

# 740

LOS VALLECITOS BOULEVARD  
SAN MARCOS

58,867 SF  
FLEX/INDUSTRIAL  
BUILDING FOR LEASE  
DIVISIBLE



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Los Vallecitos Boulevard





## PROPERTY FEATURES

- 5.99 acre site
- Fenced yard area behind building
- 24' minimum warehouse clearance
- Fully sprinklered
- 3.3/1,000 parking ratio
- Dock and grade level loading



## FLEXIBILITY

- Open office space layouts
- Office area: ± 5,000 to 25,000 SF
- Warehouse/Manufacturing area: ± 35,000 SF



## LOCATION

- Freeway visibility
- Great access from 2 freeway offramps
- Close proximity to retail amenities
- North County San Diego
- Location with close proximity to Orange County



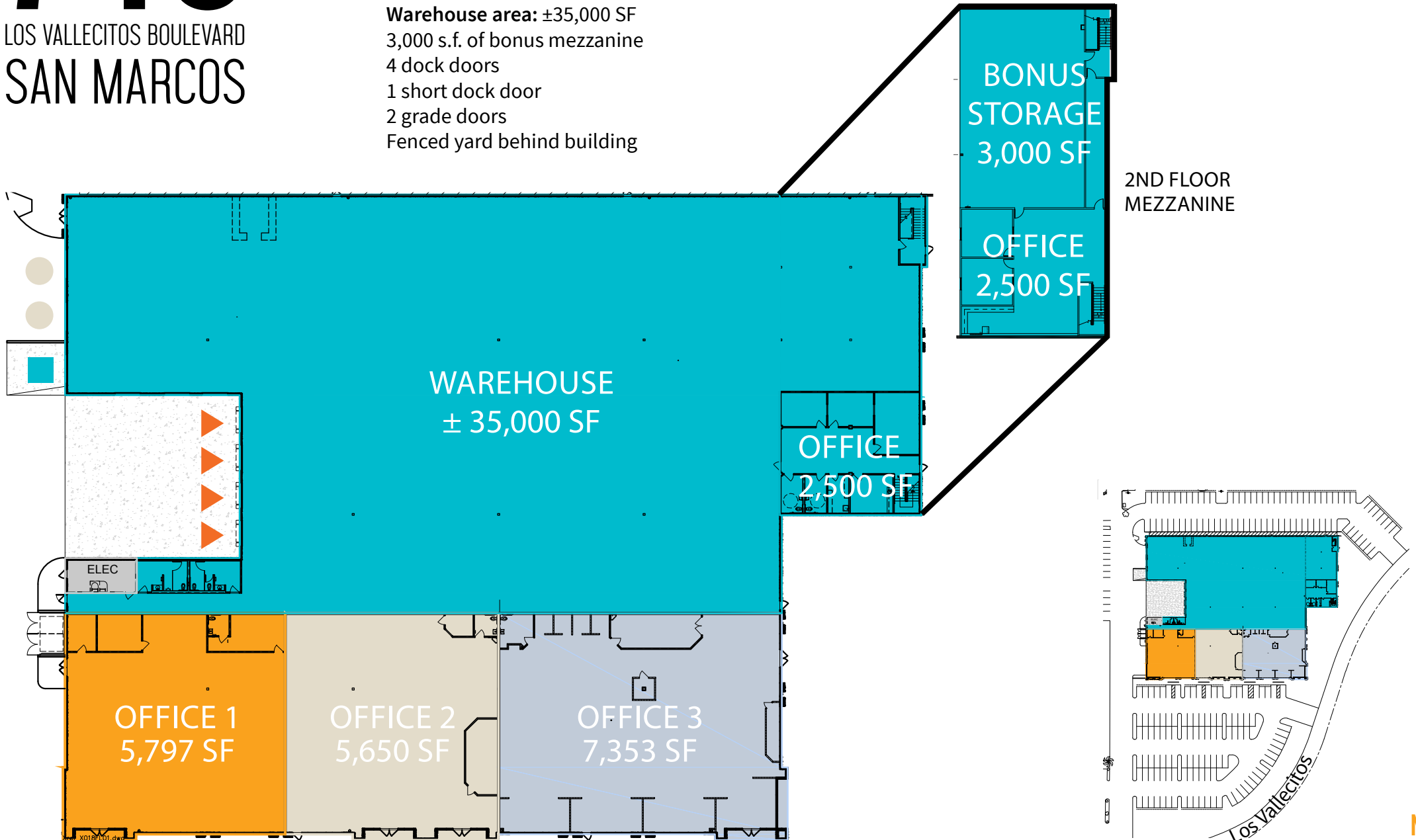
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**FLEX OPTION | 45,864–58,867 SF**

