

DOCK HIGH DISTRIBUTION FACILITY WITH CLEAR SPAN WAREHOUSE



664 N Twin Oaks Valley Road San Marcos, CA 92069

Available For Sublease | 47,996 SF | \$0.90/SF (NNN \$0.19/SF)
Potential to Subdivide



EXCLUSIVE CONTACT

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664 N Twin Oaks Valley Road, San Marcos, CA 92069

47,996 Square Foot | Dock High Distribution Facility / Clear Span Warehouse / Potential to Subdivide

Available: With 30 days notice

Term Expiration: 9/30/26

Rate: \$0.90/SF (NNN \$0.19/SF)

Potential for Direct Deal

DO NOT DISTURB TENANT



PROPERTY HIGHLIGHTS

- 47,996 Square Foot Freestanding Industrial Distribution Facility
- Excellent Location/Freeway Access to I-78
- Large Truck Court with 45 parking spaces
- Fully Fenced Property with Access to N Twin Oaks Valley Road and W Borden Road
- Propane Compressor/Pad
- Zoning: (C) Commercial

Warehouse:

- Clear Span Warehouse (Approximately 165' x 280')
- Clear Height: 17'-27'
- Power: 2000 AMPs/480 V
- Fire Sprinklers
- Utilities: Gas and Airlines
- Shipping and Receiving Office
- 5 Restrooms

Loading:

- Platform: 4 positions with two levelers
- 3 Single Dock Positions with two levelers
- 2 Dock Ramps
- Shipping and Receiving Office

Office: 2,332 SF

First Floor:

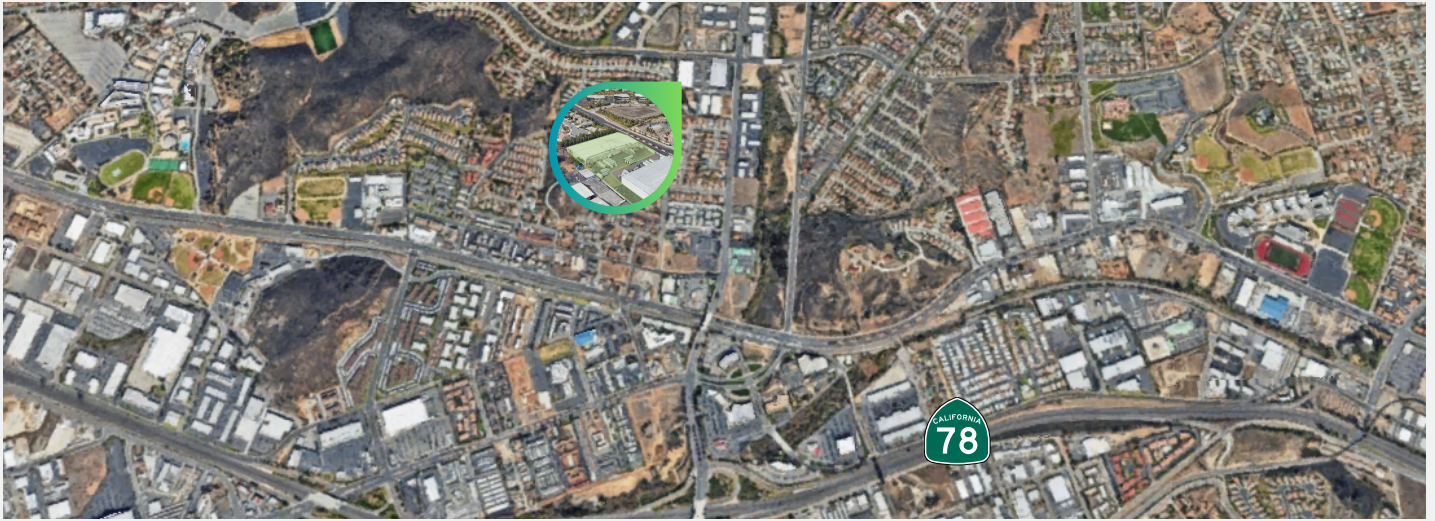
- Reception
- 2 Privates
- Open Office / Storage
- Break Area with Built ins

Second Floor:

