

FOR LEASE

1195 LINDA VISTA DRIVE, SUITE B
SAN MARCOS, CA 92078



±1,980 SF CONDO
INDUSTRIAL ZONING

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Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to present 1195 Linda Vista Drive, Suite B in San Marcos, CA. The ±1,980 SF industrial condo includes a mix of office and warehouse, which includes bonus mezzanine office and storage space.

PROPERTY INFORMATION

BUILDING SIZE ±1,980 SF
(Office: ±690 SF | Warehouse: ±1,290 SF)

ZONING L-I (Light Industrial)

CEILING HEIGHT 19'

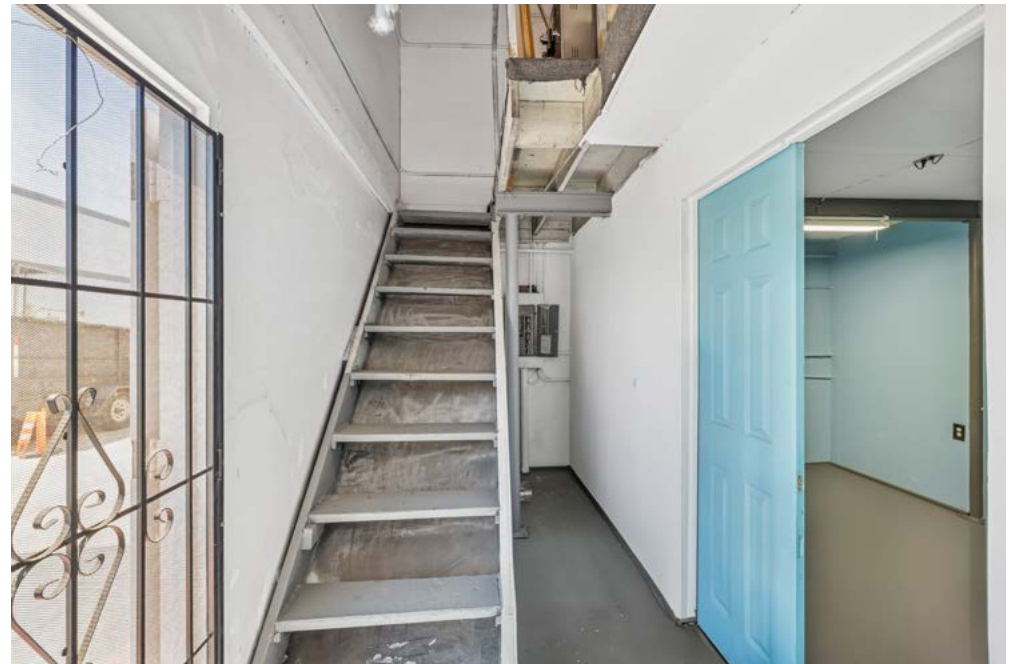
ROLL UP DOOR One (12' x 10')

YEAR BUILT 1984

KEY FEATURES

- » Flexible industrial zoning
- » Excellent highway accessibility
- » Close proximity to Restaurant Row redevelopment and retailers

LEASE RATE: \$2,475/MONTH (\$1.25/SF GROSS)



extended
STAY
AMERICA

Rancho Santa Fe Rd

Las Posas Rd

Armorlite Dr



Grand Ave



Furniture Row



1195 LINDA VISTA DRIVE



Linda Vista Dr



Bent Ave



LENNAR DEVELOPMENT
 202 HOUSING UNITS &
 10,000 SF (COMMERCIAL)

