

FOR SALE | 6,571 SF INDUSTRIAL

1255

Stone Drive, San Marcos, CA 92078



1900 Wright Place Suite 200
Carlsbad, CA 92008
P: (760) 929-9700 F: (760) 929-9977
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MICHAEL GOLDEN
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DRE LIC# 013359892

TRENT FRANCE
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PROPERTY FEATURES

6,571 SF freestanding industrial building

18" Warehouse clear height

Convenient Drive-around access

Rare fenced yard

800 amps/220v/3-phase

Divided into two units

Two (2) 12' x 14' grade level roll up doors

Light Industrial zoning

Excellent access to HWY-78 with two access points nearby



Close proximity to various amenities

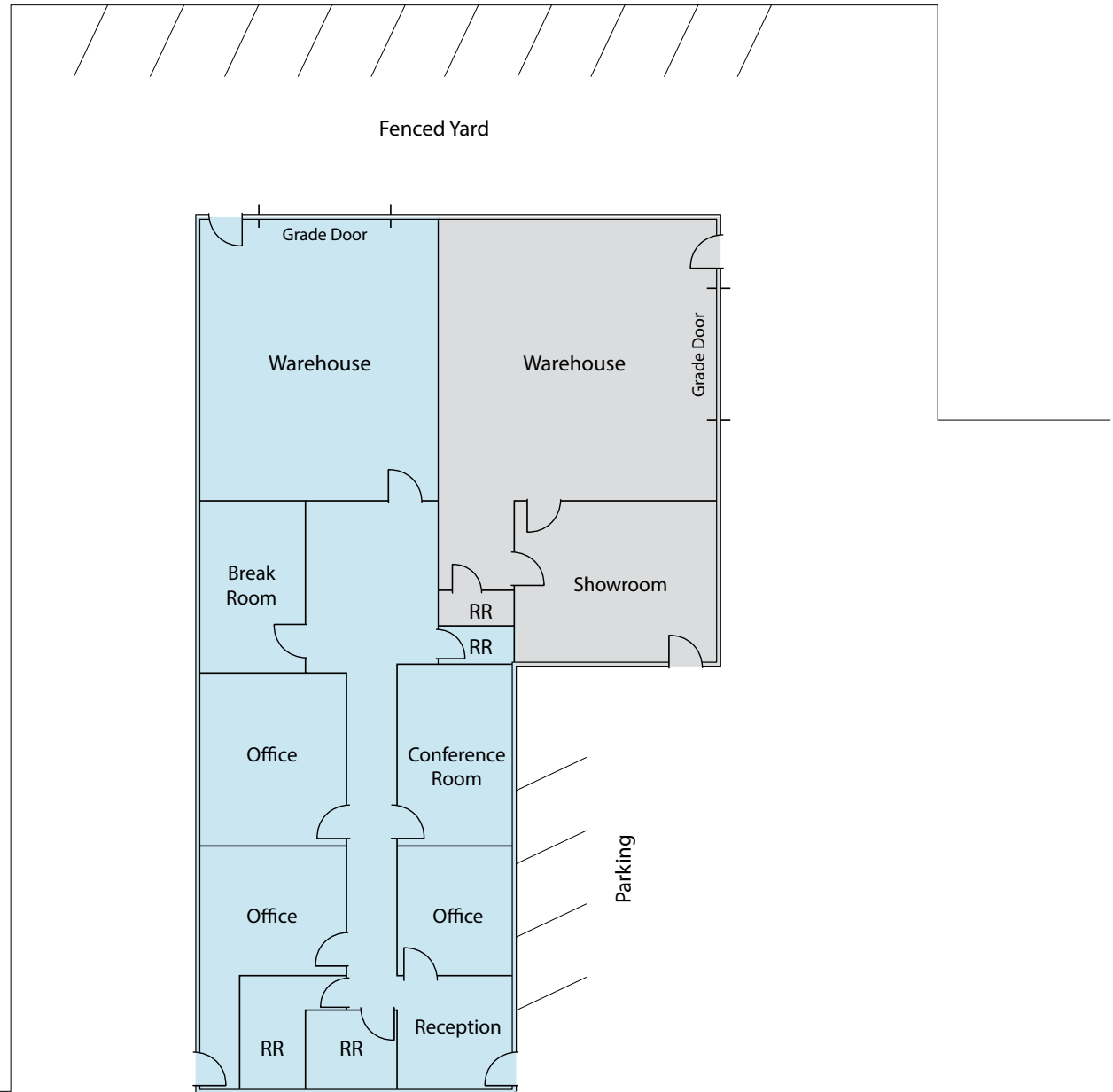
Asking Price: \$1,445,620 (\$220 PSF)

