



**FOR LEASE**

**935 BAILEY COURT**  
**SAN MARCOS, CA**



**CUSHMAN &  
WAKEFIELD**



**SRS**  
Real Estate Partners

***±1,504 SF***  
**INDUSTRIAL SUITE AVAILABLE**

# PROPERTY HIGHLIGHTS



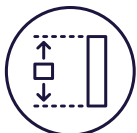
±13,220 SF industrial building



Zoned M



Excellent access to Highway 78



Clear Height: Approximately 18'



Grade-level loading



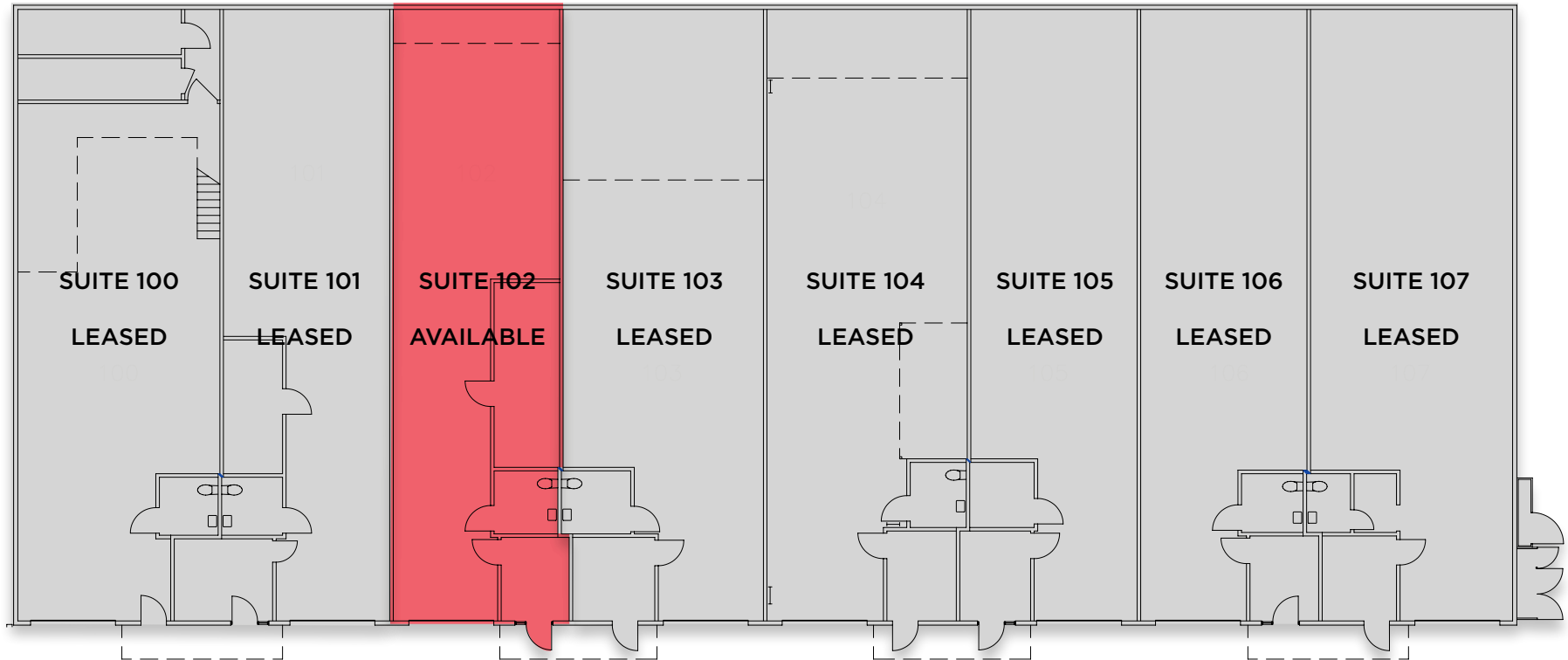
Rare and small incubator warehouse units available



# AVAILABILITIES

UNIT	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
<b>935 Bailey Ct</b> / Suite 102	1,504 SF	Reception, Private Office, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door	\$1.60/SF + *Est. NNN	August 1, 2026

