

FOR LEASE

120 mata way

±47,353 SF BUILDING

±12,200 SF AVAILABLE

2 DOCK-HIGH LOADING

1 GRADE-LEVEL

SAN MARCOS



OWNED BY:

BentallGreenOak 

LISTED BY:

 CUSHMAN & WAKEFIELD

PROPERTY FEATURES

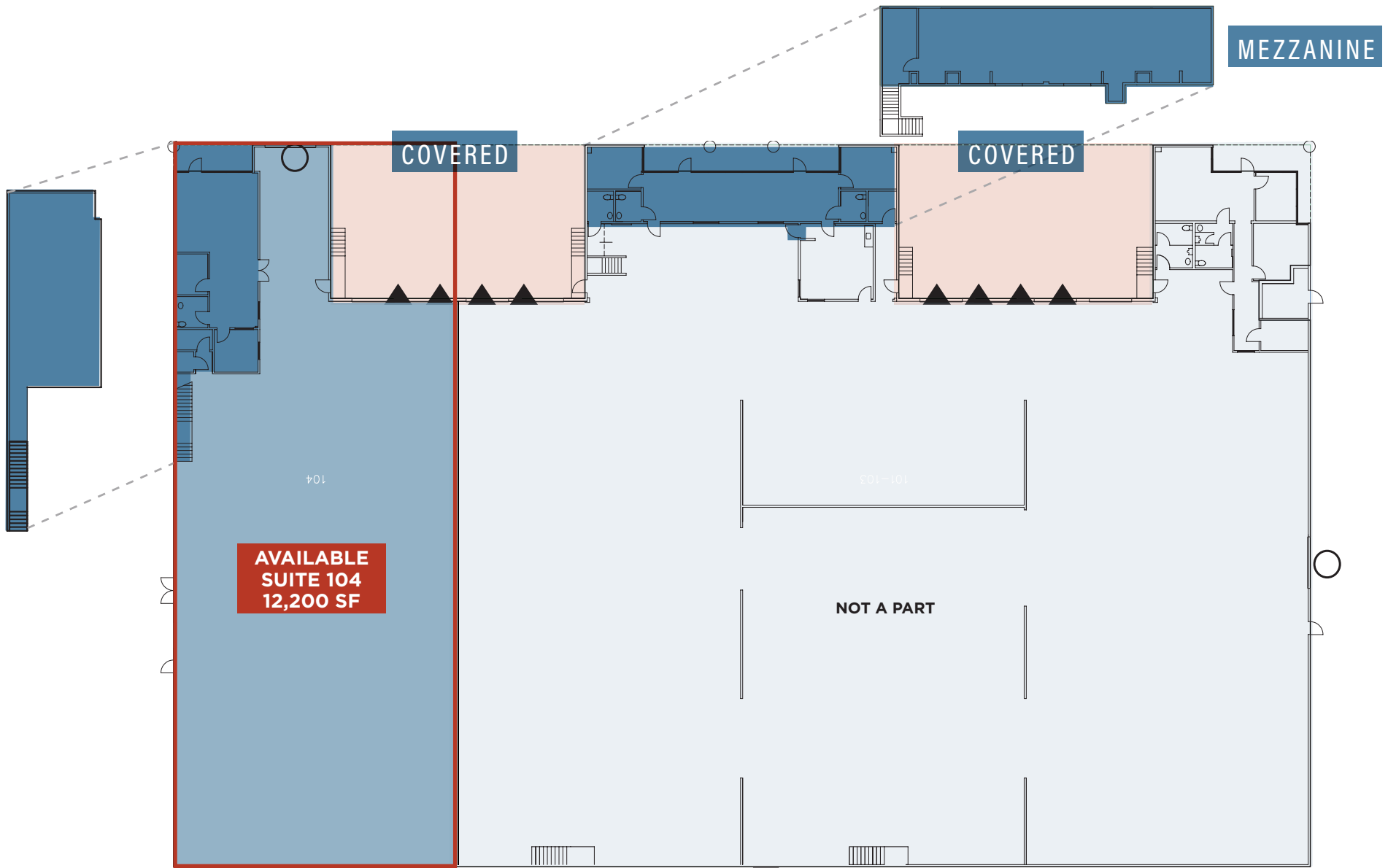
120 mata way



PROPERTY DESCRIPTION	DISTRIBUTION/WAREHOUSE
RENTABLE BUILDING AREA	± 47,353 SF
AVAILABLE SPACE	± 12,200 SF
MEZZANINE AREA	± 500 SF
OFFICE SPACE	± 700 SF
PARKING	1/1,000 (12 SPACES)
BUILDING POWER	1,200A 120/208V
CLEAR HEIGHT	22'
DOCK-HIGH LOADING	2 (COVERED)
GRADE-LEVEL	1
COLUMN SPACING (TYPICAL)	23'
SPRINKLERS	YES
SKYLIGHTS	YES
SOLAR	NO
ZONING	L-M
ARCHITECT	AUSTIN HANSEN FELMAN GROUP
WATER & SEWER	VALLECITOS WATER DISTRICT
ELECTRICAL SERVICE	SDG&E
INGRESS/EGRESS	CURB CUT ON MATA WAY

