

900

Armorlite Drive

SAN MARCOS, CA 92069

*Under Renovation / Small Industrial Unit for Lease*

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**Voit**

REAL ESTATE SERVICES



# 900

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## PROPERTY HIGHLIGHTS

- 4,900 SF Available
- 15% Office Area
- Reception, Two (2) Restrooms, Two (2) Offices, & Conference Area
- 200 Amps 120/208 3 Phase Power
- Drive Around Access
- Private Parking: 2/1,000
- Great Location Central North County Across from UPS
- Fenced Parking
- 2 Roll-Up Doors
- Available September 1, 2017

LEASE RATE: \$0.99/SF/MO. + \$0.10 CAM



## CONTACT:

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RICKY JAMES • 951-322-0082



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## FLOOR PLAN

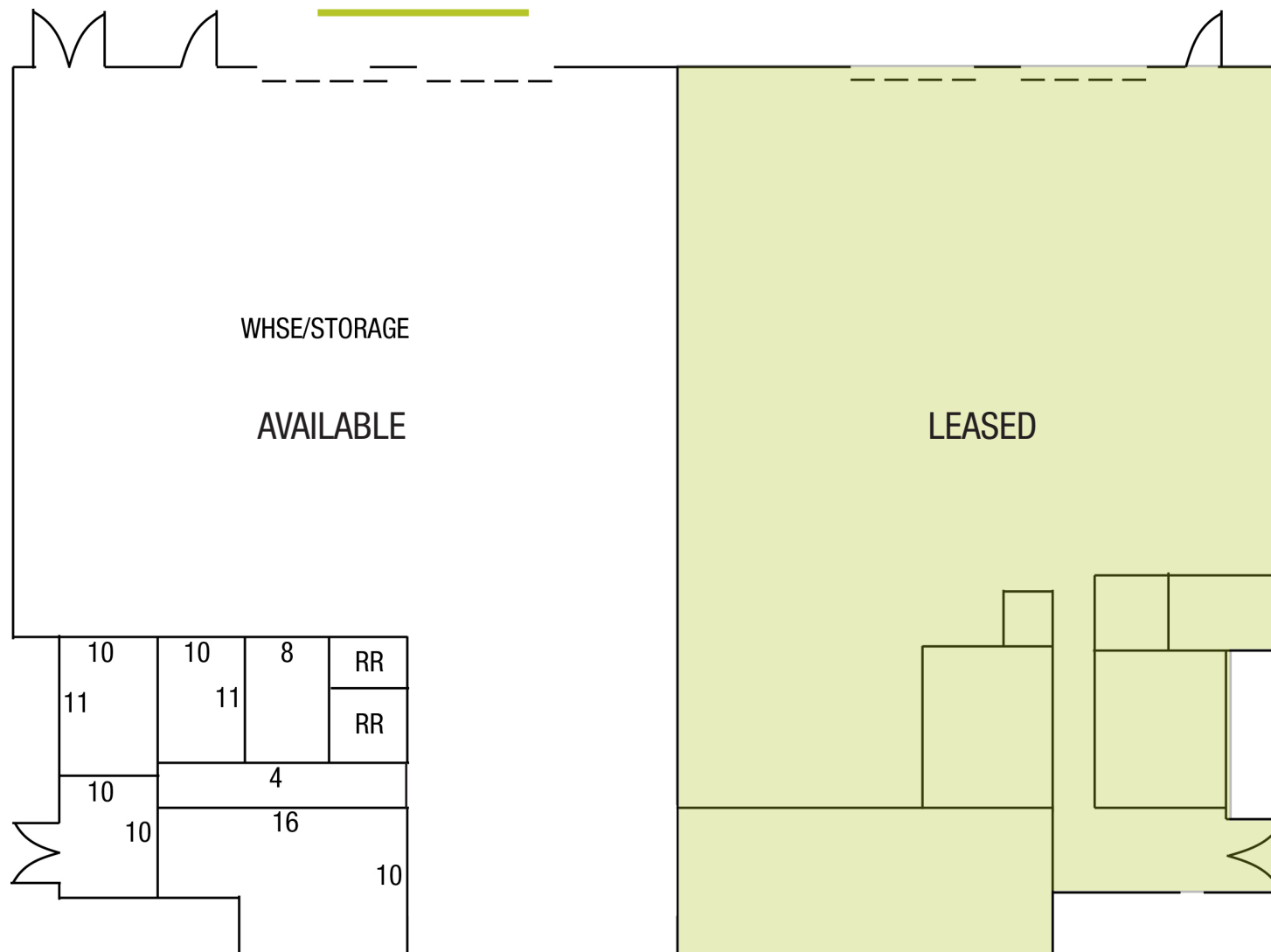
- Approximately 4,900 SF Available

- Excellent Location

- Newly Refurbished

- Private Parking: 2/1,000

- 200 AMPS



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## SAN MARCOS OVERVIEW

San Marcos is the smallest of the five 78 Corridor cities, with a population of 92,910. It is the location of the Corridor's only public university – California State University San Marcos. Because of this, San Marcos has one of the highest concentrations of STEM degrees. Of those holding a Bachelor's degree, more than 45 percent have their first degree in a science, technology, engineering, or mathematics field of study.

San Marcos has strong craft beer, manufacturing and information & communications technology economies. The birthplace of San Diego's most iconic craft beer company, Stone Brewing Co., San Marcos is home to numerous other established and new breweries. With ample amount of industrial and commercial real estate available, it is an entrepreneur's dream home to launch a new company. The city is also home to one of the corridor's strongest entrepreneurial ecosystems, housing the SoCal Entrepreneurial Ecosystems Development organization.

The city also boasts a strong manufacturing economy, home to some of the region's most internationally engaged businesses. Hunter Industries, a manufacturer of irrigation equipment, sells its products around the world – chief among these is supplying Buckingham Palace with its sprinkler system.

## 92,910 Residents



\*Per Innovate78 Online