\*Est. NNN: \$0.38/SF



# FLOOR PLAN

**102**

SUITE AVAILABLE

**1,504**

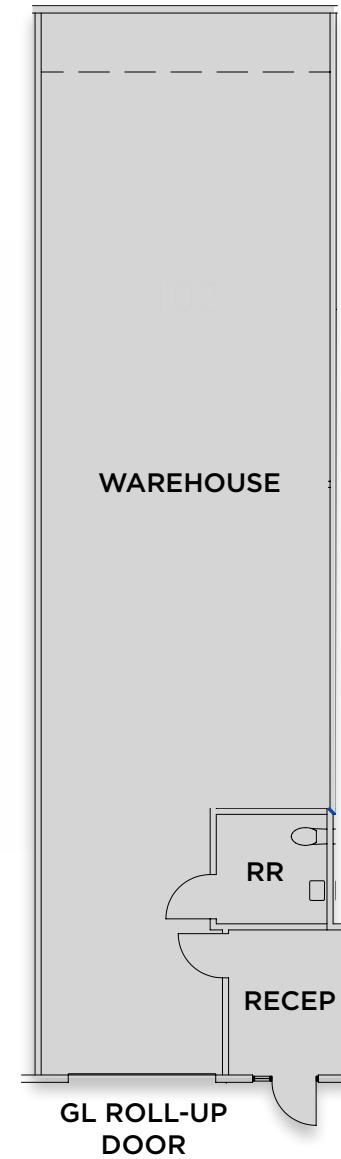
TOTAL SQUARE FEET

**\$1.60/SF NNN**

LEASE RATE + \$0.38 NNN

**August 1, 2026**

DATE AVAILABLE



# PROPERTY PHOTOS



# DRIVE TIMES



5  
MINUTES



10  
MINUTES



15  
MINUTES



20  
MINUTES



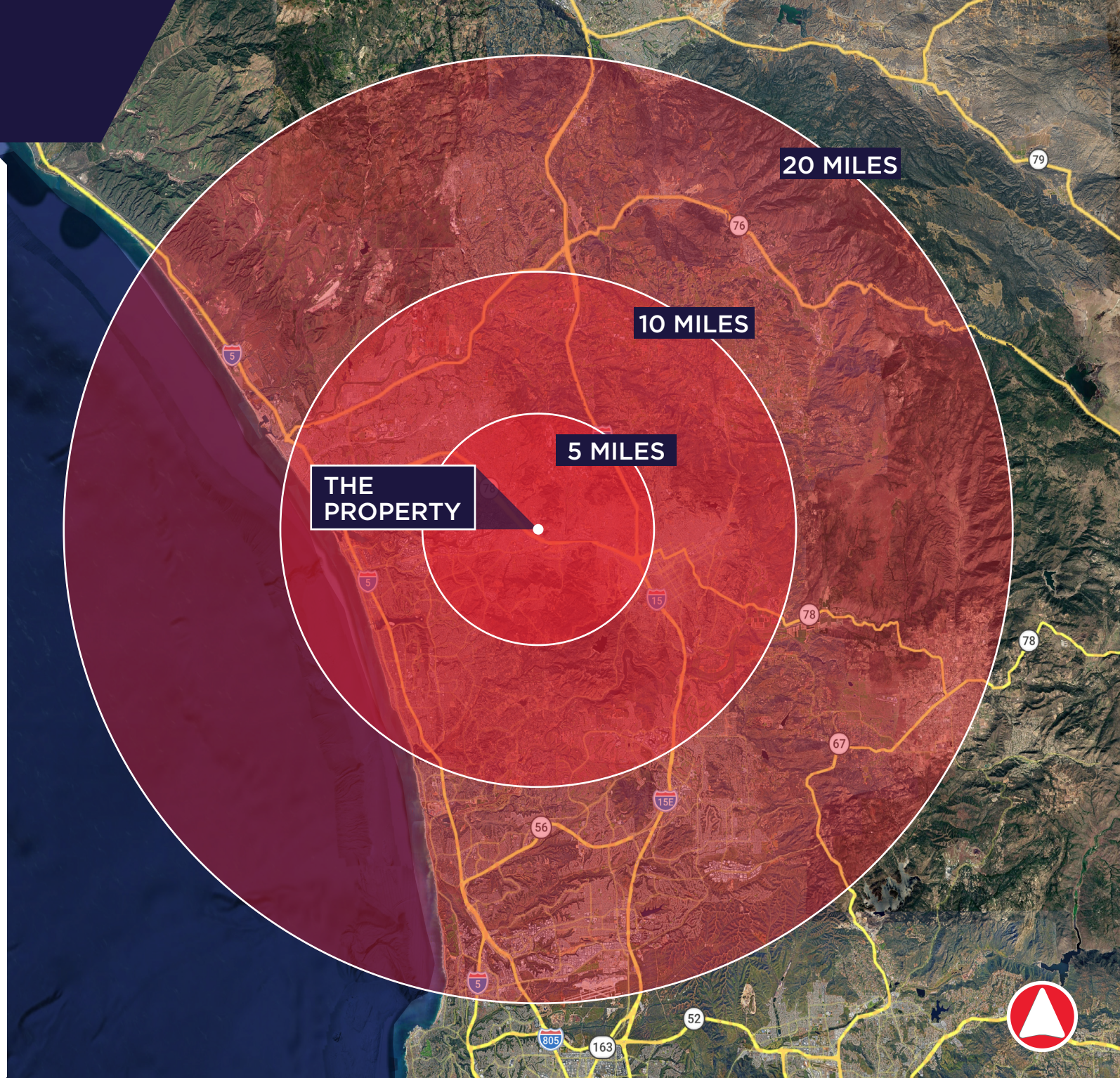
20  
MINUTES



30  
MINUTES



50  
MINUTES





**FOR MORE INFORMATION, CONTACT:**

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