**Please do not disturb tenant*



FLOOR PLAN

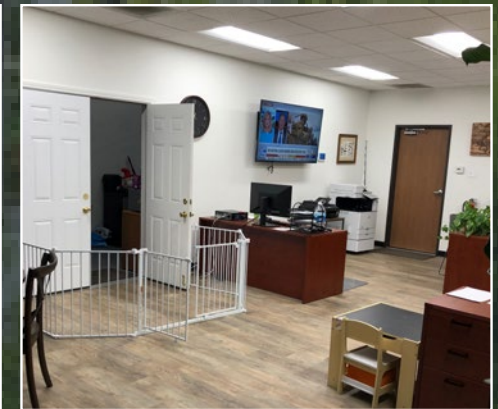
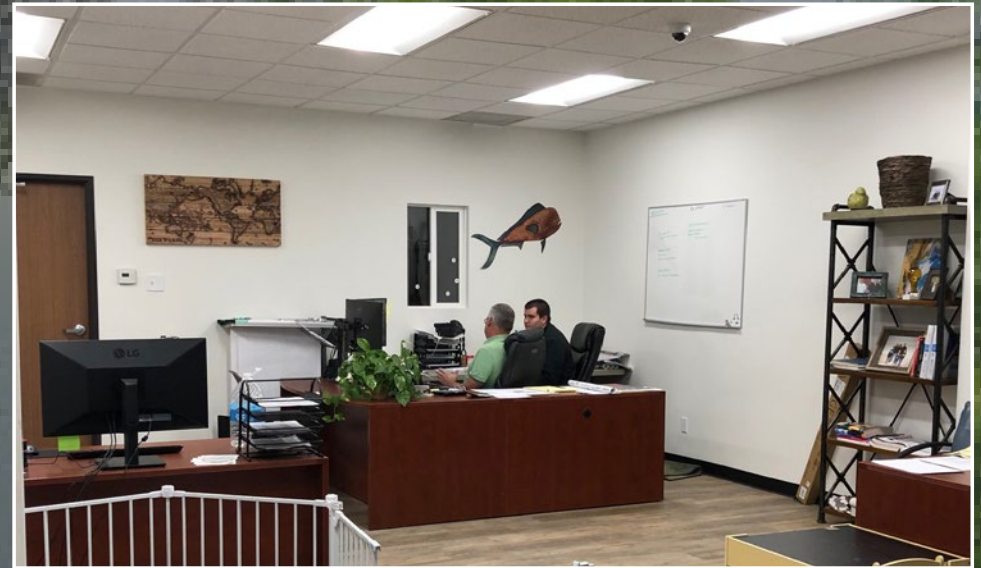
UNIT A 
UNIT B 



STONE DRIVE

*NottoScale

PHOTOS



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SURROUNDING AREA



PALOMAR
COLLEGE

Mission Ave

W. San Marcos Blvd

78

78

CVS

Residence Inn
Marriott

Starbucks

L.L. Bean

SONIC

SPROUTS
FARM & MARKET

Party City

GRAND PLAZA

NORDSTROM
rack

Marshalls

ROSS
DRESS FOR LESS

ULTA

1255 Stone Dr

Linda Vista Dr

Via Vera Cruz

RESTAURANT ROW

IHOP

EDWARDS
THEATRES

rubio's

W. San Marcos Blvd

Fry's

BETTER
BUZZ

Bowlero

DISCOUNT
TIRE

Wal-Mart

IN-N-OUT

Chick-fil-ee

WinCo
FOODS

HOBBY
LOBBY

Smart & Final

SOAPY
JOE'S

Habit
BURGER GRILL

Best Buy

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**LEE &
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