

FOR SALE

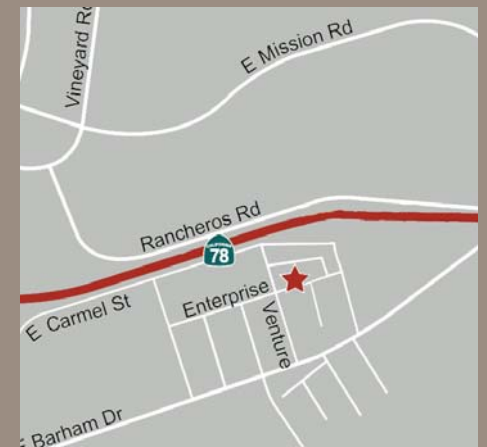


5,696 SF FREESTANDING INDUSTRIAL BUILDING

430 Enterprise Street | San Marcos, CA 92078

PROPERTY FEATURES

- » Visible corner lot
- » Excellent signage opportunity
- » ~ 5,696 SF (divisible)
- » ~ 400 SF office
- » Loading: two (2) grade level doors
- » Excellent owner-user building
- » Divisible to two tenants
- » Power: 800 Amp, 120/208 Volt
- » Walking distance to Sprinter Station
- » Close proximity to CSU San Marcos
- » Two restrooms, shower
- » Paint/Spray booth potentially available
- » Seller will consider sale leaseback
- » **\$814,528 (\$143/SF)**



MIKE ERWIN (Lic# 01521539)
760 930 7971
mike.erwin@colliers.com

TUCKER HOHENSTEIN (Lic# 0099360)
760 930 79766
tucker.hohenstein@colliers.com

CONOR BOYLE (Lic# 01813305)
760 930 7967
conor.boyle@colliers.com

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad

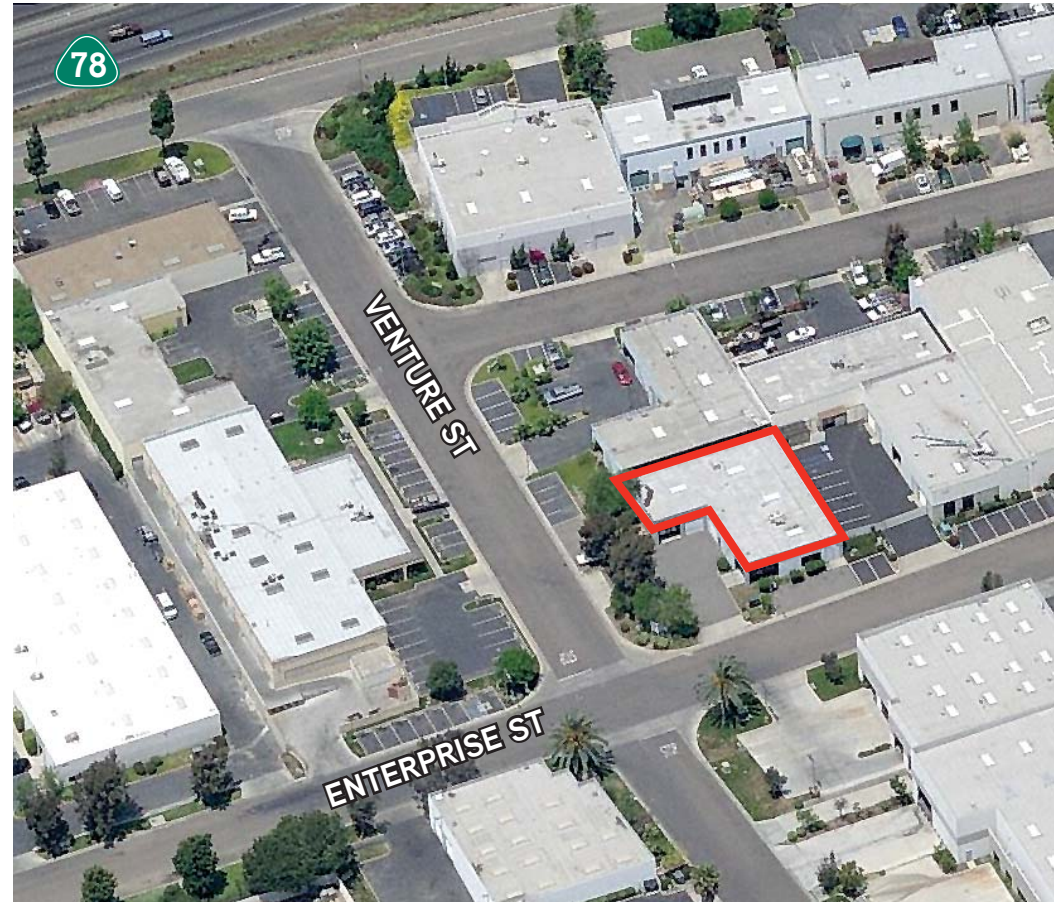
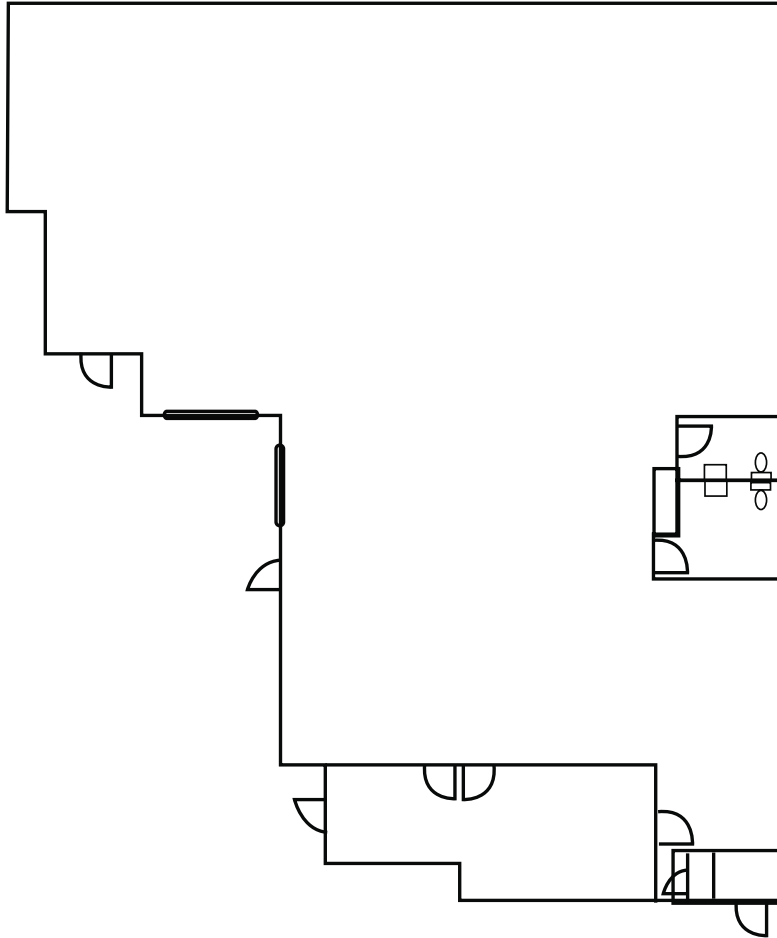


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