FLOOR PLAN

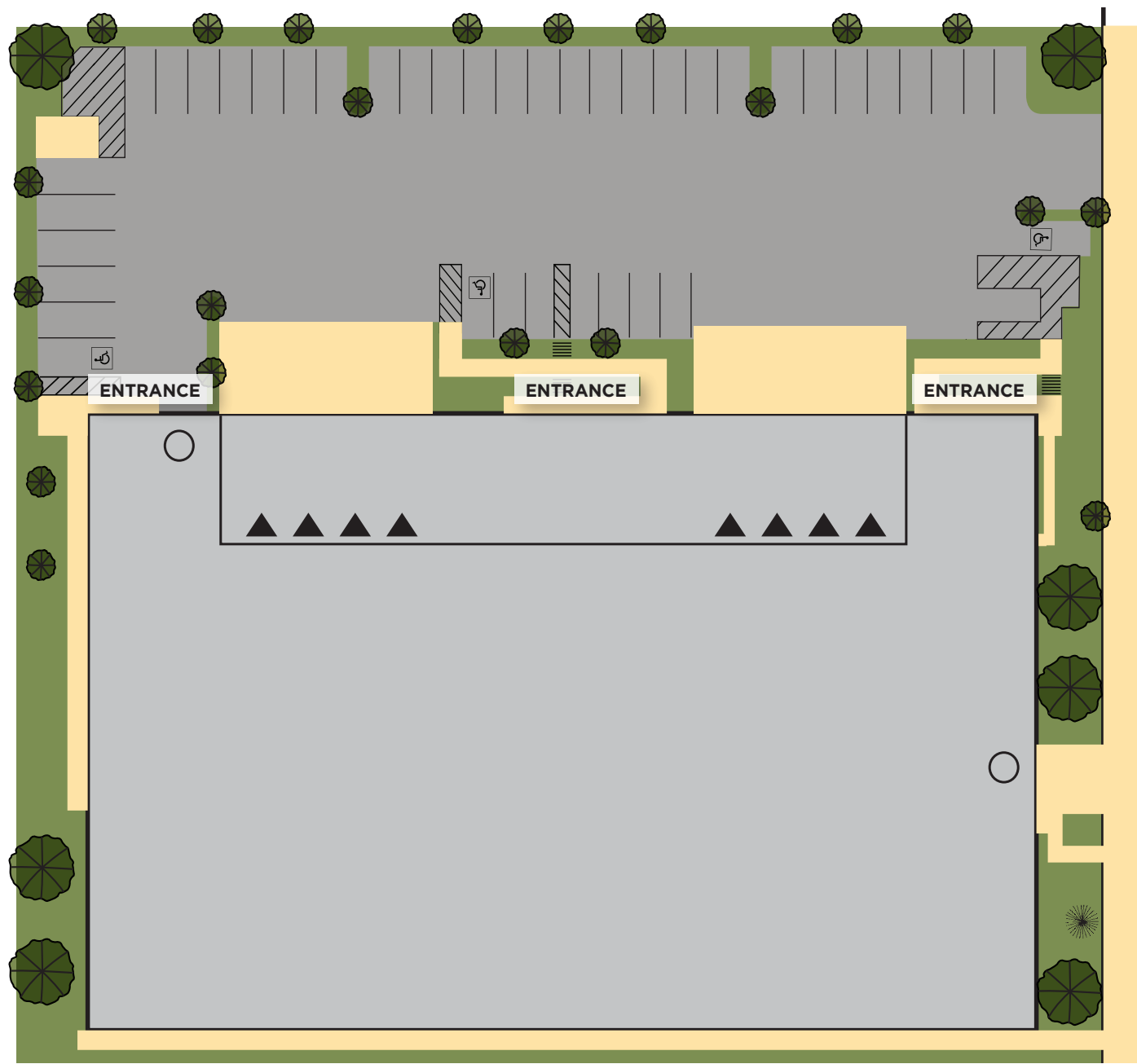
120 mata way



- ▲ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR

SITE PLAN

120 mata way



MATA WAY

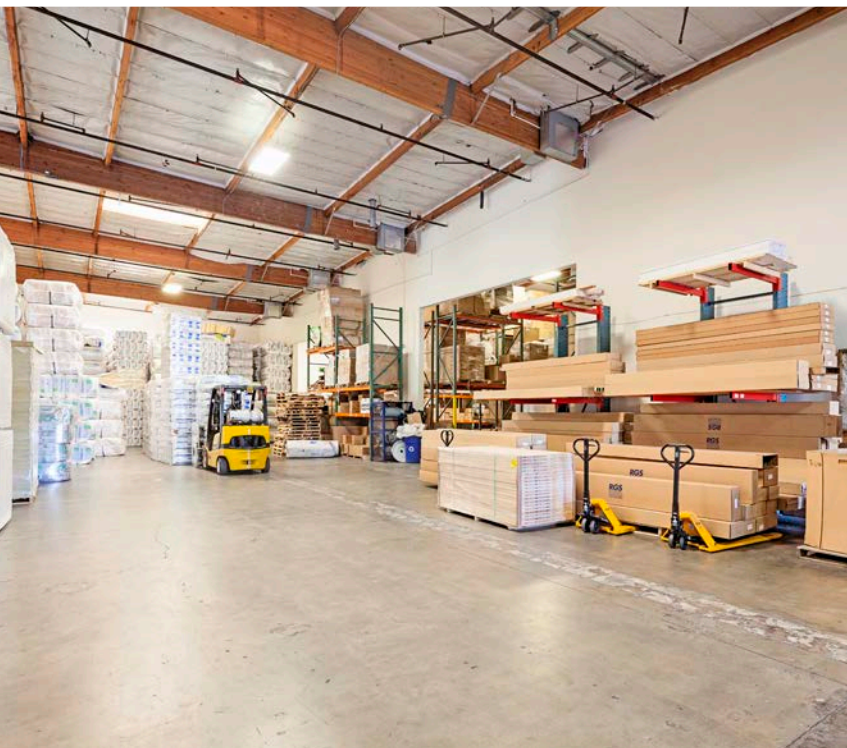
- ▲ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR



