

FOR SALE

340 RANCHEROS DRIVE

SAN MARCOS COMMERCE CENTER INDUSTRIAL CONDOMINIUMS

Suite 168 | ± 3,809 SF | \$1,375,000

EXCLUSIVELY LISTED BY

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Lic. #02149868


INLAND PACIFIC

PROPERTY HIGHLIGHTS



340 Rancheros Dr, Suite 168, San Marcos, CA 92069



± 3,809 SF (48% Warehouse)



Sale Price: **\$ 1,375,000**



Zoning: CM (Zoning Permitted Uses)



Built in 1989, Exterior Renovated 1999



One Grade Level Door (10' x 12')



Clear Height: 20'



2.5/1,000 SF Parking Ratio



Power: 200a



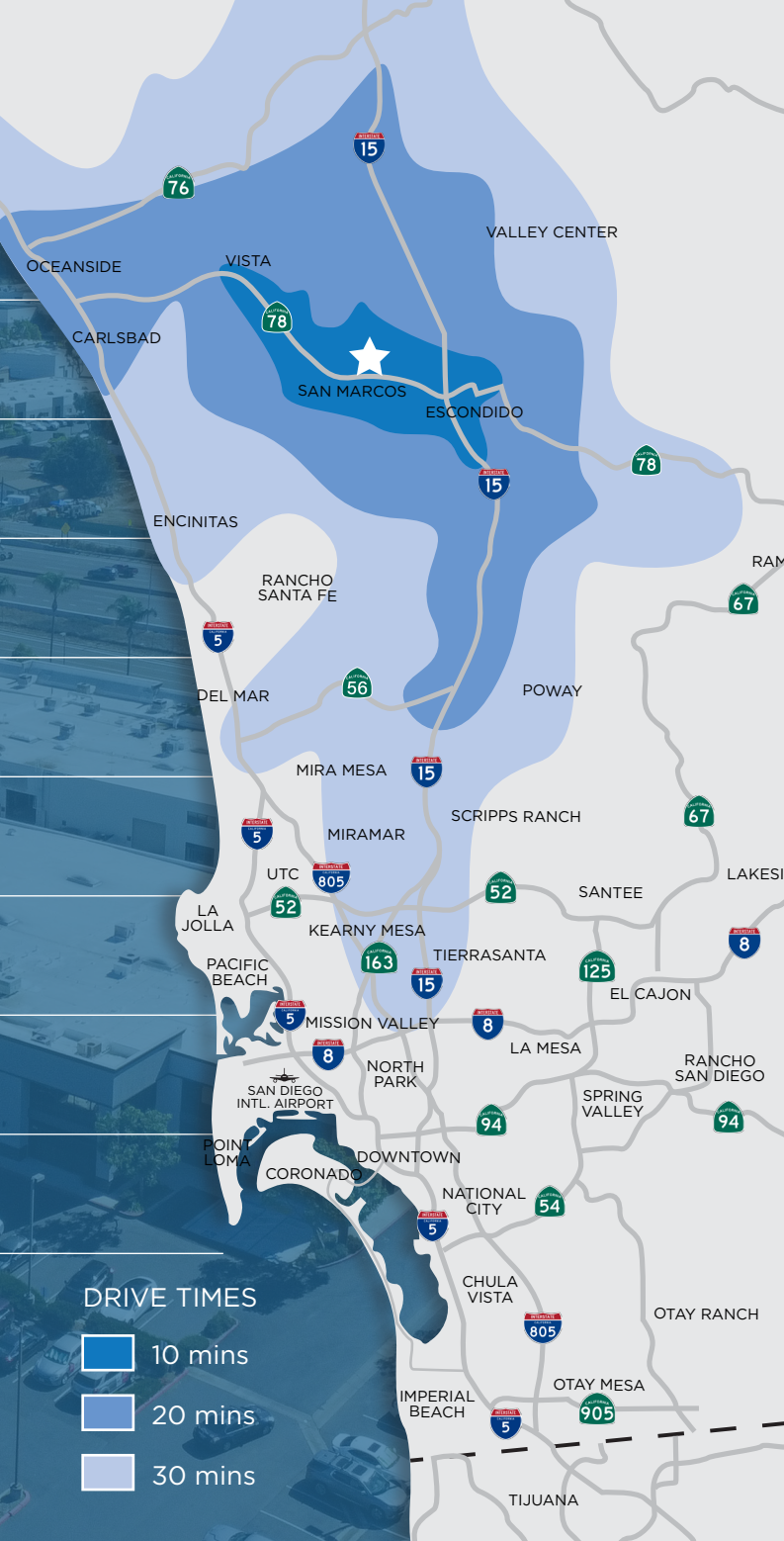
Sprinklered: Yes

DRIVE TIMES

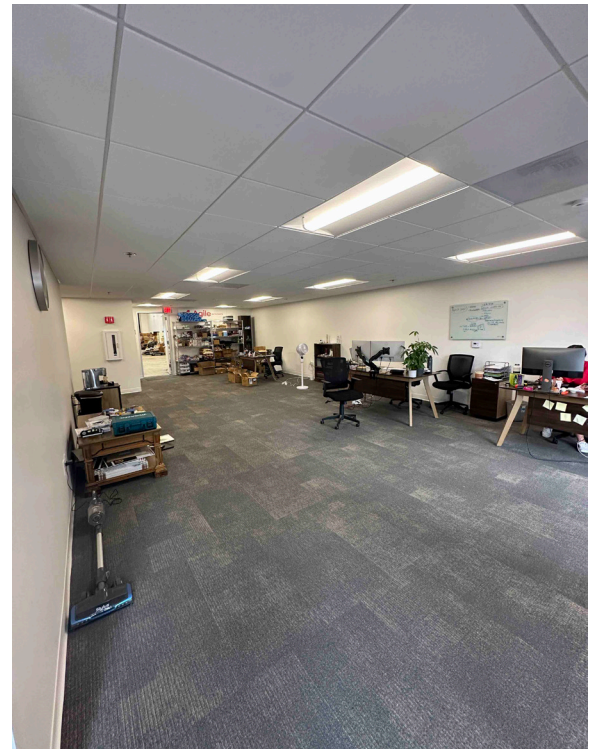
10 mins

20 mins

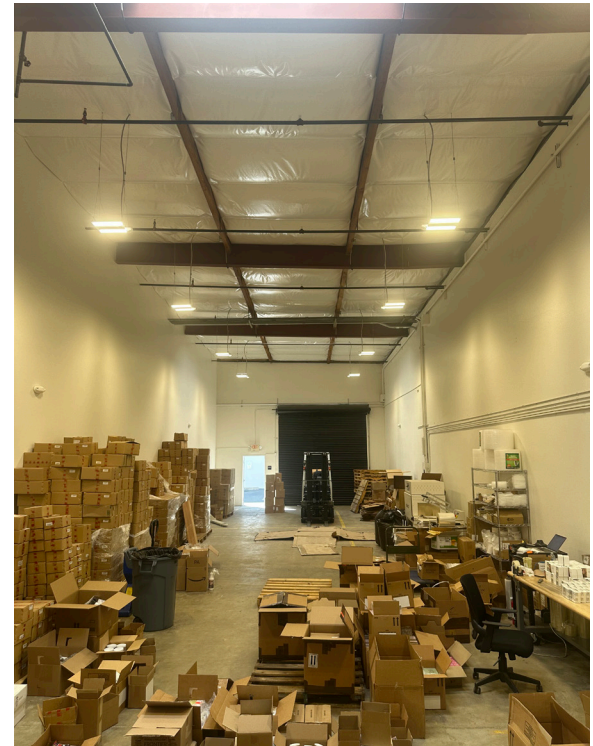
30 mins



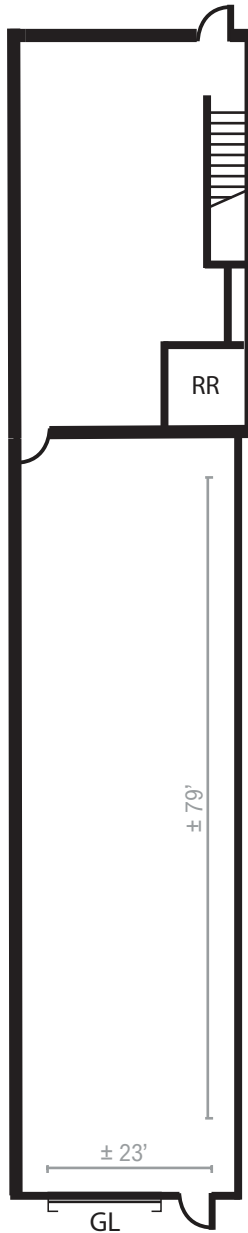
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



