

**48,878 SF SUBLEASE  
SHORT-TERM SUBLEASE &  
DIRECT LEASE AVAILABLE**



**980 RANCHEROS DRIVE**

**SAN MARCOS, CA 92069**

**CBRE**

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# CORPORATE HQ INDUSTRIAL FACILITY

**Sublease Exp: 10/30/2029**

**Sublease Rate: \$0.93/SF NNN**

**Direct Lease Available**

**Tenant Improvement Allowance Offered**

**NNN: \$0.21/ SF / MO**

## PROPERTY HIGHLIGHTS

**48,878 SF**

7,265 SF Total Office (2-story)

2.84 Acres

8 Oversized Grade Level Doors

3 Dock High Positions

21.6' - 22.6' Clear Height

120 Total Parking Spaces Available (2.46/1,000sf)

1,200 Amps @120/208V 3-Phase Power

## PROJECT FEATURES

**Stand Alone Building**

High Image

Corporate Office

Visibility from Hwy 78

Ample Parking + Yard  
(outdoor storage allowed as an accessory use)

Zoning Light Industrial

Secured Access

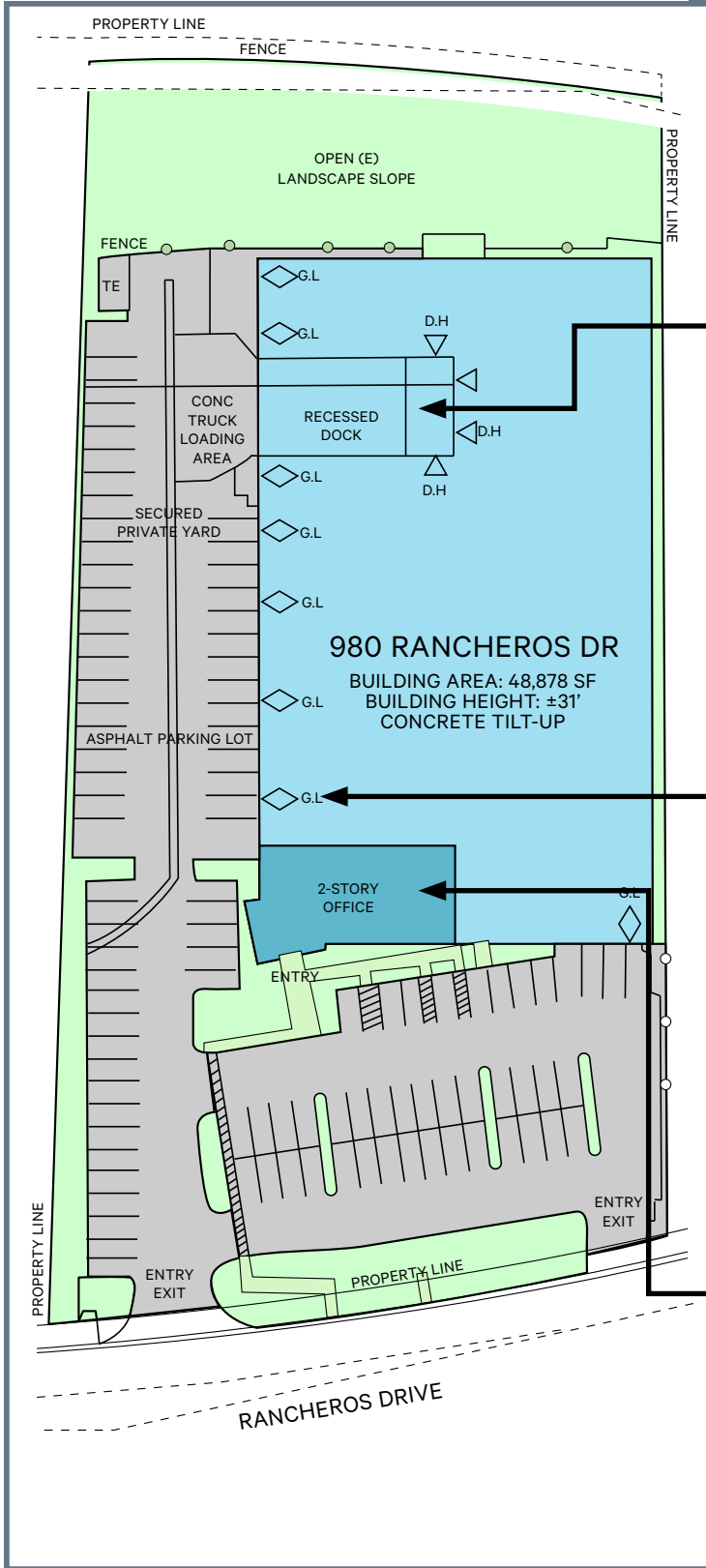
FF&E Available

Can Accommodate 53' Trailers @ Dock Positions

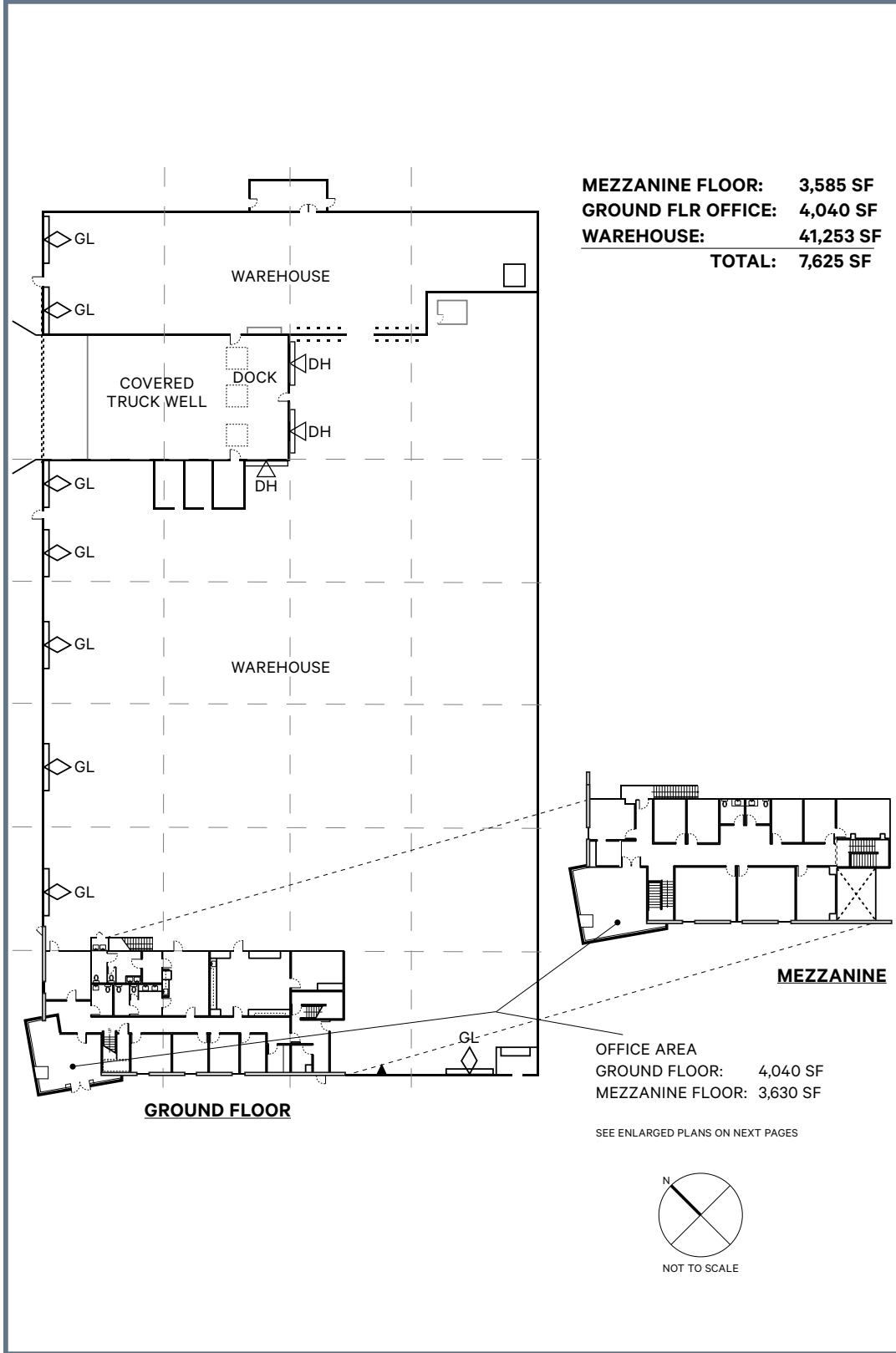
Heating - Gas | Sewer - City | Water - City



