



150 VALLECITOS DE ORO

SAN MARCOS, CA 92069

±5,929 SF FREESTANDING INDUSTRIAL BUILDING FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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SAN MARCOS, CA 92069

PROPERTY OVERVIEW

PROPERTY INFORMATION

Address: 150 Vallecitos de Oro
San Marcos, CA 92069

Size (SF): ±5,929 SF

Lot (SF): ±18,557 SF

SPACE FEATURES

- Power: 600 AMPs, 120/208V
- Freestanding, single-level industrial building
- Fenced yard
- Currently about 70% office/30% warehouse; can be modified for tenant
- Grade-level loading

Located in the San Marcos industrial submarket, 150 Vallecitos de Oro offers a versatile freestanding industrial opportunity ideal for office-intensive, production, or flex users. The building features a functional layout with approximately 70% office buildout, a warehouse component with grade-level loading, and a secured fenced yard—providing a rare combination of usability at this size.

Positioned just off SR-78, the property provides efficient access to North County's major transportation corridors while remaining close to a strong base of nearby amenities. This offering presents a compelling opportunity for users seeking a well-located, adaptable space with a unique office-to-warehouse ratio.

TERMS

Lease Rate: \$1.40/SF NNN



150 VALLECITOS DE ORO

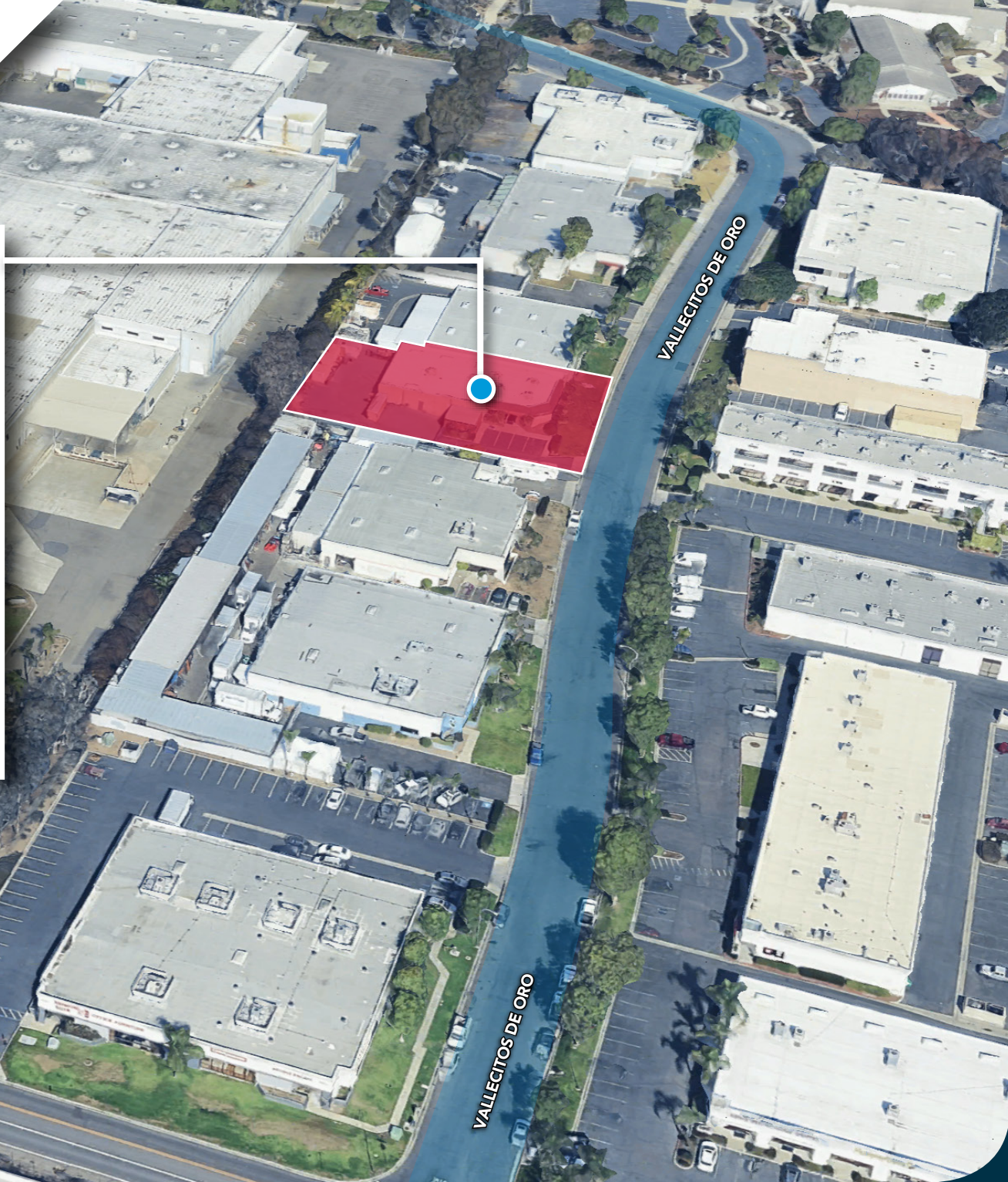
SAN MARCOS, CA 92069

PARCEL MAP



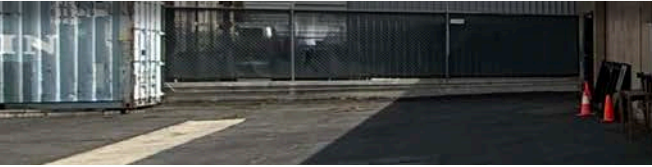
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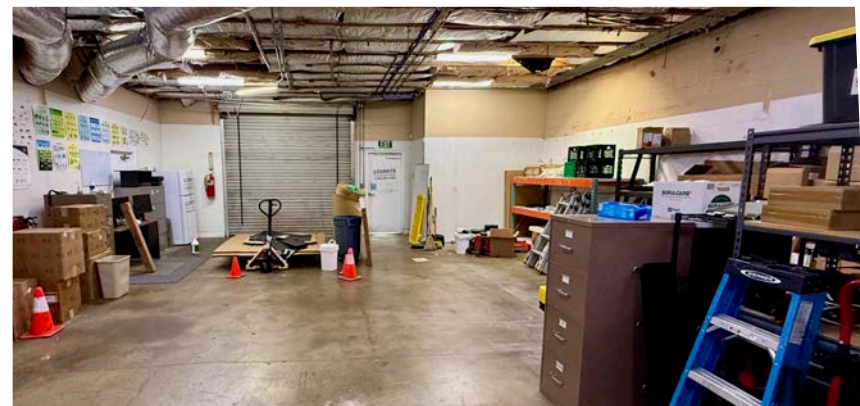
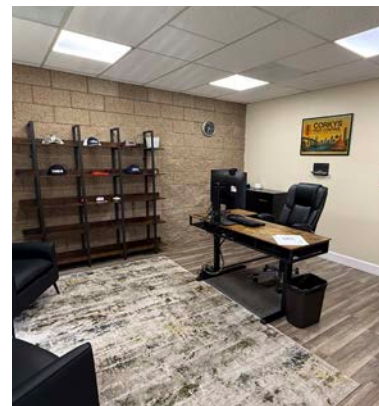


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PROPERTY
PHOTOS



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