- Rental Rate: \$.95 NNN
- Operating Expenses: Approximately \$.20 psf
- Office area: 5,00 to ±25,000 SF
- Warehouse area: ±35,000 SF
- 3,000 s.f. of bonus mezzanine
- 4 dock doors
- 1 short dock door
- 2 grade doors
- Fenced yard behind building

- ▲ Dock High Door
- Short Dock Door
- Grade Level Door



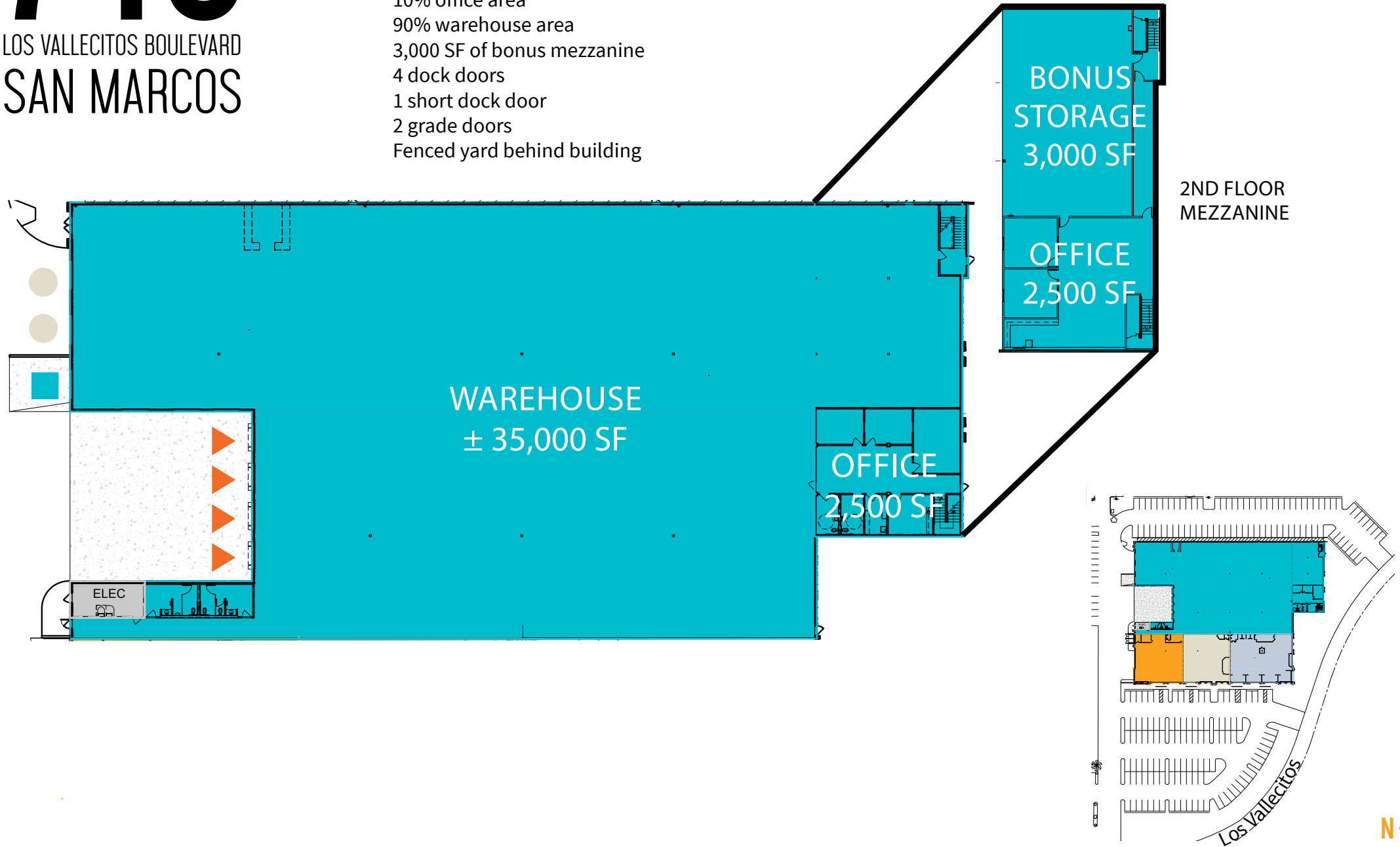
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## WAREHOUSE OPTION | 40,067 SF

Rental Rate: \$.75 NNN  
Operating Expenses: Approximately \$.20 psf  
10% office area  
90% warehouse area  
3,000 SF of bonus mezzanine  
4 dock doors  
1 short dock door  
2 grade doors  
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