

FOR SUBLEASE

1004 Rancheros Drive, San Marcos, CA 92069

Please do not Disturb  
Tenant Call Broker to Tour



### PROPERTY HIGHLIGHTS

- ±29,240 SF Industrial Building
- Divisible to +/- 20,000 SF
- Approx. 4,500 SF of Office
- Sits on 1.51 Acres
- Sprinklered Building
- 5 (14' x 14') Truck Doors
- Highway Signage
- 2000 amps 120/208 3 phase electrical service
- 32' Clear Height
- Fenced concrete parking
- Built in 2001
- LM Zoning
- **Sublease until September 2025**
- **Lease Rate: \$1.29 NNN**



**David M. Steffy**



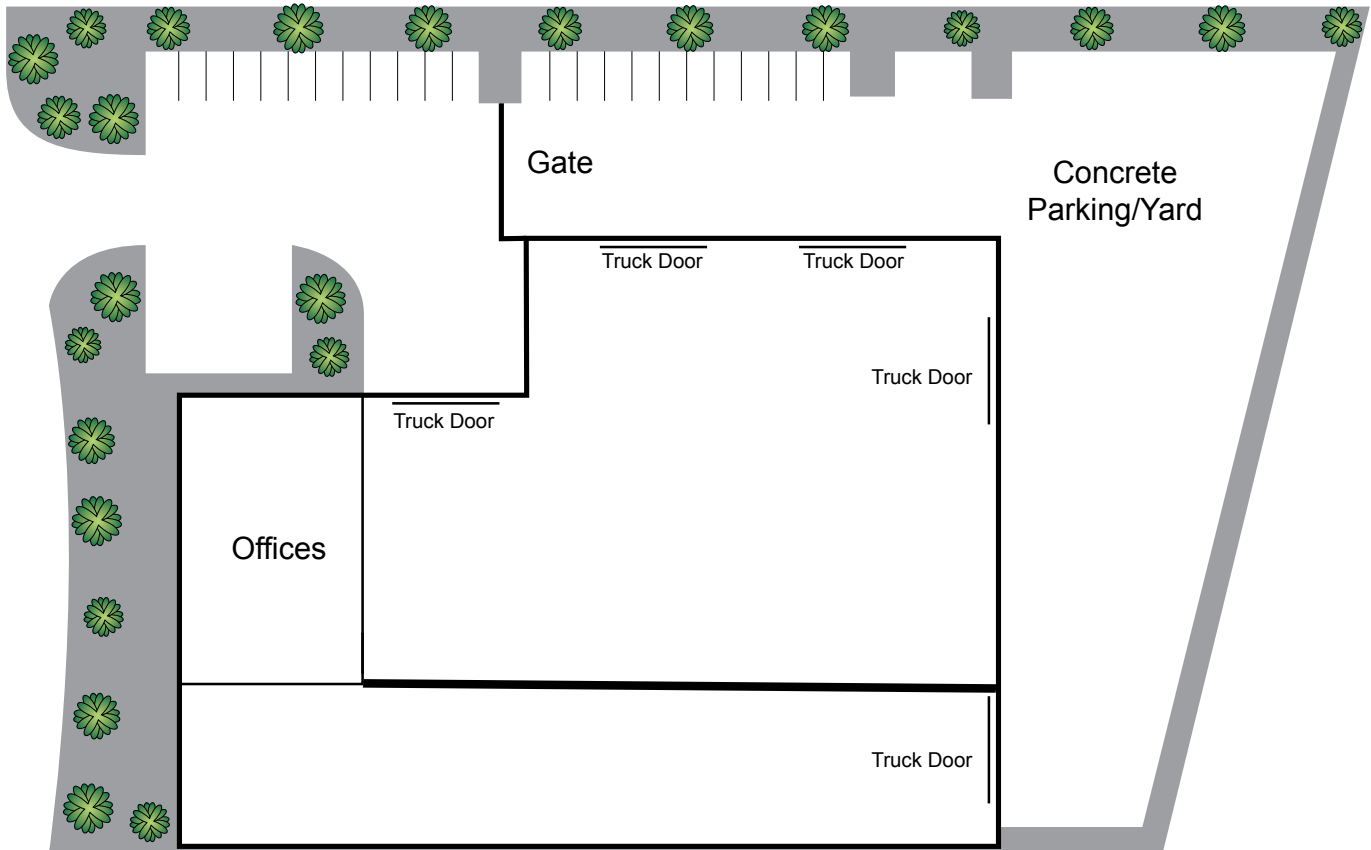
760.845.6307  
dsteffy@palomarcommercial.com  
CA License 00902739

FOR SUBLEASE

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SITE PLAN

- Fenced Concrete Parking
- Hwy 78 Visibility
- 32' Clear Height
- 5 (14' x 14') Truck Doors
- No Association Fees
- 2000 amps 120/208 3 phase power



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