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ONSITE & LOCAL AMENITIES



Nearby Amenities



±700 SF Space



12 Spaces

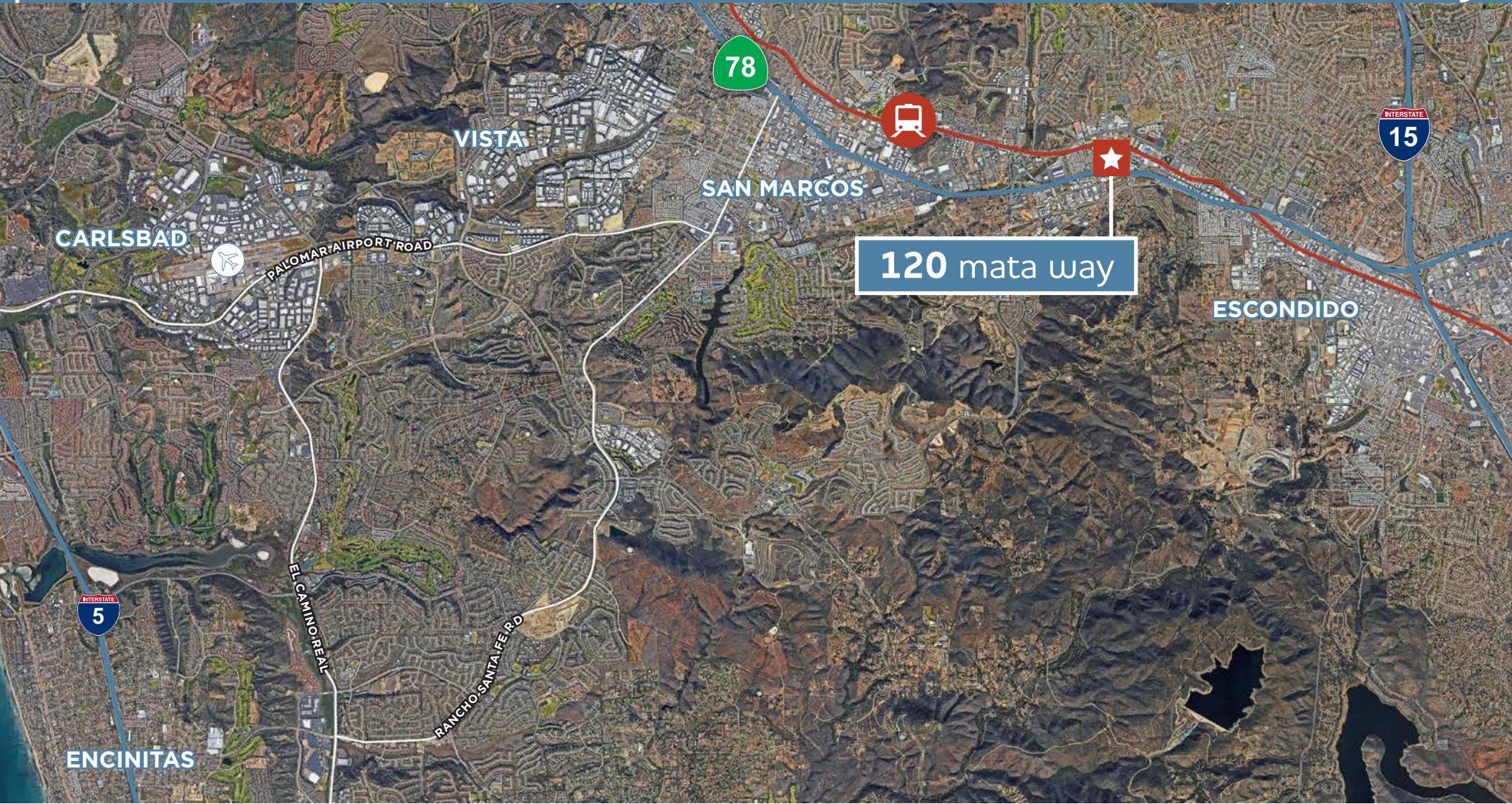


2 Dock-Level Loading
1 Grade-Level



1 Curb Cut on Mata Way

120 mata way



2

2 minutes to
Highway 78

5

5 minutes to
Interstate 15

17

17 minutes to
**Interstate 5
Pacific Ocean**

35

35 minutes to
Downtown San Diego

60

60 minutes to
Orange County

95

95 minutes to
Riverside County

DRIVE TIME

CITY OF SAN MARCOS

Situated 35 minute north of Downtown San Diego at the confluence of the I-15/SR-78 freeways, the City of San Marcos spans 24 square miles and is considered one of the most desirable North County cities in which to live and conduct business. San Marcos offers a broad mix of housing options, a variety of colleges and universities, recreation and entertainment amenities, and employment opportunities via small- to mid-sized companies. Additionally, San Marcos is conveniently accessible to freeways, airports, commuter rail transit and residential communities as well as key commercial centers throughout the region.



94,042
POPULATION



300+ ACRES
OF PARK
SPACE



MEDIAN
HOUSEHOLD
INCOME
\$66,300



4,000+
BUSINESS
