

80,257 SF

FREESTANDING INDUSTRIAL BUILDING
AVAILABLE FOR SALE OR LEASE



237

VIA VERA CRUZ

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237 VIA VERA CRUZ, SAN MARCOS 92078

CBRE

PROPERTY HIGHLIGHTS



± 80,257 square foot, corporate HQ / manufacturing facility



± 29,500 of quality office area on 2 levels (±14,700 SF 2nd floor office)



100% climate controlled manufacturing area (± 50,700 SF)



Anti-static flooring



1,800 amps, 277/480v power; Electrical service distributed throughout



Four (4) sets of restrooms serving the office and manufacturing area



Three (3) - 12' x 12' grade level loading doors (potential for dock-high loading)



294 parking stalls (3.66/1,000)



Clear height: 22' (to be verified)



Available for occupancy March 2024



Do not disturb tenant, tour by appointment only



LEASE RATE:
\$1.35 NNN

SALE PRICE:
\$22,070,675 (\$275/SF)



PROJECT AMENITIES



Located at signalized intersection directly across from Grand Plaza Mall (www.grandplazamall.com)



Short walk to food court / restaurants / shopping and services (356,000 SF of food & retail amenities)



Central North County location with convenient access to Highway 78, connecting I-5 and I-15



Commercial zoning allows for wide variety of potential uses, including retail, office, industrial, R&D and manufacturing



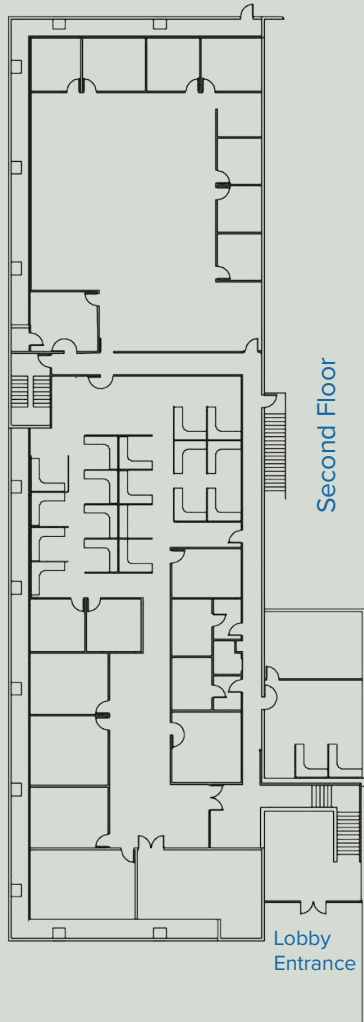
Abundant on-site parking (294 stalls) on 5.63 acre parcel



