

FOR LEASE

2,040 Square Feet

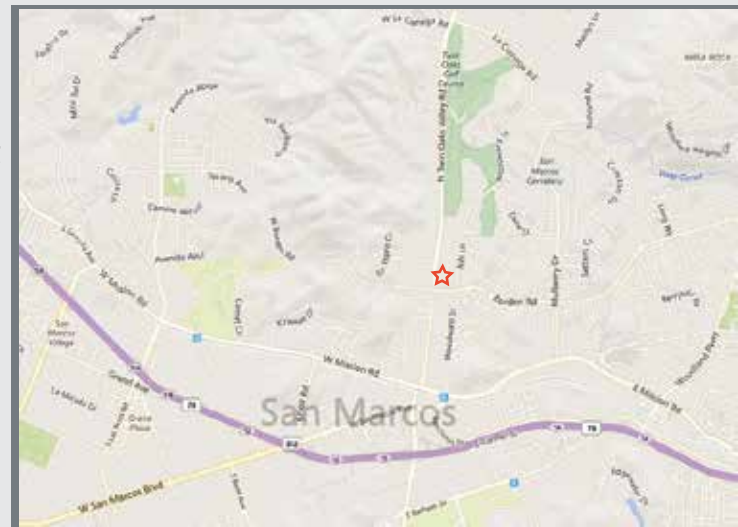
# SMALL INDUSTRIAL / MANUFACTURING SUITE



747 N. Twin Oaks Valley Road, #17, 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
- ± 440 Square Feet of Office with potential for Showroom
- ± 1,600 Square Feet of 14' to 16' Clear Height Warehouse with Two Skylights
- ± 440 Square Feet of Bonus Mezzanine Storage
- One 10' Grade Level Truck Door
- 150 Amps of 120/208 Volt 3 Phase Power
- Two Restrooms
- Quick Access to Hwys. 78 and 15
- Contact Listing Agent for Showing Instructions



**\$1.10/SF mod. gross**  
**+\$0.12 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.



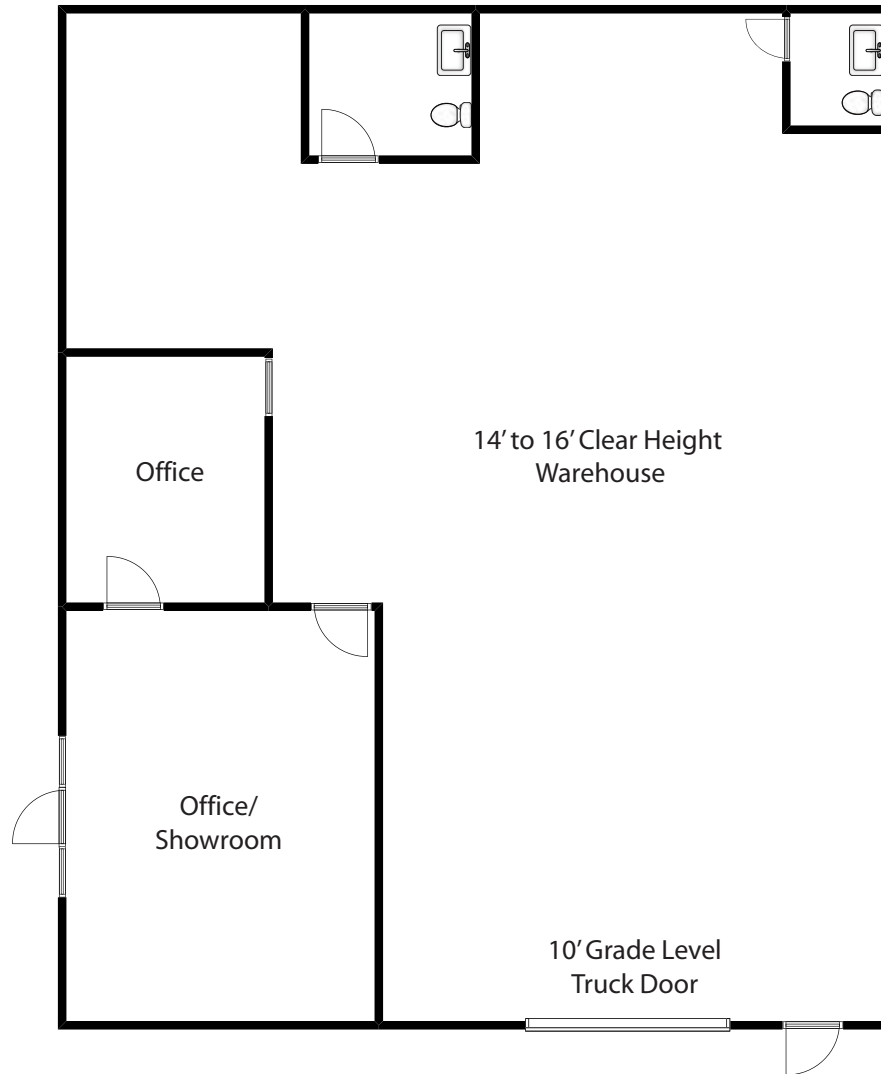
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N. Twin Oaks Valley Road



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