

285 Venture Street

SAN MARCOS, CALIFORNIA 92078

FOR SALE

±7,958 SF
INDUSTRIAL BUILDING



NEW PRICE REDUCTION!

Voit

REAL ESTATE SERVICES

ALEX JIZE, SIOR

VICE PRESIDENT, PARTNER

858.458.3361 | Lic.#01947389

ajize@voitco.com

CHRIS MOUSSA

VICE PRESIDENT

858.458.3321 | Lic.#02111997

cmoussa@voitco.com



LUCINDA BLISS

PRINCIPAL

Lic.#01887551



Voit Real Estate Services is pleased to offer the opportunity to acquire an approximately 7,958 square foot industrial building with heavy power, ideal for manufacturers, at **285 Venture Street in San Marcos, California**. This property features:

- Heavy Power Distributed throughout the Warehouse: 800 Amps/120-208 Volt, 3-Phase
- Secure Fenced Yard Area/Parking Lot
- Three (3) Grade-Level Doors (10' X 12')
- ±1,000 SF Air-Conditioned Office Space
- Insulated Ceilings
- 16' Clear Height
- Insulated Warehouse Ceilings
- ±2,600 SF Bonus Mezzanine
- Industrial (I) Zoning
- Multiple Skylights Throughout Warehouse

285 Venture Street also provides excellent access to Highway 78 and is conveniently located within close proximity to CSU San Marcos and the North City development.

BUILDING FEATURES



±7,958 SF
BUILDING SIZE



0.36 AC
(15,841 SF)
LOT SIZE



(3) Grade Level Doors
LOADING



(12) Surface Spaces
PARKING SPACES



\$2,550,000 (\$320/SF)
~~**\$2,700,000 (\$339.28/SF)**~~
SALE PRICE

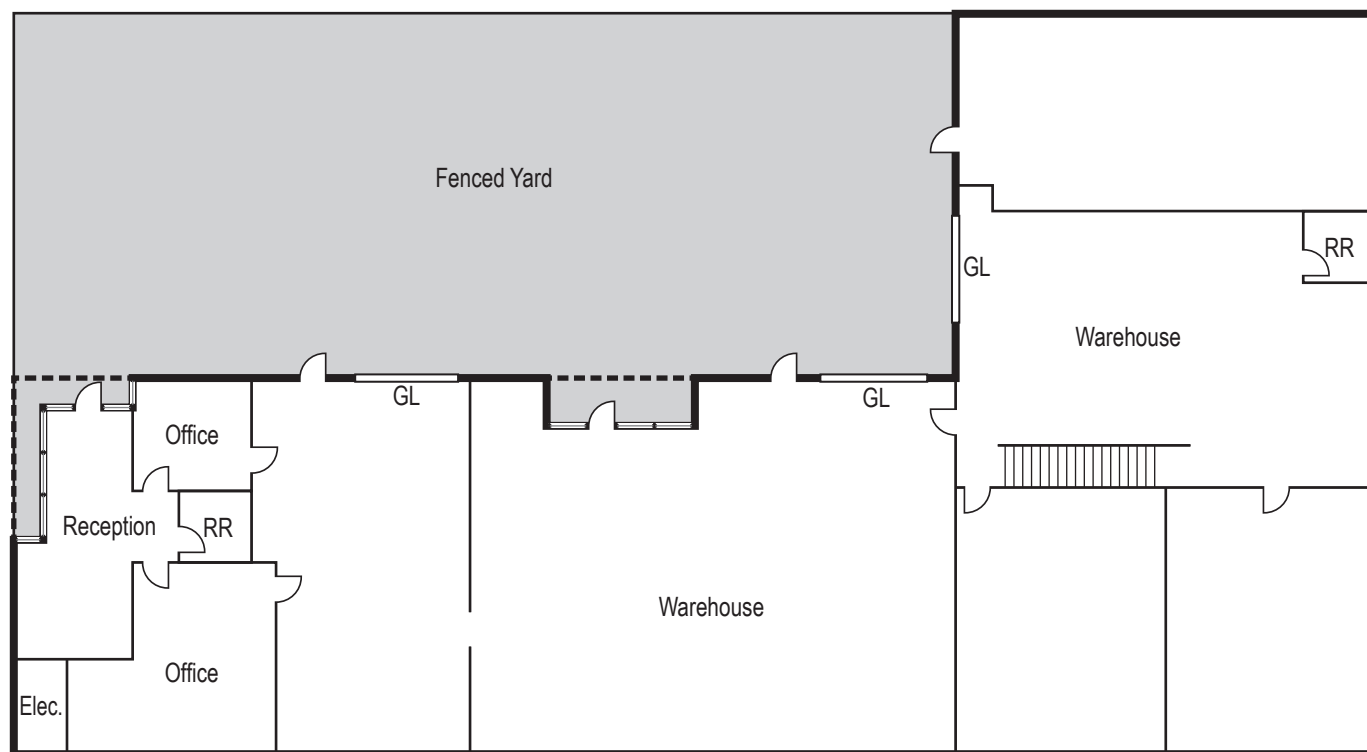
[VIEW I ZONING LINK](#)