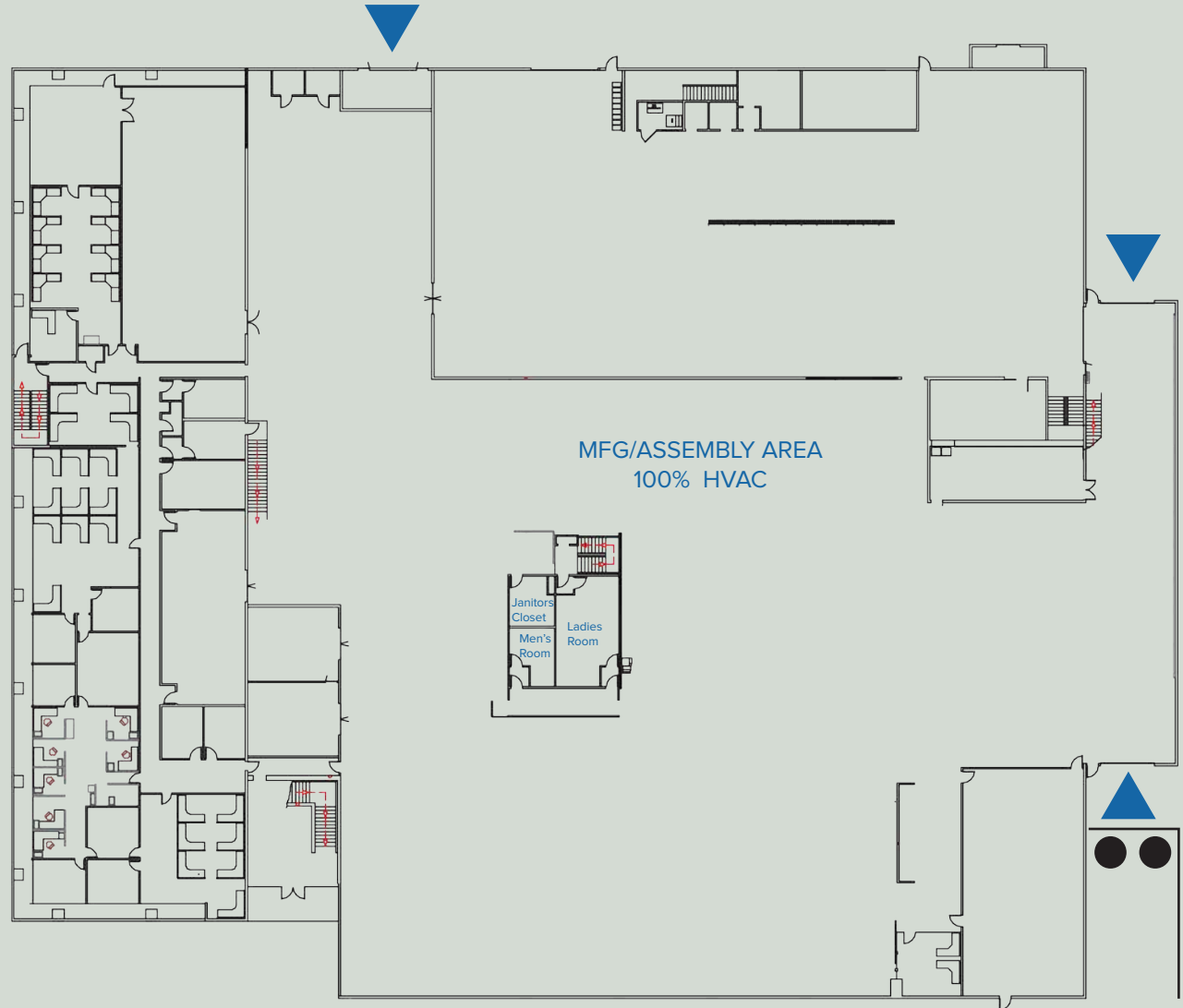


FLOOR PLAN

TOTAL BUILDING: 80,257 SF



2ND FLOOR: ±14,700 SF



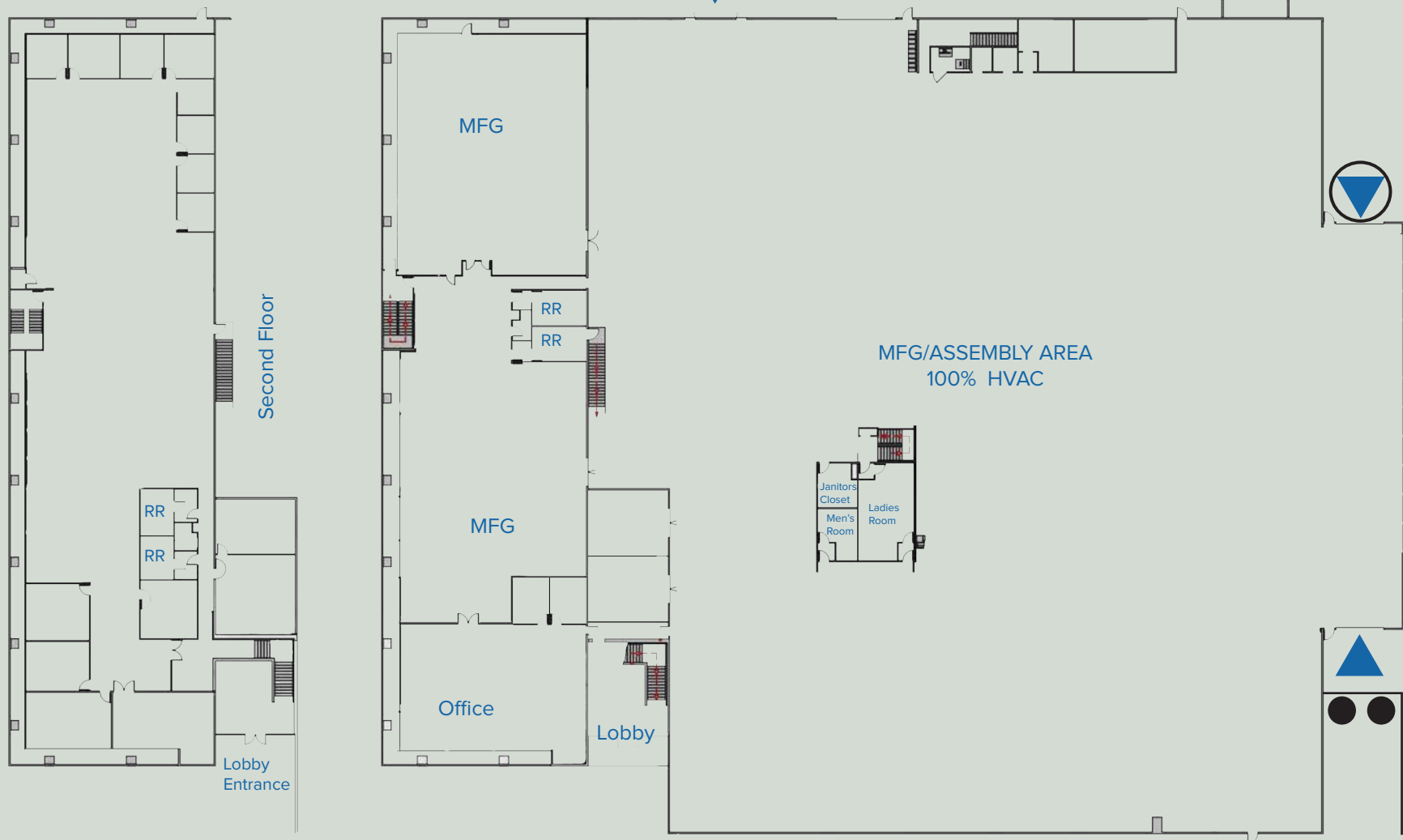
1ST FLOOR: ±65,500 SF

- Grade Level Door
- Potential for Dock High Loading



CONCEPT PLAN

TOTAL BUILDING: 80,257 SF



2ND FLOOR: ±14,700 SF

1ST FLOOR: ±65,500 SF

- Grade Level Door
- Potential for dock high loading



SITE PLAN



Building Type:
Corp. HQ /R&D /MFG



Submarket:
San Marcos



Total Building Size:
80,257 SF



Total Available:
80,257 SF



