


1377

ARMORLITE DRIVE

SAN MARCOS | 92069

1377

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **WILLIAMS ROTH GROUP**  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

**FOR SALE | \$4,119,000 | 14,976 SF**  
**INDUSTRIAL OWNER USER OPPORTUNITY**

# PROPERTY HIGHLIGHTS



## SINGLE TENANT INDUSTRIAL BUILDING

Rare freestanding industrial building centrally located in the San Marcos Business Park.



## ATTRACTIVE BUILDING FEATURES

Approximately 13% office, 15'- 16' clear height, 1,200 amps @ 120/208 volts of power, fully sprinklered, 10 rollup doors, skylights & a potential fenced yard.



## OWNER USER OCCUPANCY

The property is estimated to be vacant and available for occupancy March 1, 2026.



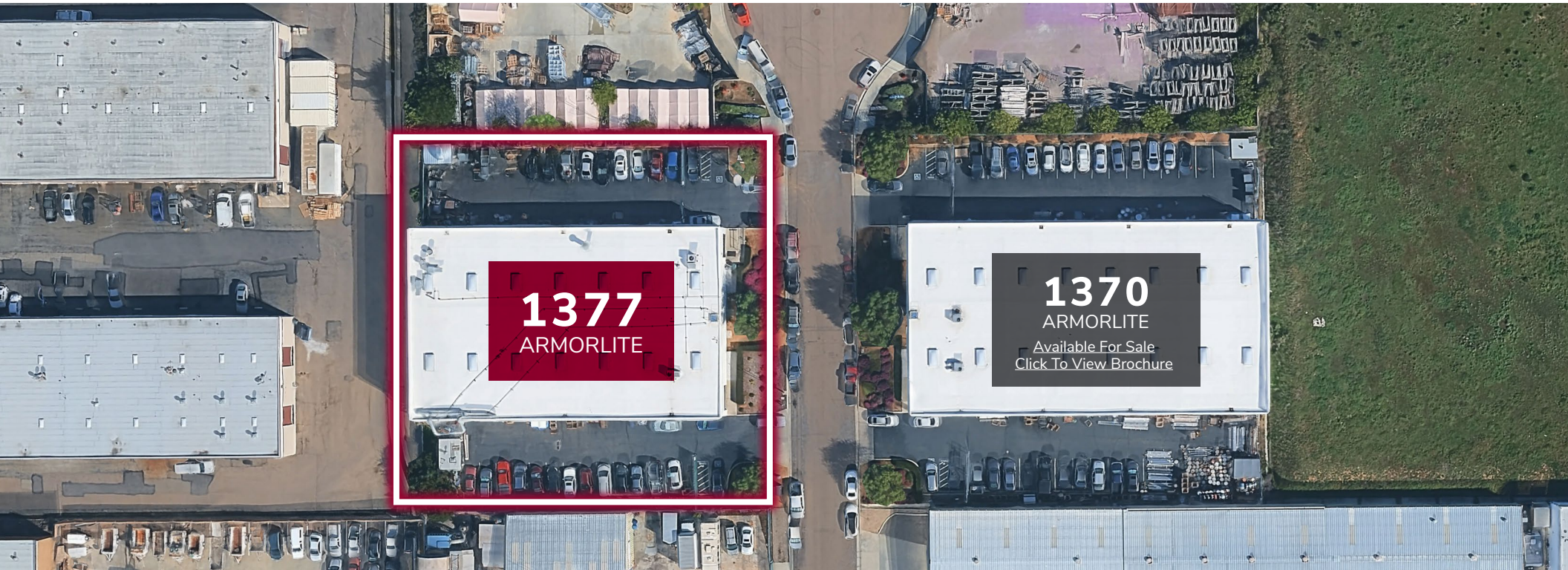
## VARIOUS BUILDING UPGRADES

Power distributed through the building, gas to the building, roll up doors on both sides of the building.



