

# LA COSTA MEADOWS INDUSTRIAL/FLEX SUITES

1825 DIAMOND STREET, SUITE 102, SAN MARCOS, CA 92078

FOR LEASE | SUITE 102 AVAILABLE ±3,464 SF

**\$1.09/sf**  
**+\$0.12/sf CAM**

- 12 x 14 Foot Grade Level Loading Truck Door
- Excellent Visibility and Parking | Parking Ratio: 2.3/1,000
- Great Central North County Location with Accessibility to I-5, I-15, and Highway 78
- 480 Volt 3 Phase Power
- 22 to 24 Foot Warehouse Ceiling Height
- Call Agent for Showing Instructions



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

**Kenneth Dubs, Jr.**

Lic#01277355

[kdjr@dubsandcompany.com](mailto:kdjr@dubsandcompany.com)

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

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

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



Lic# 01385958

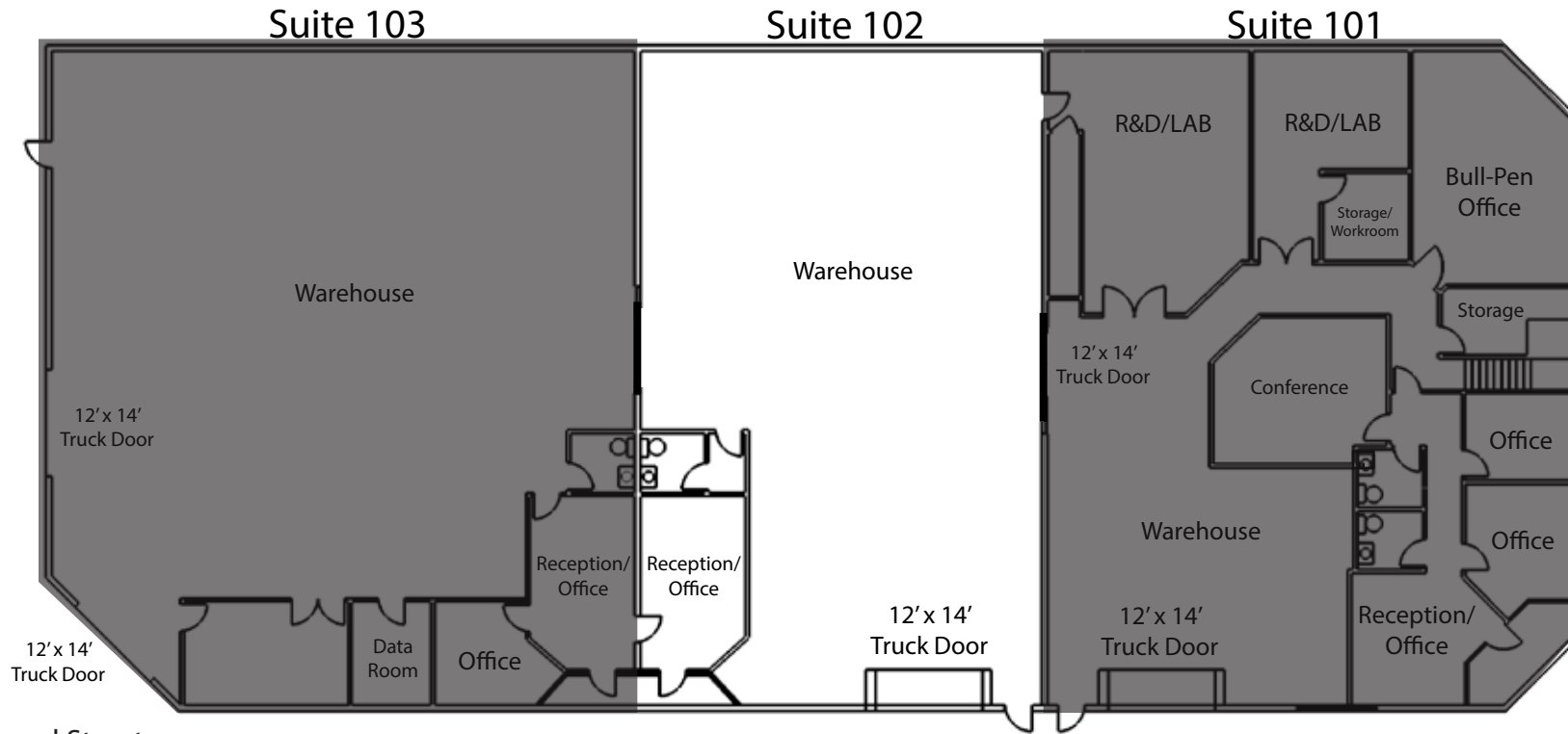
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Potential Fenced Yard