Number of Floors:
1 + mezz



Loading:
3 grade level doors
(potential to add 2 dock-high doors)



HVAC:
+ 98% climate controlled facility



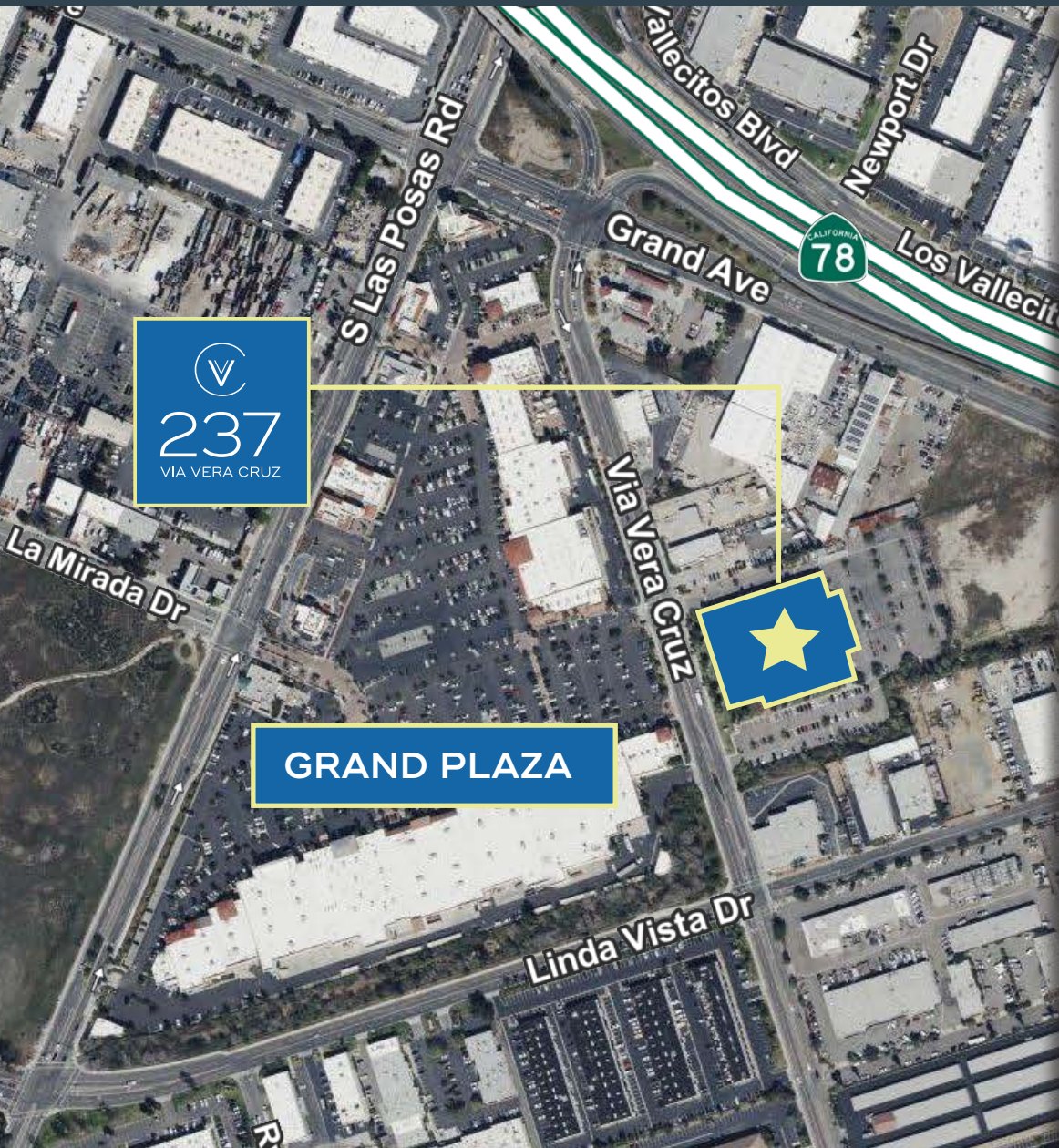
Parking Ratio:
3.66/1000



Site Area:
5.63 acres

LOCATION

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Walking distance to restaurants, retail and services.



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Abundant on-site parking (294 78 stalls) on 5.63 acre parcel





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