

For Sublease

24,639 SF Industrial Building

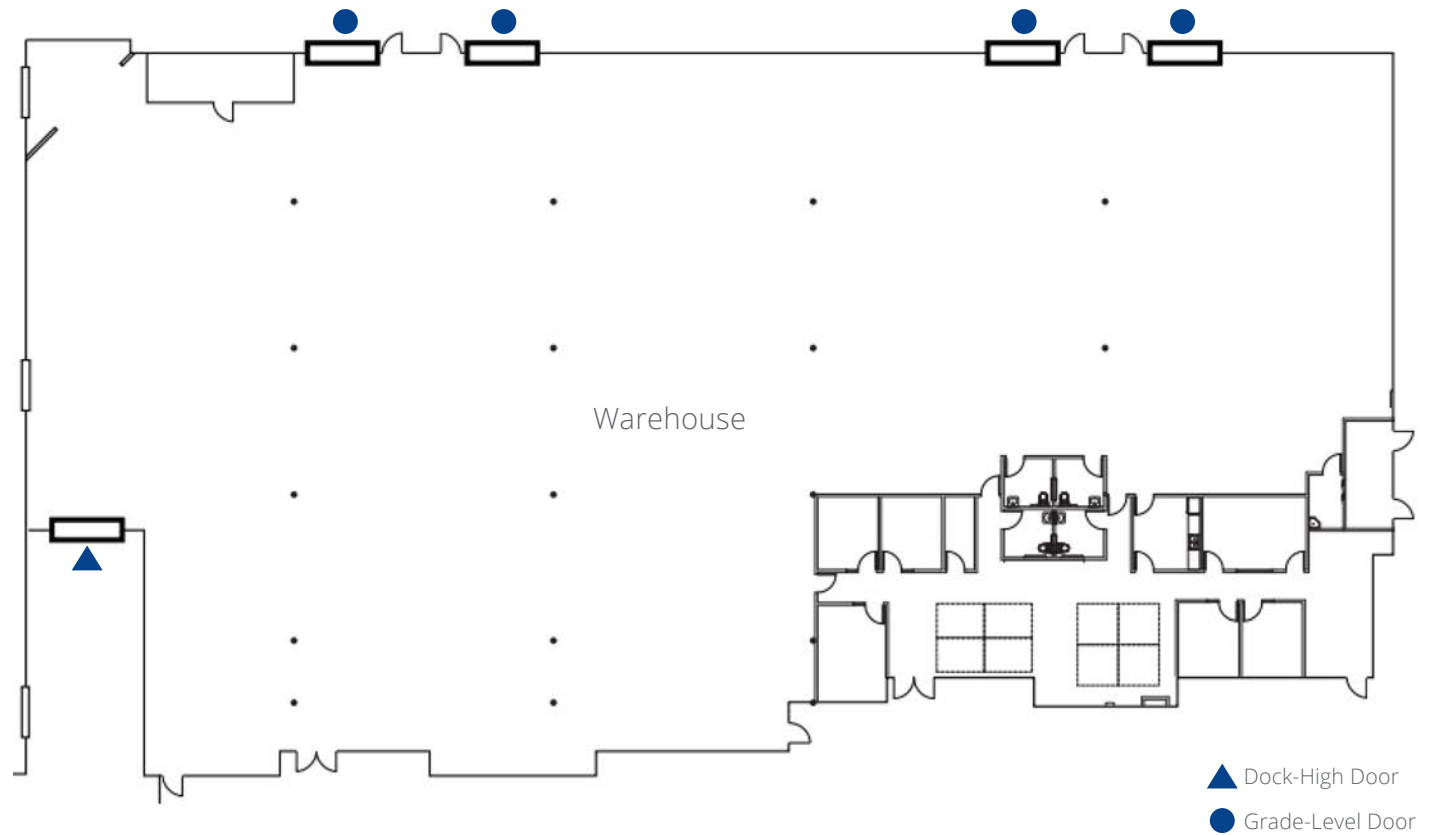
Colliers

Accelerating success.



188 Newport Dr | San Marcos, CA 92069

Floor Plan



▲ Dock-High Door
● Grade-Level Door

Warehouse Features



20' clear height



Heavy power



4 grade-level doors



1 dock-high door

For Sublease

Property Highlights

24,639 SF

High end office area with LED lights

Approximately 4,639 SF office

1 conference room

3 private offices

Break room

Excellent access to Highway-78

Sublease through February 2028



San Marcos

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of nearly 97,000 residents who enjoy a fantastic quality of life. San Marcos has all the ingredients that make living enjoyable, from miles of trails in the local hills to unique dining and shopping opportunities in its retail centers. Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean.



Excellent
transportation
network

SPRINTER STATION

Located along the SPRINTER commuter rail line with excellent bus service, San Marcos has a solid transportation network.



Plenty of
breweries &
restaurants



City
investment
in education &
infrastructure

CALIFORNIA STATE UNIVERSITY, SAN MARCOS

Home to California State University, San Marcos, the City has become the heart of education in San Diego North County.

Strong local
and regional
economy

Business
friendly

Boasting 10+ craft breweries, San Marcos attracts craft beer aficionados from all over. In addition, the craft brewing industry has made a significant impact on the San Marcos economy, to the point where California State University, San Marcos, offers an EngiBeer program—training students to brew craft beer at scale and to create and run a brewery. As a result, San Marcos is part of one of the most successful and concentrated brewery districts in the United States.

State & Nail
BREWING CO.

DOUBLE PEAK
BREWING CO.

RAGING
CIDER & MEAD CO.

DOS
DESPERADOS

WILD
BARREL
BREWING CO.



PORT
BREWING CO.

SLURMOOT
BREWING



Rip Current
BREWING



188 NEWPORT DR

CALIFORNIA
78

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