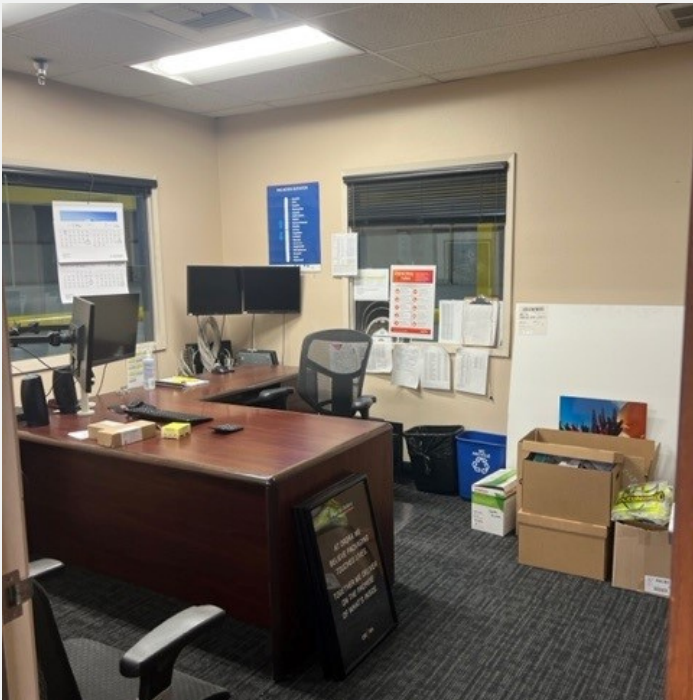
- Mezzanine
- Open Office
- Private Office
- Shower