Via Vera Cruz



San Marcos Blvd

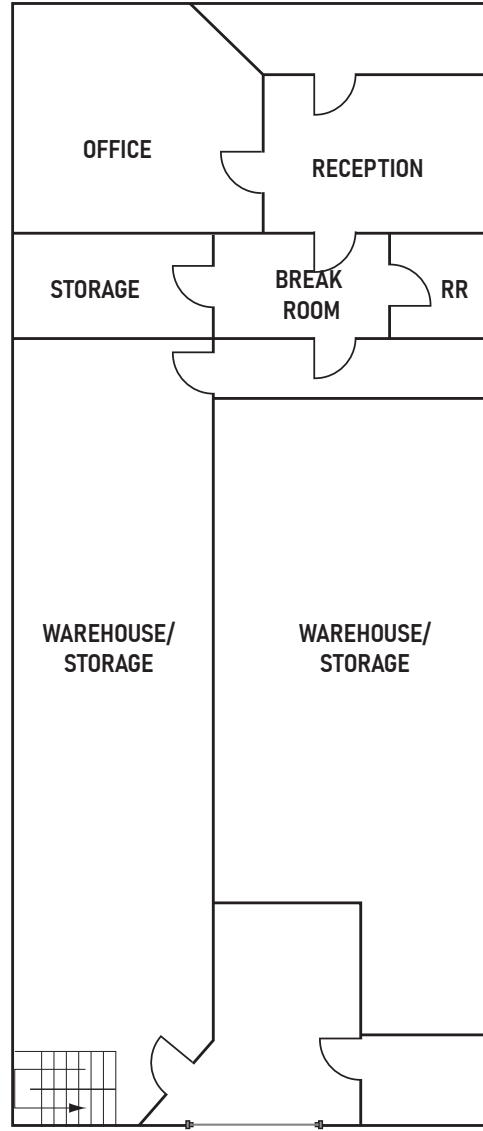


Las Posas Rd

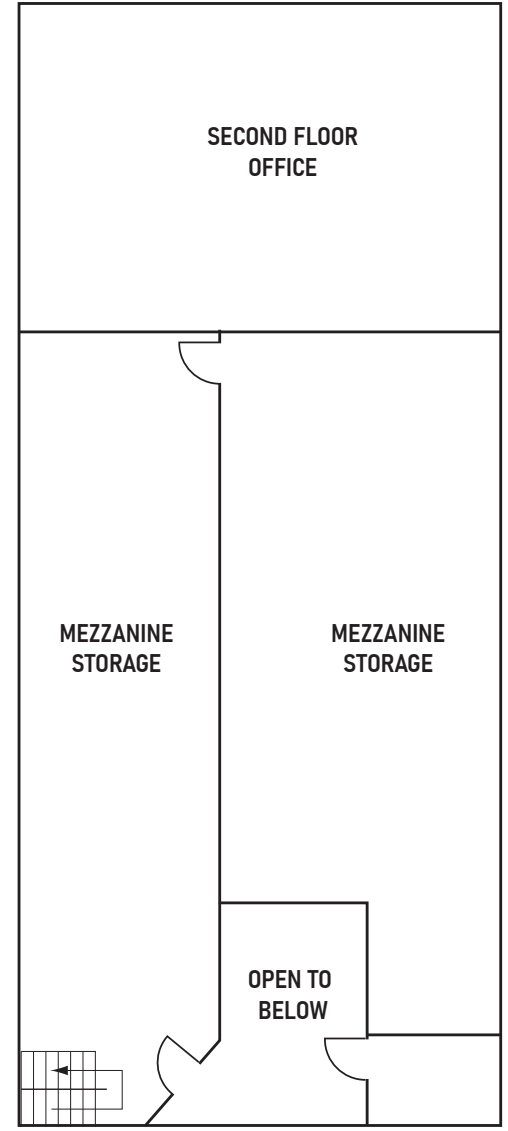


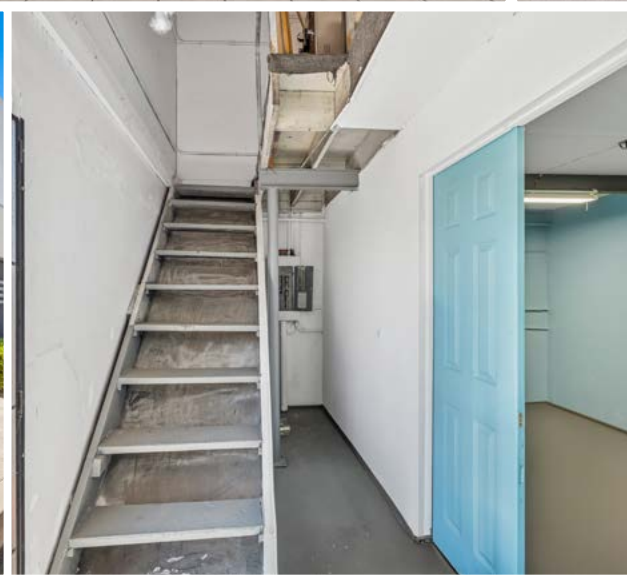


1ST FLOOR PLAN



2ND FLOOR PLAN









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