

5,800 SF WITH FENCED, SECURED PARKING

181

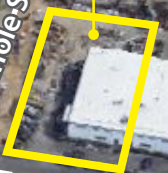
pawnee street, suite a

san marcos, ca

92078



SUITE A



Seminole St

Pawnee St

Grand Ave



for lease
5,800 sf industrial suite

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Building Amenities

Building Size:	Approx. 5,800 SF industrial
Buildout:	1,000 SF office (2 restrooms, 2 offices), 4,800 SF warehouse space
Bonus Mezzanine:	1,500 SF mezzanine (not counted in SF)
# of Doors:	Two 10' x 10' grade level roll up doors
Parking:	Fenced lot for secured parking/yard with 2 access gates
Location:	Close proximity to Highway 78
Availability:	Immediately
Lease Rate:	\$5,749.00/MONTH GROSS (\$0.99/SF) + \$0.05/SF CAM

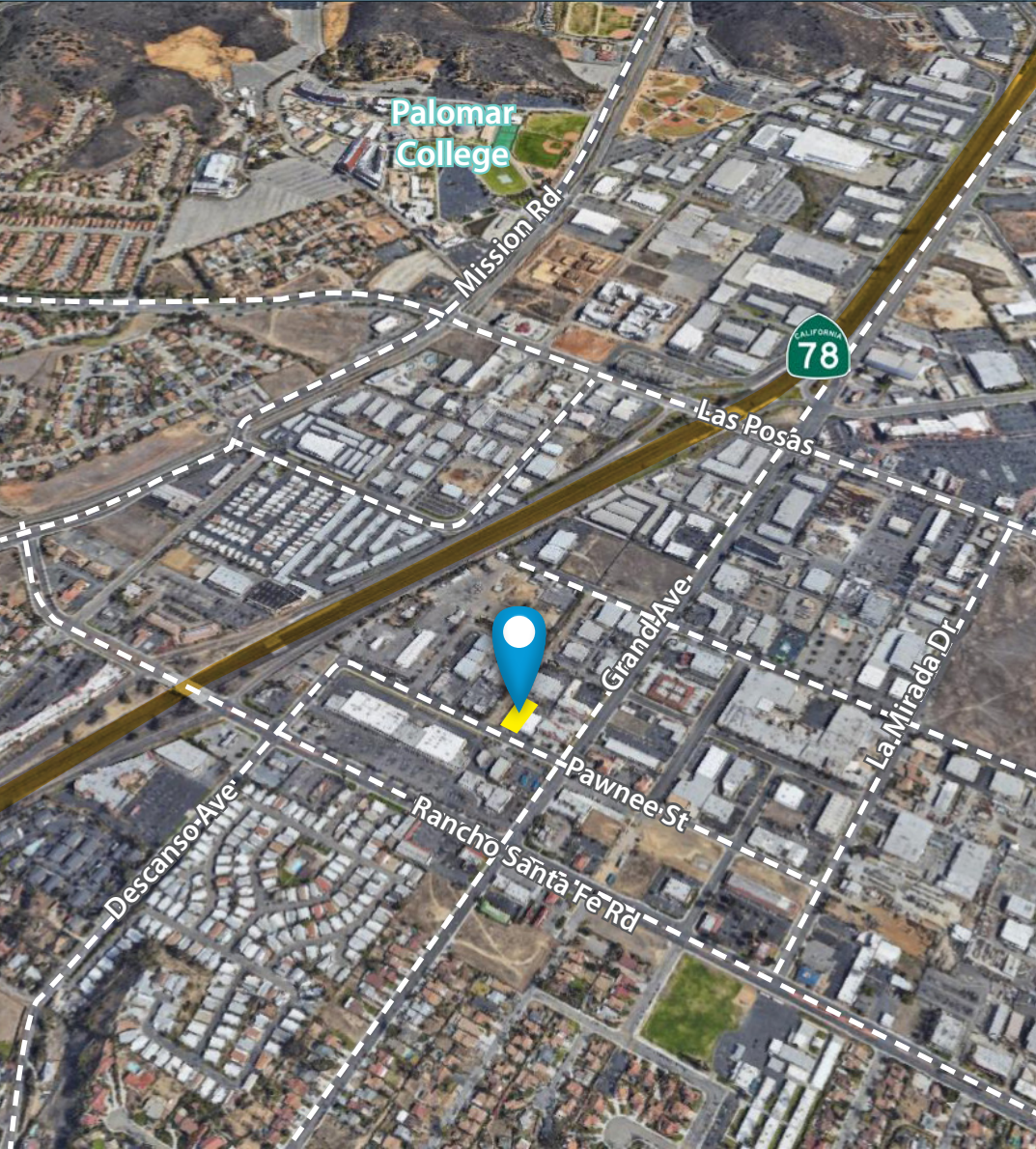


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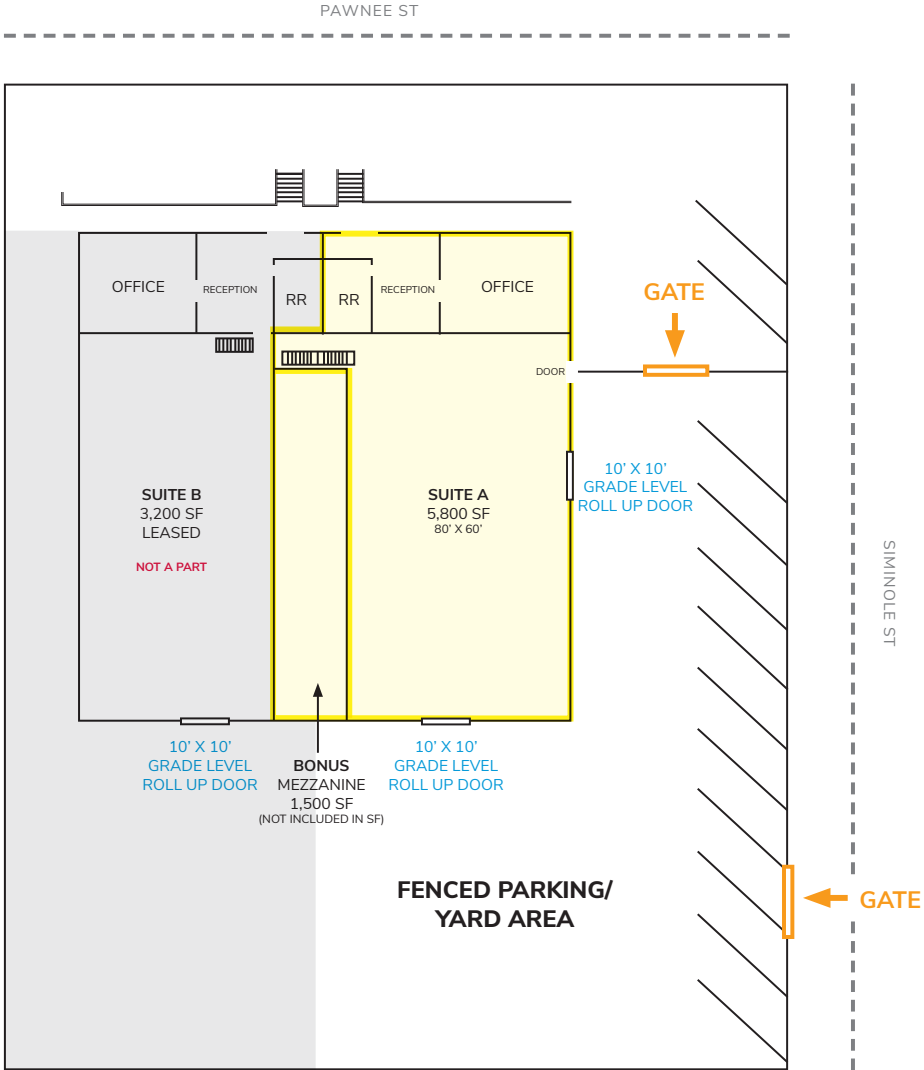


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Floor Plan

FENCED PARKING/YARD AREA WITH
 TWO SEPARATE ACCESS POINTS



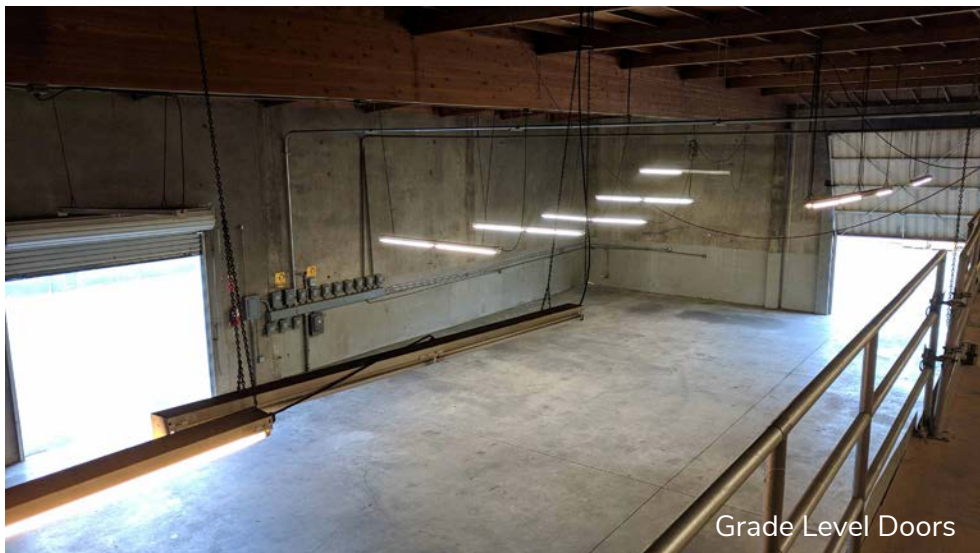
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Property Photos



Bonus Mezzanine



Grade Level Doors



Fenced Parking/Yard Area