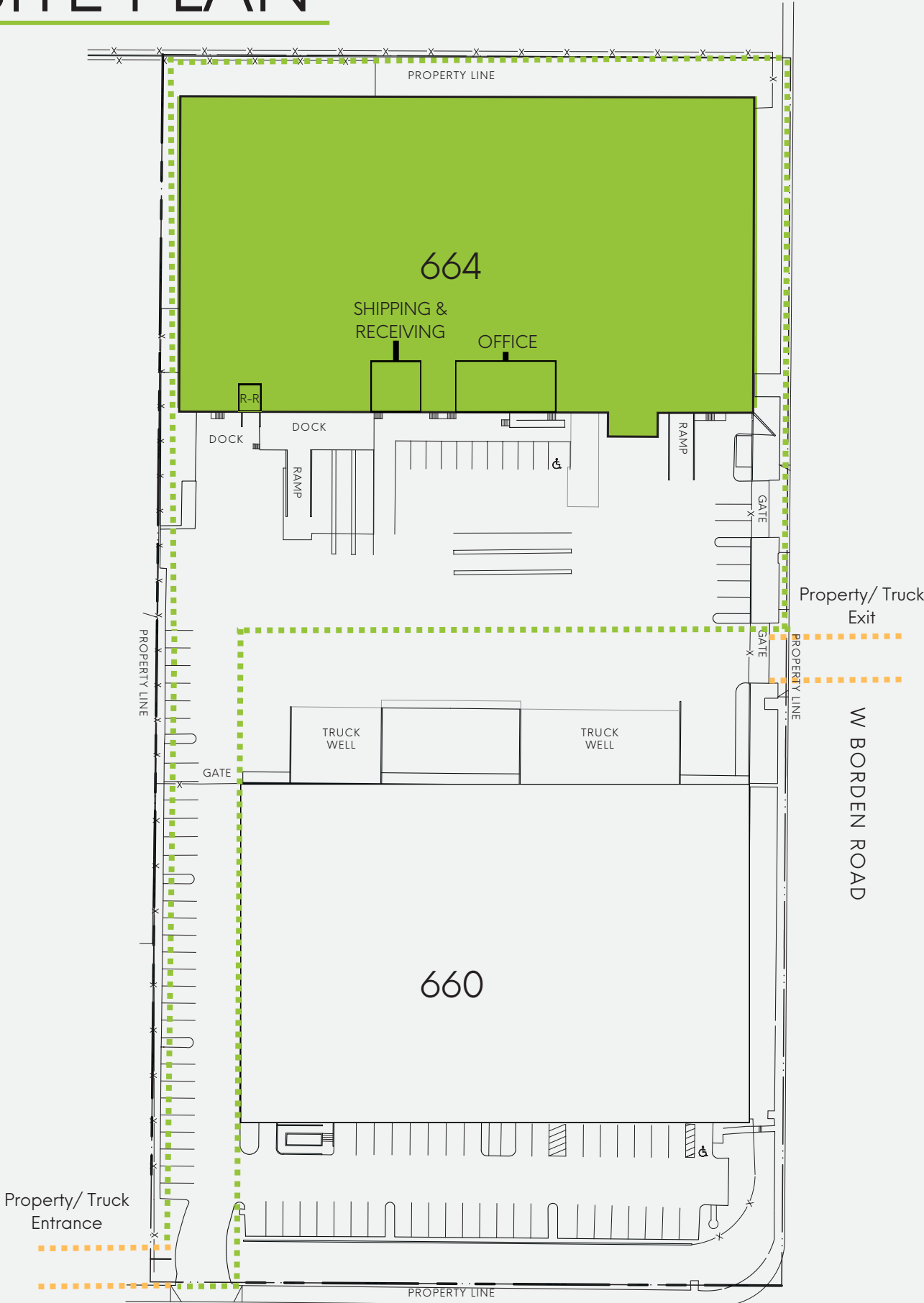
PROPERTY PHOTOS



OFFICE PHOTOS



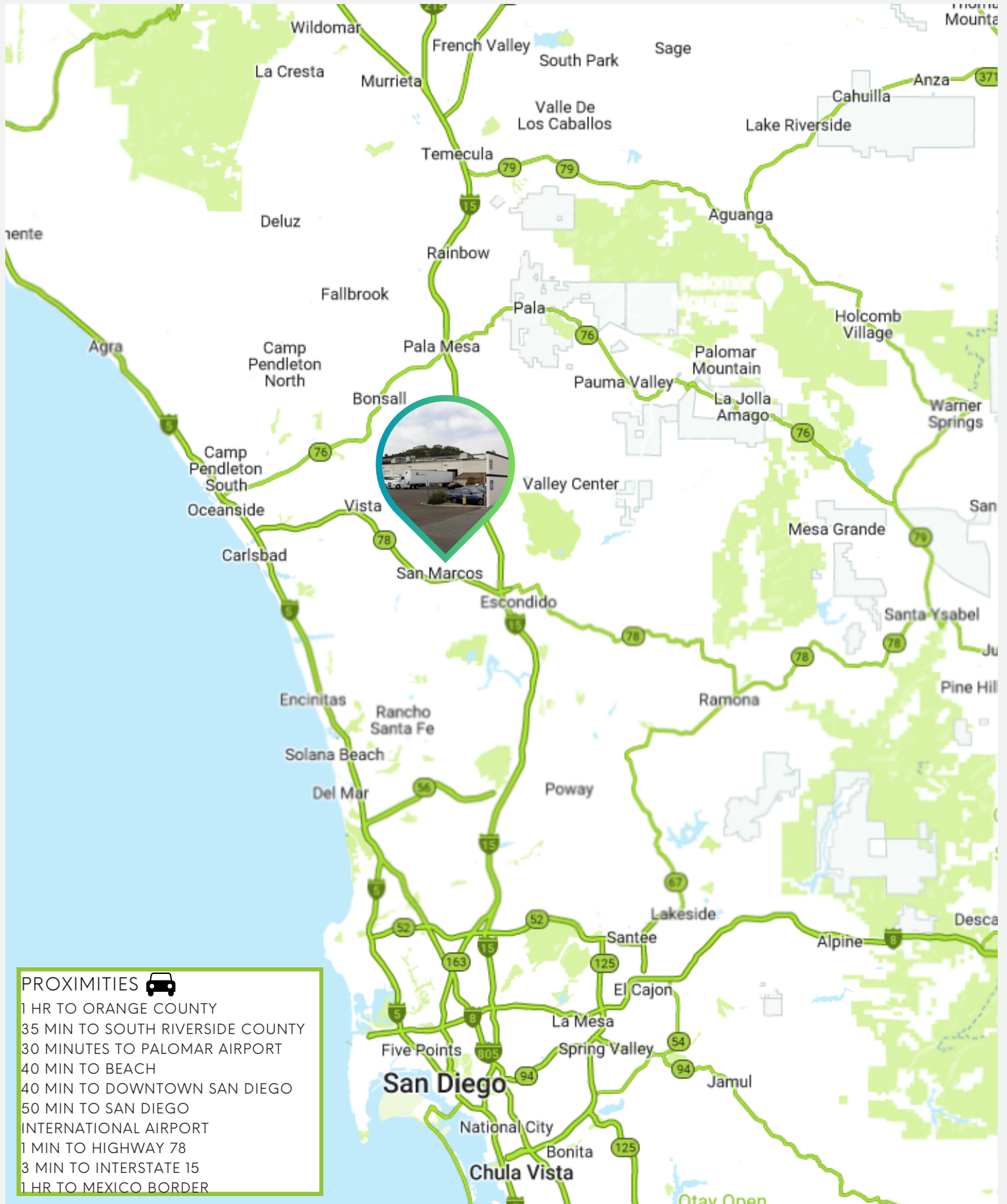
SITE PLAN



N TWIN OAKS VALLEY ROAD

= SUBJECT PROPERTY

LOCATION



PROXIMITIES

- 1 HR TO ORANGE COUNTY
- 35 MIN TO SOUTH RIVERSIDE COUNTY
- 30 MINUTES TO PALOMAR AIRPORT
- 40 MIN TO BEACH
- 40 MIN TO DOWNTOWN SAN DIEGO
- 50 MIN TO SAN DIEGO INTERNATIONAL AIRPORT
- 1 MIN TO HIGHWAY 78
- 3 MIN TO INTERSTATE 15
- 1 HR TO MEXICO BORDER