**ASKING PRICE**  
**\$4,119,000**

# PROPERTY FEATURES



**BUILDING SF:** 14,976 SF

**YEAR BUILT:** 1986

**LOT SIZE:** 0.75 ACRES (32,670 SF)

**LOADING:** 10 GRADE DOORS  
(5 ON EACH SIDE OF THE BUILDING)

**OFFICE SF:** ±2,000 SF

**CLEAR HEIGHT:** 15'-16'

**ZONING:** INDUSTRIAL ZONE I

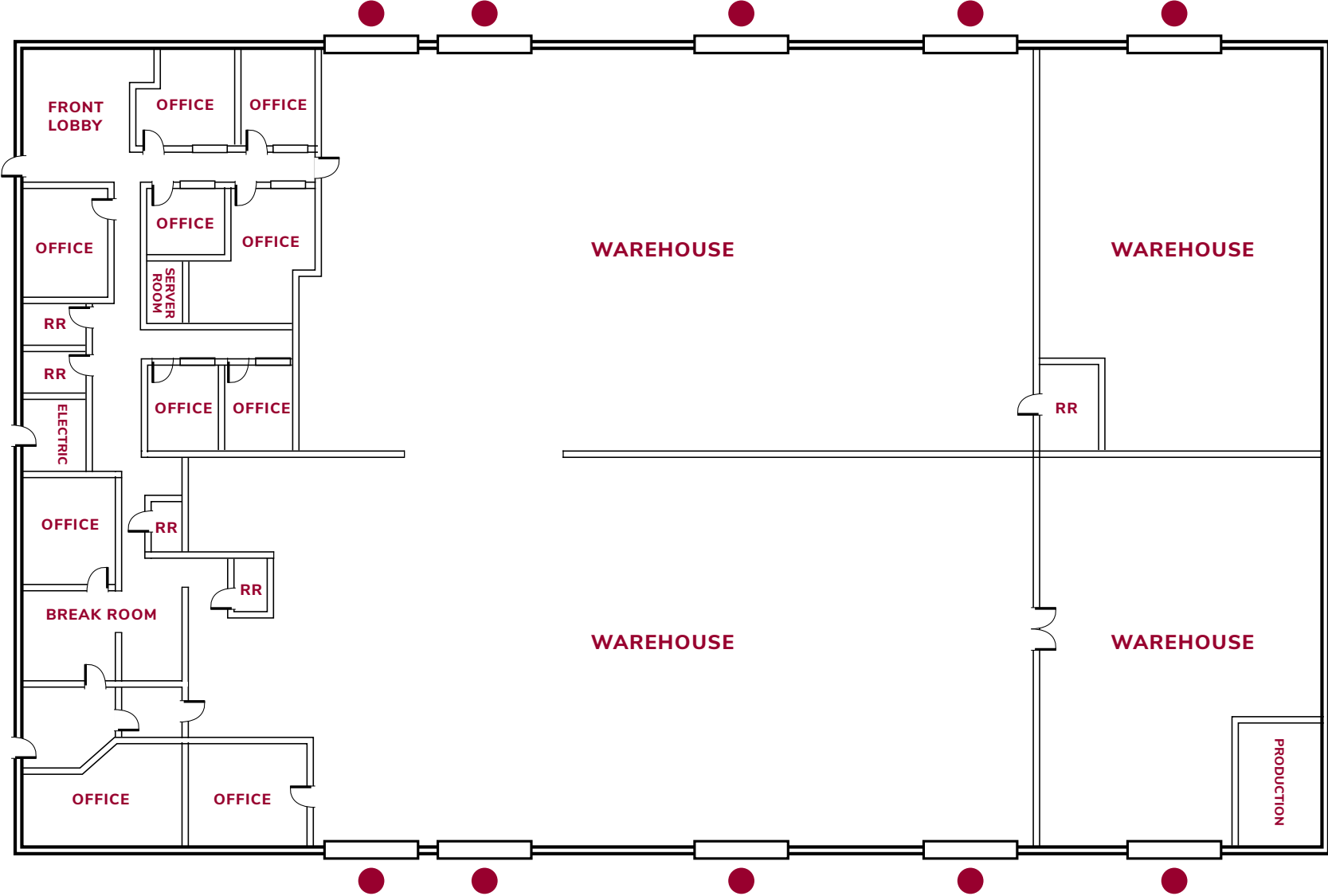
**PARKING:** 30 PARKING SPACES

**POWER:** 1,200A, 120/208V

**SPRINKLERS:** YES



# FLOOR PLAN



● = grade level door

# SBA 504 LOAN STRUCTURE



## SBA 504 LOAN STRUCTURE

Craig Samson  
 VP, Senior Loan Officer  
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### USE OF PROCEEDS

Purchase Price	\$4,119,000
Improvements	\$0
Contingency	\$0
Equipment, FF&E	\$0

### Closing Costs (estimated)

SBA Eligible Soft Costs	\$0
SBA Eligible Hard Costs	\$0

**Total Project Costs \$4,119,000**

**1377 Armorlite Drive San Marcos**  
 Sq. Ft. 14,976  
 Price per Sq. Ft. \$275.04



### Sample Financing Scenario

		<u>AMOUNT</u>	<u>RATE</u>	<u>TERM</u>	<u>AMORT</u>	<u>MONTHLY PMT</u>
Bank 1st Mortgage	50%	\$ 2,059,500	6.00%	25 Yrs	25	\$ 13,269
SBA 504 2nd Mortgage*	40%	\$ 1,647,600	6.00%	25 Yrs	25	\$ 11,276
Borrower Down Payment	10%	\$ 411,900				
			<b>Blended Rate</b>			
			<b>6.00%</b>			
					Total Monthly:	<b>\$ 24,546</b>
					Total Annual:	<b>\$ 294,546</b>

\*SBA fees to be financed at funding estimated at \$38,000

Monthly Costs	<u>PFS</u>	<u>Monthly</u>	Adjusted Monthly Costs	<u>PFS</u>	<u>Monthly</u>
Mortgage Payments	\$1.64	\$ 24,546	Total Monthly Payment	\$1.64	\$ 24,546
			Less Depreciation	(\$0.47)	-\$7,041
<b>Total Monthly Payment</b>	<b>\$1.64</b>	<b>\$24,546</b>	<b>Total Adjusted Monthly Payment</b>	<b>\$1.17</b>	<b>\$17,505</b>

# NEARBY RETAIL & AMENITIES

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ARMORLITE DRIVE

**1** north county square

**2** buena vista

**7** The Island @ Carlsbad

**3** the square @ bressi ranch

**6** grand plaza

**5** vista palomar park

**4** bressi ranch village center

# San Marcos

# Discover the Heart of North County

7  BREWERIES

1  MEADERY

2  WINERIES

 population  
**92,866**

 corporate & local businesses  
**±3,853**

 median household income  
**\$109,897**

 multi-industry job force  
**31,684+**

## San Marcos' Local Industries

manufacturing  
warehousing  
logistics  
higher education

life sciences  
healthcare  
active lifestyle  
information technology



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