

FOR SALE: APPROXIMATELY 15,500 SF INDUSTRIAL BUILDING

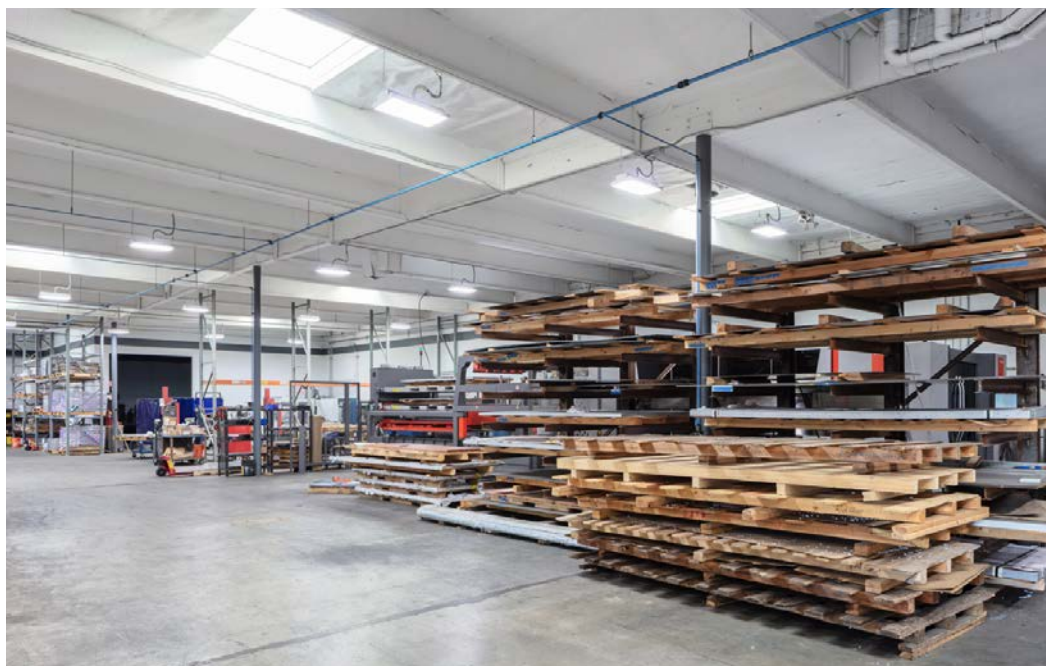
244 LA MOREE ROAD
SAN MARCOS, CA 92078

- HEAVY POWER
- DIVISIBLE



For more information, please contact: **Justin Beattie** | 760.918.2600 | jbeattie@palomarcommercial.com | CA License 01522337

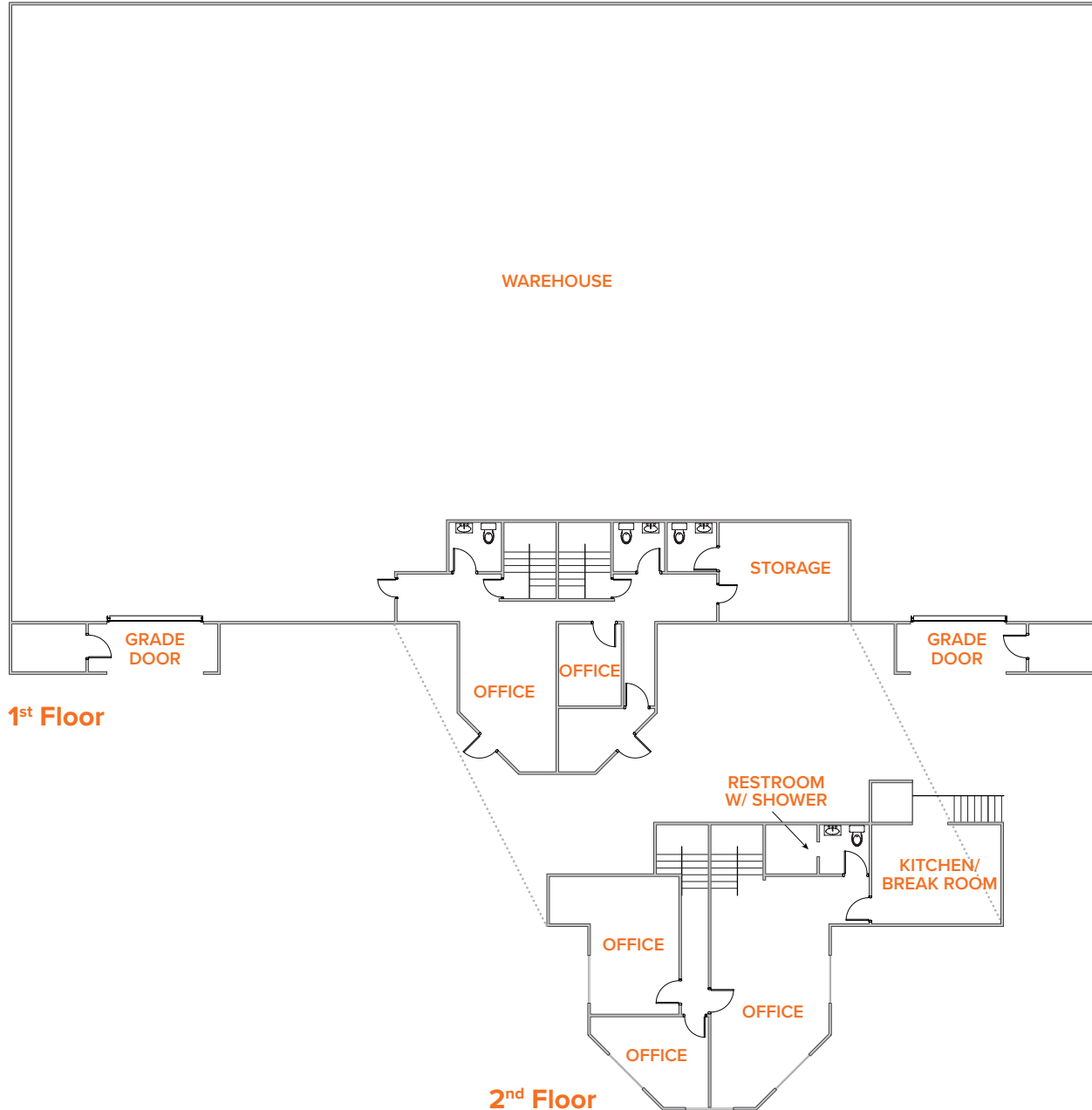
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



PROPERTY HIGHLIGHTS

- Freestanding building for sale
- Unique location: Sprinter train station at the end of the street, Cal State San Marcos, restaurants and bars, climbing gym and Highway 78 access all minutes away
- Heavy power: 1,200 amps 277/480v
- Fully fenced and gated property with secure parking lot and two access points from the street
- Gas service
- Flexible building design: Two entrances and two roll-up doors. Electric meters for each side. Buyer can occupy a portion of the building and lease out the balance
- Price: **\$4,420,000**





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LOCATION

