

FOR LEASE > 4,028 SF FLEX/INDUSTRIAL SPACE

456 East Mission Road

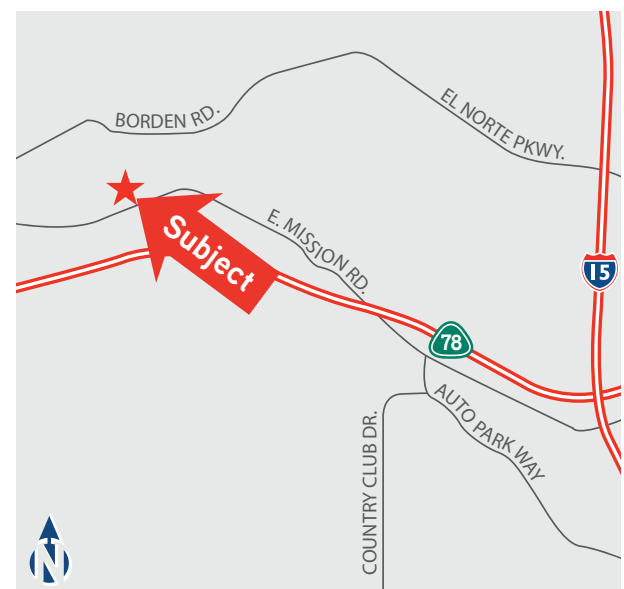
San Marcos, CA 92069



PROPERTY FEATURES

- » Approximately 4,028 SF available
- » Monument & building signage available
- » Two showers
- » 10' x 10' grade door
- » 14' clear height
- » Fully HVAC
- » Mixture of warehouse, office and showroom
- » Minutes from Highway 78, CSU San Marcos & Restaurant Row
- » Drive around access
- » Excellent identity & visibility
- » **LEASE RATE: \$0.90/SF MODIFIED GROSS + UTILITIES**
CAM Estimated to be at \$0.10/SF

LOCATION



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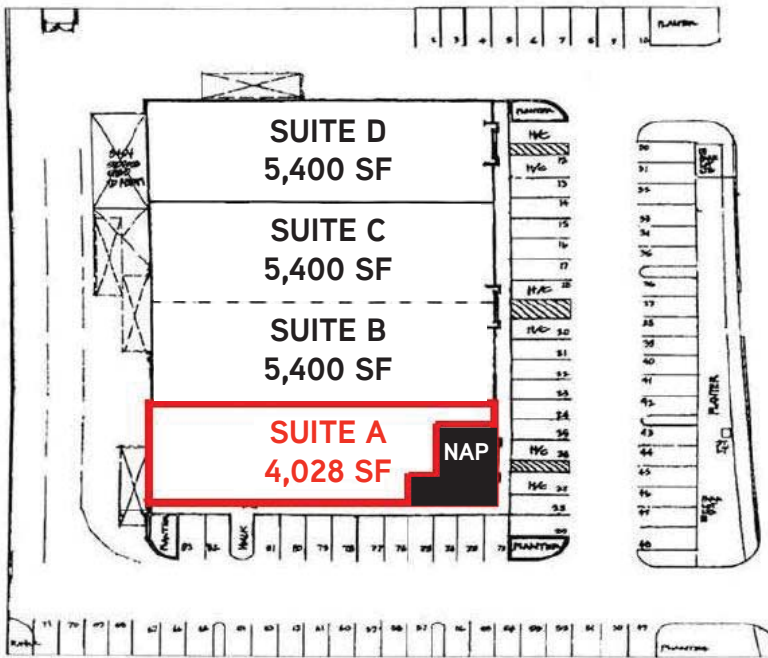
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FLOOR PLAN & SITE PLAN



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