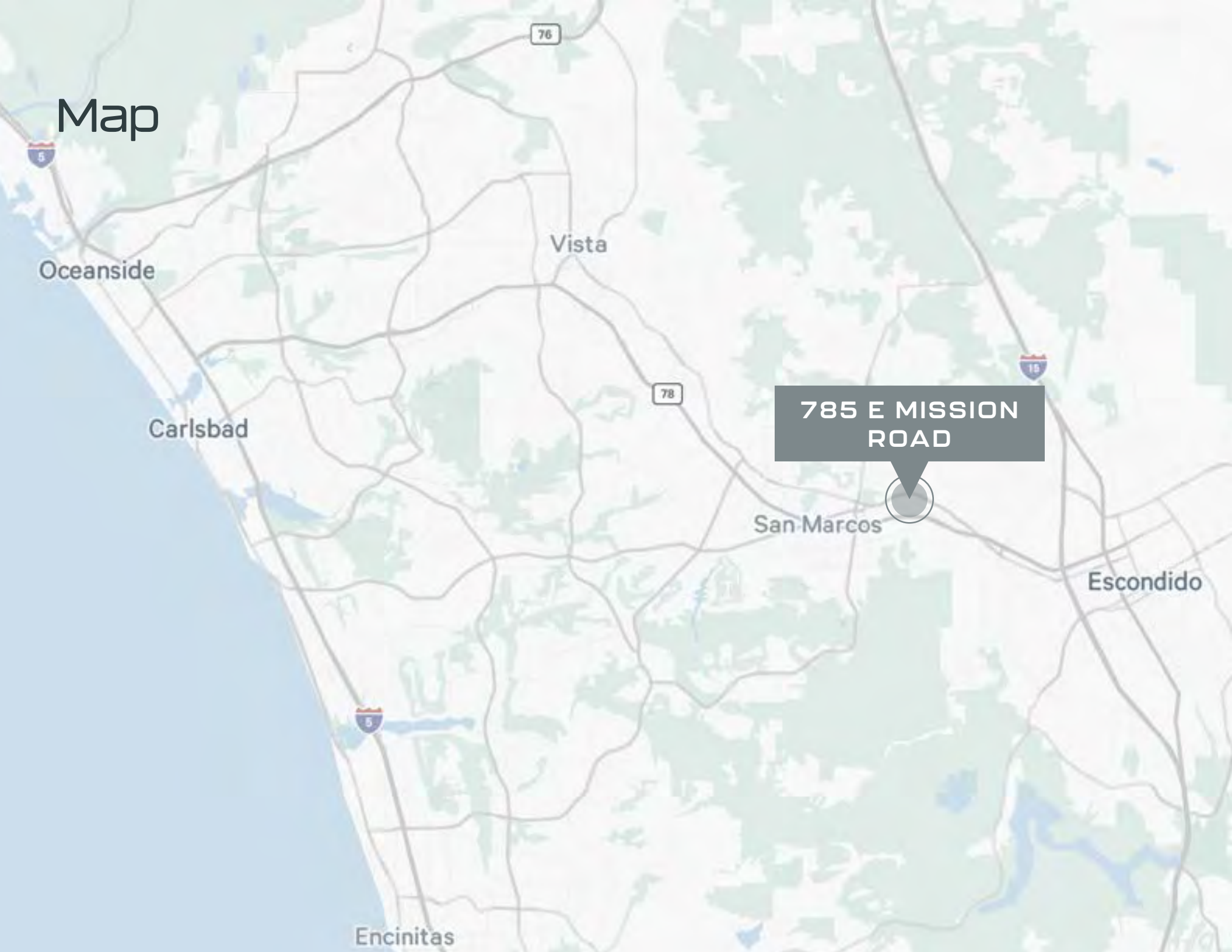


FLOOR PLAN of FIRST FLOOR OFFICE



■ NOT AVAILABLE

Map





PROEPRTY PHOTOS





6,812 SF & 1/2 ACRE OUTSIDE STORAGE
FOR LEASE

785 E Mission Road

SAN MARCOS, CA
92069

Weston Yahn
Vice President
+1 760 438 8505
weston.yahn@cbre.com
Lic. 01975469

Dennis Visser
Senior Vice President
+1 760 438 8508
dennis.visser@cbre.com
Lic. 01255595

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.