ESTABLISHMENTS



72 MILES OF
MULTI-USE
TRAILS



EDUCATIONAL
ATTAINMENT

33.2% BACHELOR'S
DEGREE OR HIGHER

12.1% MASTER'S
DEGREE OR HIGHER

0.8% DOCTORATE
DEGREE OR HIGHER



INDUSTRIES

HIGHER EDUCATION

MANUFACTURING

INFORMATION &
COMMUNICATIONS
TECHNOLOGY

SPECIALTY FOOD &
MICROBREWERIES

TOP OCCUPIERS

Hunter Industries
United Parcel Service
Kaiser Permanente
Lusardi Construction
Teamwork Athletic Apparel
Fluid Components International
Neo Tech
Hollandia Dairy
The Lost Abbey
Welk Resorts
Hughes Circuits
Markestein Beverage
24-Hour Fitness

MAJOR INDUSTRIES

Innovation and Specialized Manufacturing
Connected Tourism and Agriculture
Biomedical Devices and Products
Cleantech
Information, Communications, and Technologies
Education

COLLEGES/UNIVERSITIES

Palomar College, San Marcos
CSU San Marcos, San Marcos
Coleman University, San Marcos
University of San Diego
University of California, San Diego
San Diego State University, San Diego
Pima Medical Institute, San Diego
MiraCosta College, Oceanside
Kaplan College, Vista
National University, Carlsbad
University of St. Augustine



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SAN MARCOS



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