Diamond Street

1825 Diamond Street

Suite	Square Feet	Office	*Lease Rate	Available
101	4,424	70%		Leased
102	3,464	10%	\$1.09/SF	Now
103	4,932	17%		Leased

\* \$.12/sf Common Area Maintenance (CAM) & \$12/HVAC Unit/mo. Maintenance Fee in Addition to Base Rent

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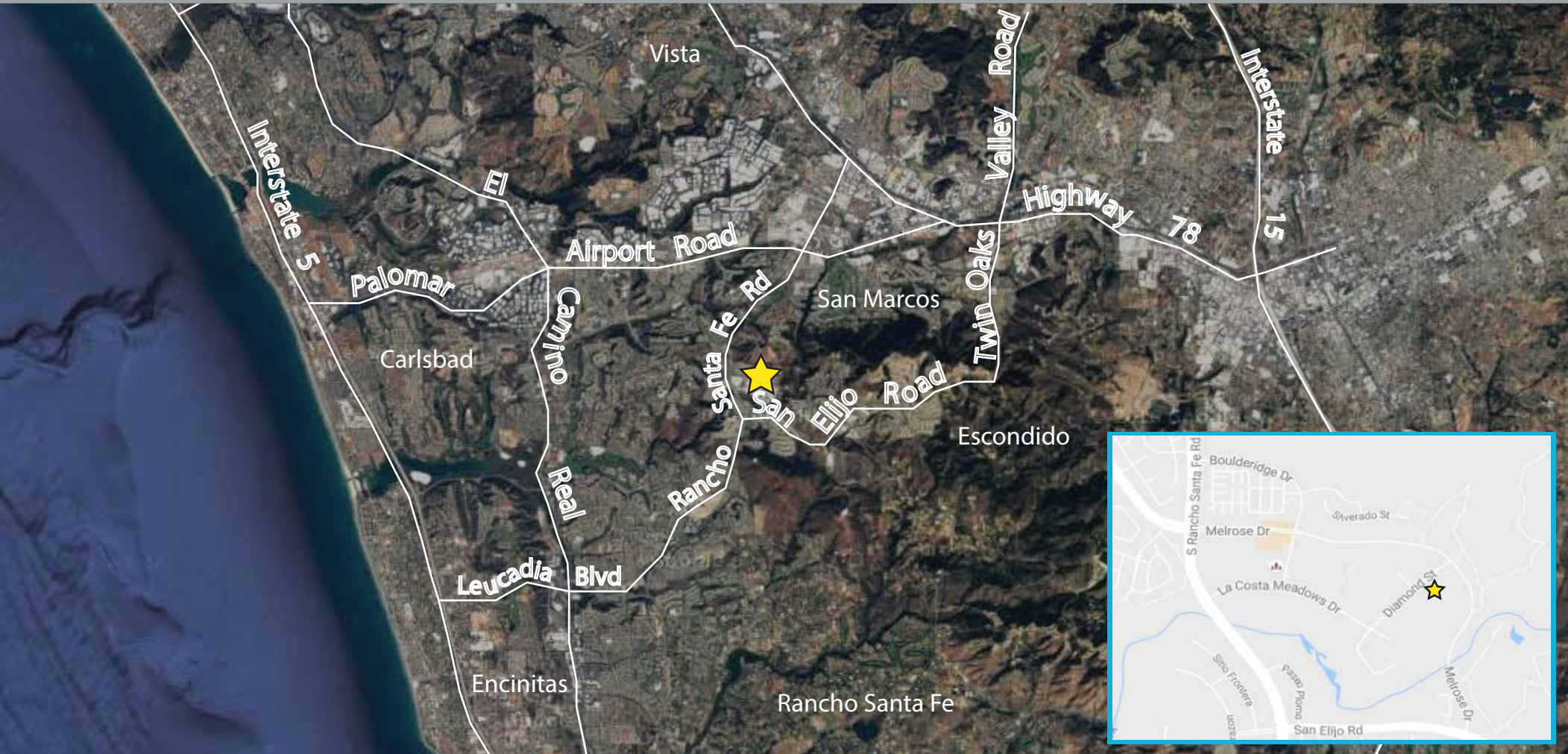
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