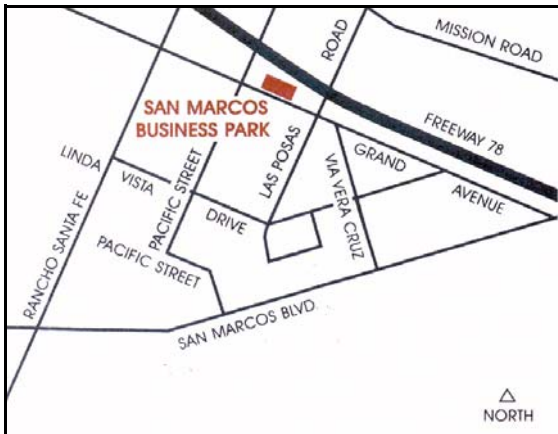


FOR LEASE

# San Marcos INDUSTRIAL UNITS

1410-1440 Grand Avenue • San Marcos, CA • 92078

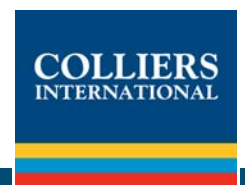


## FEATURES

Location:	1410-1440 Grand Avenue
Units Sizes:	1,400 SF Units to 2,100 SF Units & Up
Building Sizes:	BLDG. A      8,745 SF BLDG. B      15,372 SF BLDG. C      8,745 SF
Project Size:	32,862 SF
Office:	HVAC, Reception Area, Private Office, Restroom (approximately 350 SF)
Clearance:	14' Approximately
Truck Doors:	12' x 10' Ground Level Doors
Parking:	98 Spaces; 3.0/1,000 SF
Zoning:	M-Industrial
Features:	Skylights, Signage on Grand Avenue

HENRY ZAHNER  
760.930.7943  
henry.zahner@colliers.com

COLLIERS INTERNATIONAL  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
Phone: 760.438.8950  
Fax: 760.438.8925  
www.colliers.com/carlsbad



Our Knowledge is your Prop-

FOR LEASE

# San Marcos INDUSTRIAL UNITS

1410-1440 Grand Avenue • San Marcos, CA • 92078



## CURRENT AVAILABILITIES

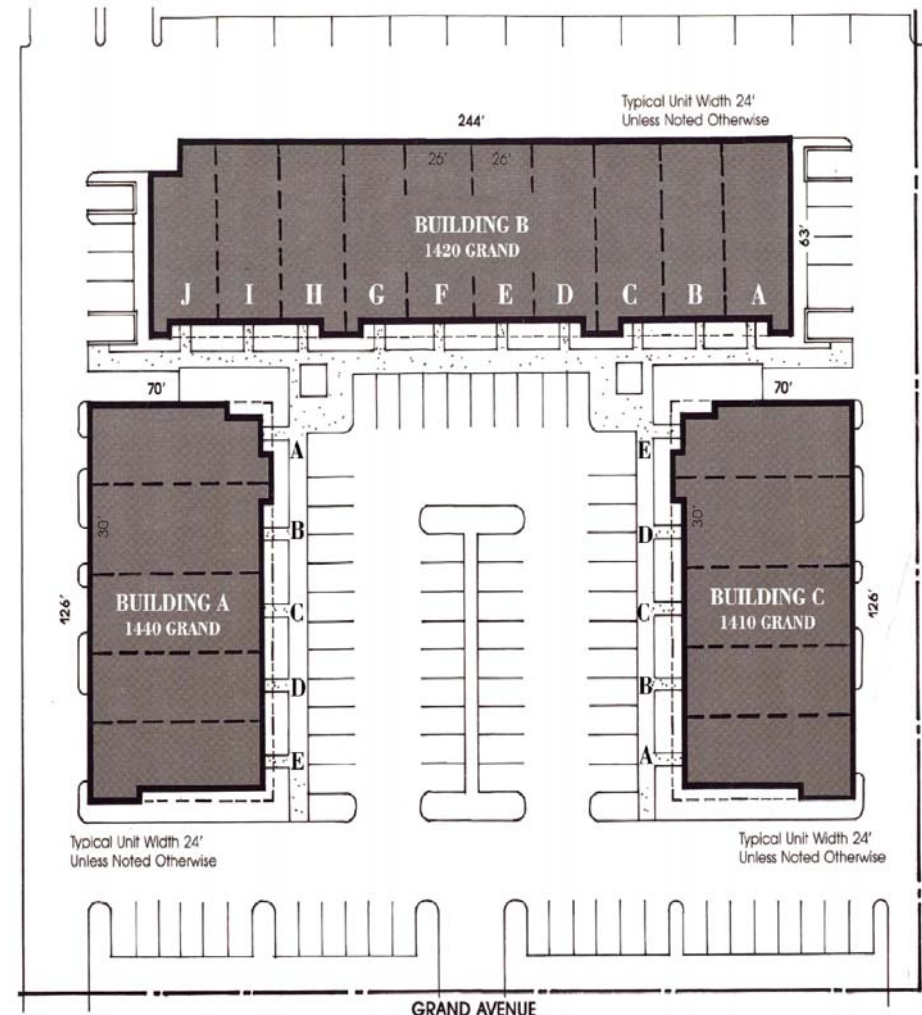
1420 Grand Avenue			
Suite	Approx. Size	Office	Rent
J	1,512 SF	15%	0.93/SF* + CAM

1440 Grand Avenue			
Suite	Approx. Size	Office	Rent
A	1,602 SF	10%	0.93/SF* +

\* 0.05/SF CAM

**HENRY ZAHNER**  
760.930.7943  
henry.zahner@colliers.com

**COLLIERS INTERNATIONAL**  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
Phone: 760.438.8950  
Fax: 760.438.8925  
www.colliers.com/carlsbad



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.