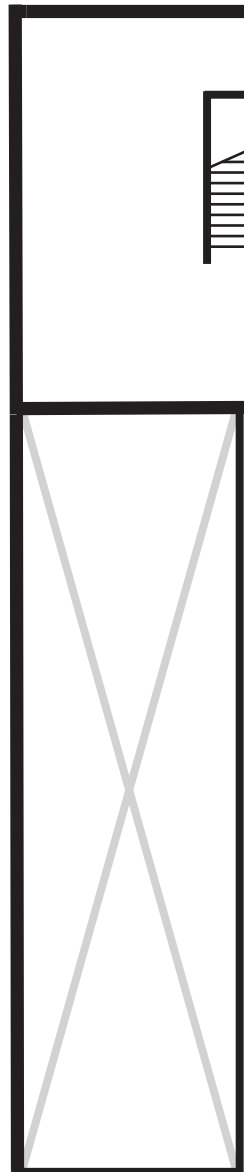
PROPERTY
PHOTOS



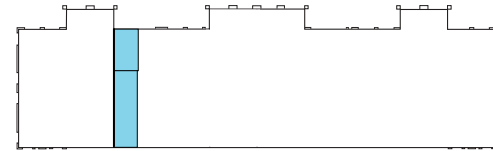
FLOOR PLAN



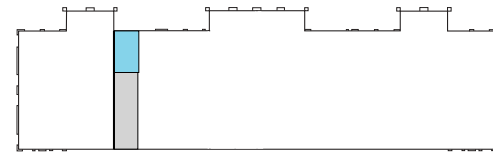
1ST FLOOR



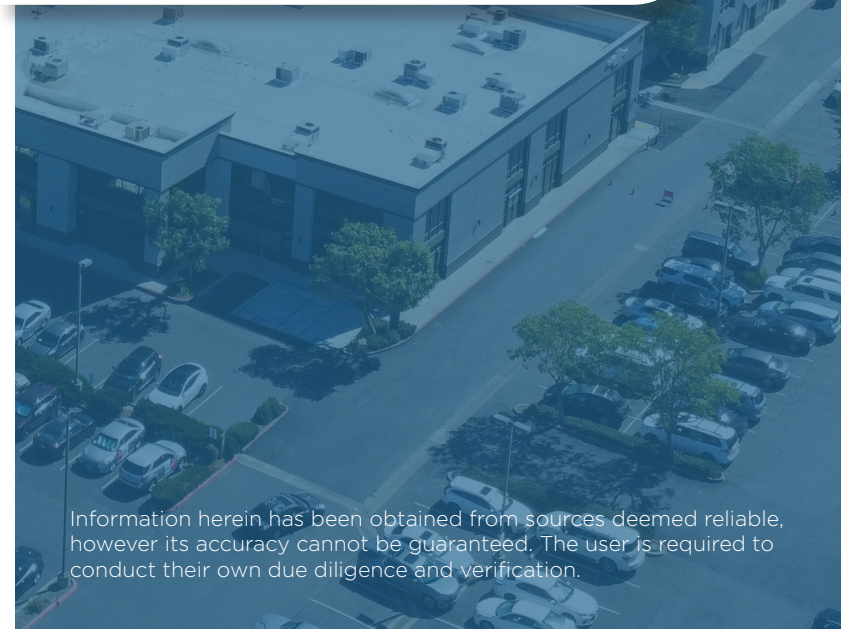
2ND FLOOR



1ST FLOOR



2ND FLOOR



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CORPORATE NEIGHBORS

340 RANCHEROS DR

AMERICA LINKS
INTERNATIONAL, INC.

PRIME

CALIFORNIA
78

Creative
Electron
THE X-RAY PEOPLE

United
Rentals

CLINIQA

TRI-CITY
TOOL PARTS

TTP

TOTAL
TECHNOLOGY

CENTRAL TRANSPORT

Pacific Coast
Hardscapes

AMENITIES MAP

340 RANCHEROS DR



- WinCo Foods
- Chipotle
- Panda Express
- In-n-Out
- Starbucks
- McDonald's
- Home Depot
- Best Buy
- Discount Tire
- California Coast Credit Union
- Ralphs
- Starbucks
- Dickey's BBQ Pit
- Epic Wings
- It's Tabu Sushi
- Subway
- Pizza Bar
- CVS
- UPS Store
- Chase Bank
- Bank of America

FOR MORE INFORMATION CONTACT

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SUITE 168**