FOR LEASE

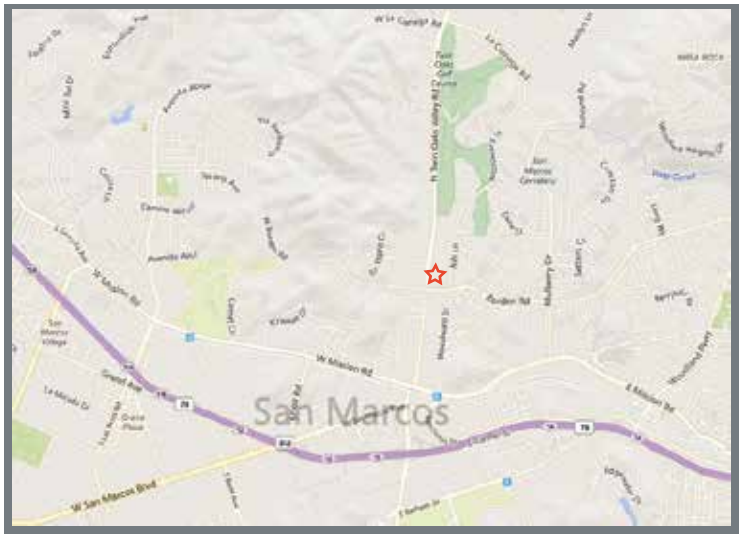
2,045 Square Feet

# SMALL INDUSTRIAL / MANUFACTURING SUITE

## 747 N. Twin Oaks Valley Road, #10 & 11, San Marcos, CA 92069

## Property Features:

- High Profile Location with Excellent Visibility on North Twin Oaks Valley Road with 2015 ADT 27,968 Traffic Count
- ± 1,987 Square Feet of 14' to 16' Clear Height Warehouse with Two Skylights
- ± 197 Square Feet of Bonus Mezzanine Storage
- Two 10' Grade Level Truck Door
- 120 Amps of 120/208 Volt 3 Phase Power
- Two Restrooms
- Quick Access to Hwys. 78 and 15
- Contact Listing Agent for Showing Instructions




**$1.09/sf Mod. Gross**

**+$.12/sf CAM**

For more information on this property, your current property, or your future location, please contact:

Kenneth Dubs, Jr. CalBRE# 01277355

kdjr@dubsandcompany.com

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations ,warranties, or guaranties of any kind are made by Dubs and Company, Inc.

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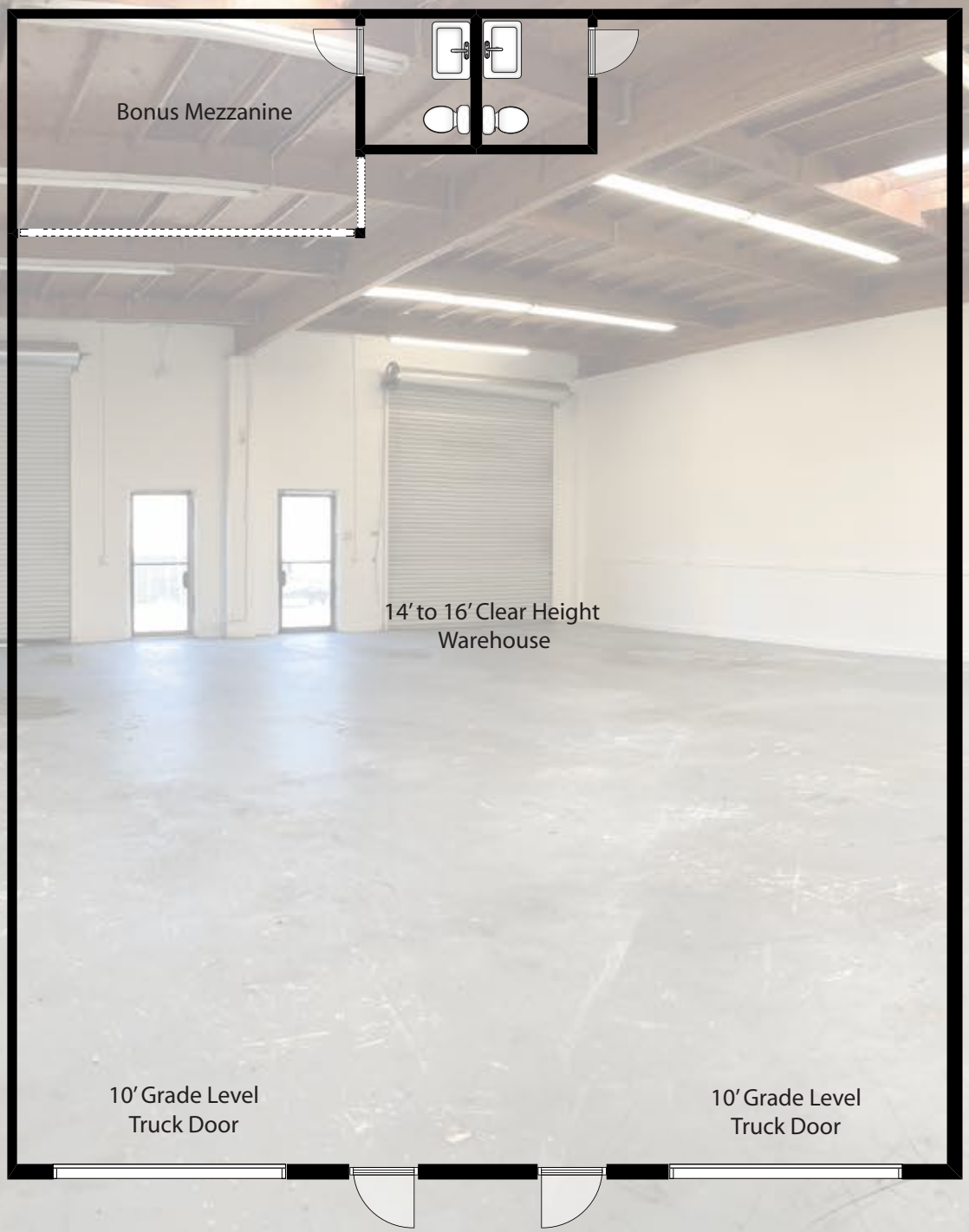


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