# 980 RANCHEROS SITE PLAN

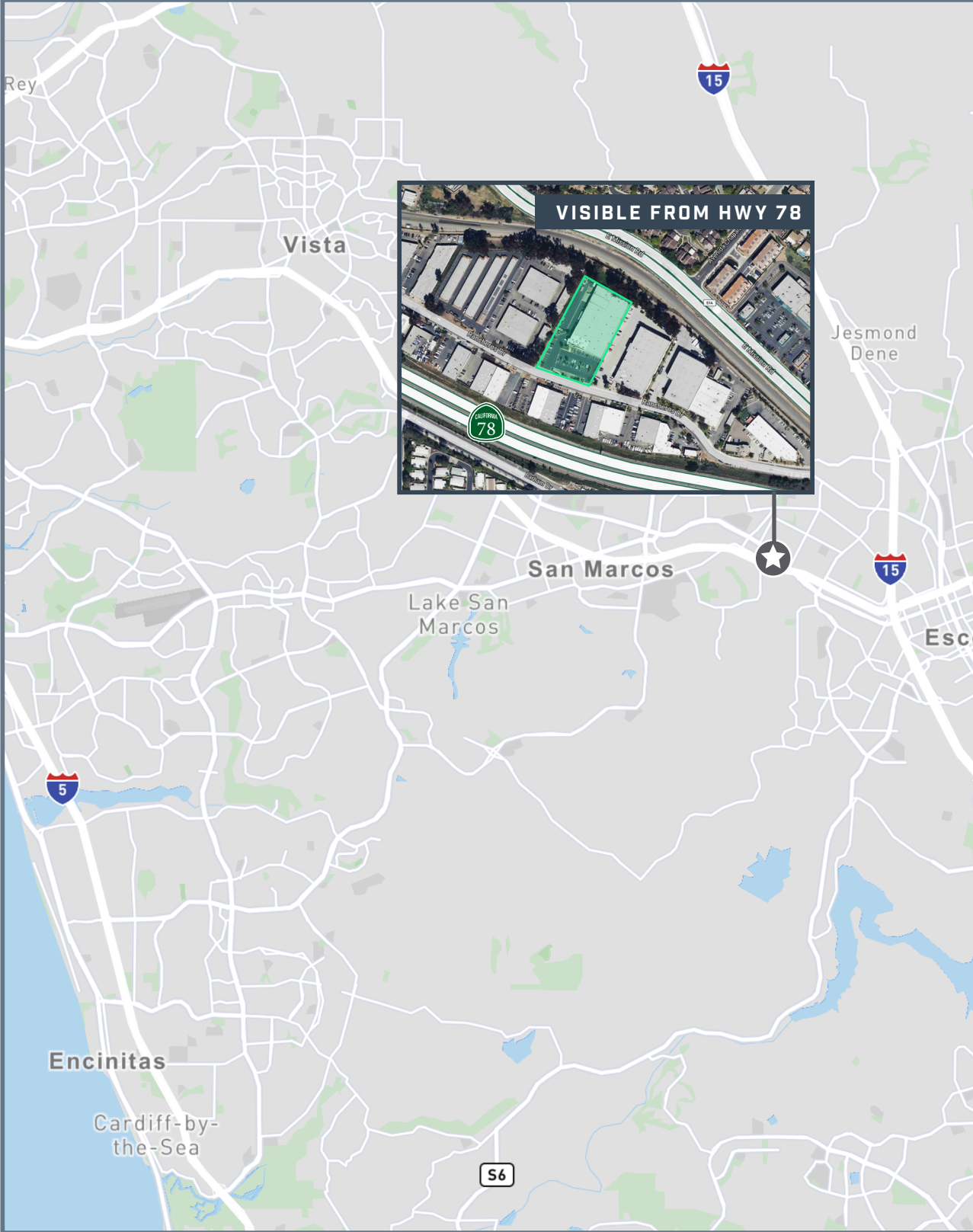


# 980 RANCHEROS FLOOR PLAN





# AERIAL MAP



980 RANCHEROS DR,  
SAN MARCOS, CA 92069

48,878 SF  
SUBLEASE

# 980 RANCHEROS DRIVE

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**CBRE**

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