EXISTING FLOOR PLAN

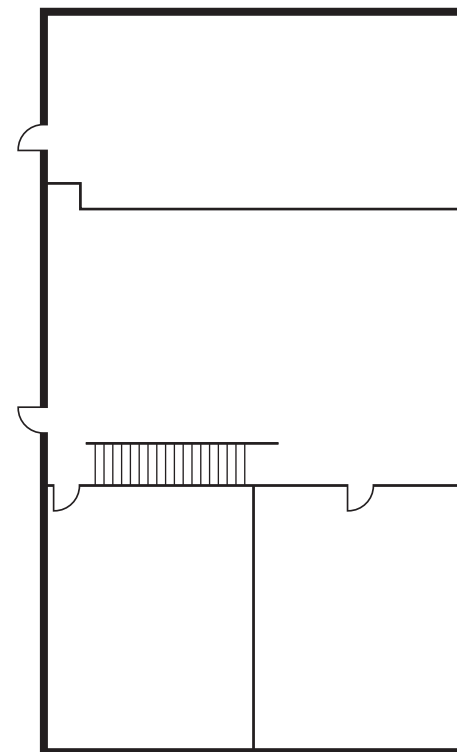


VIEW VIRTUAL TOUR

First Floor

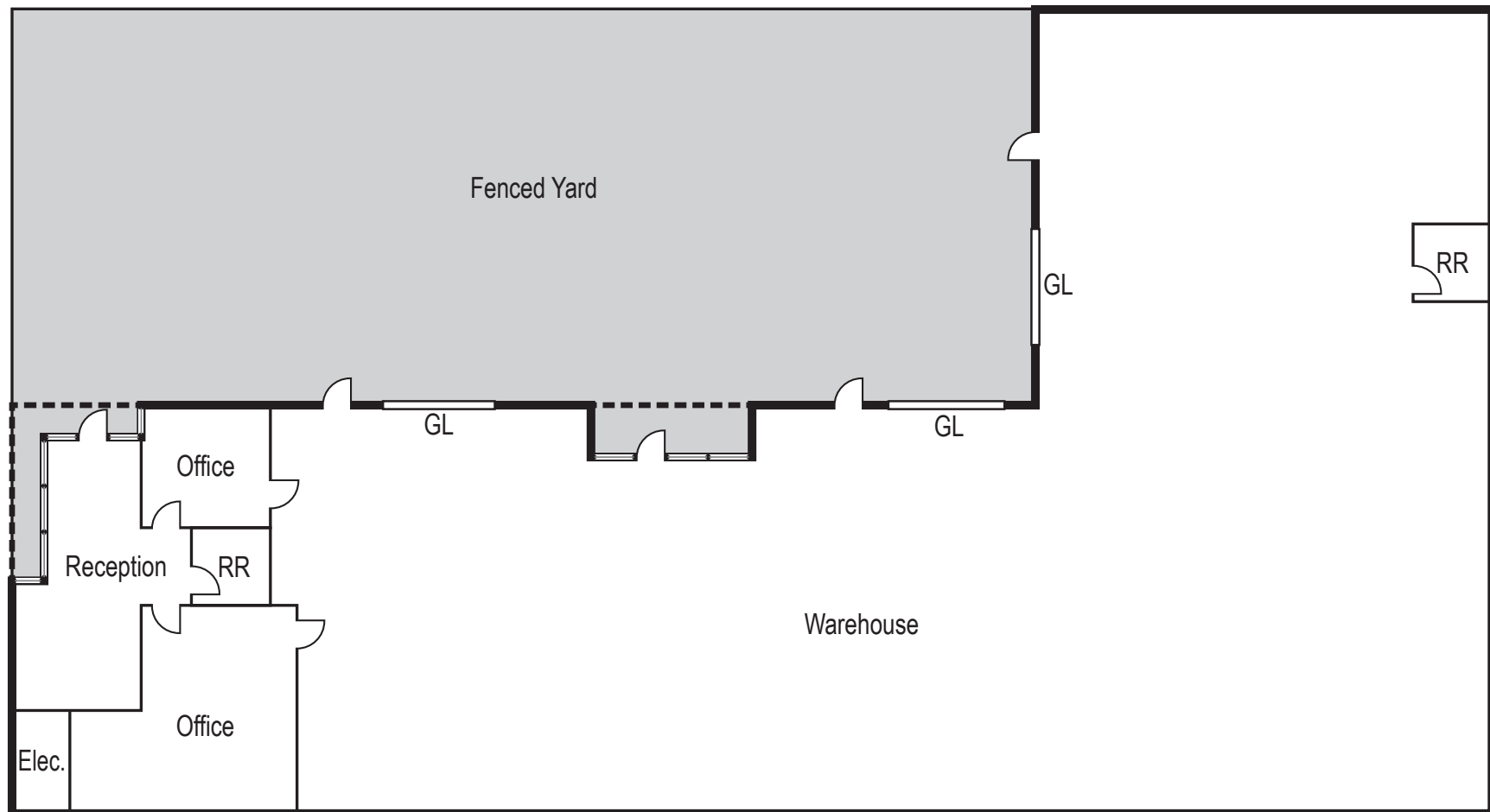


Second Floor

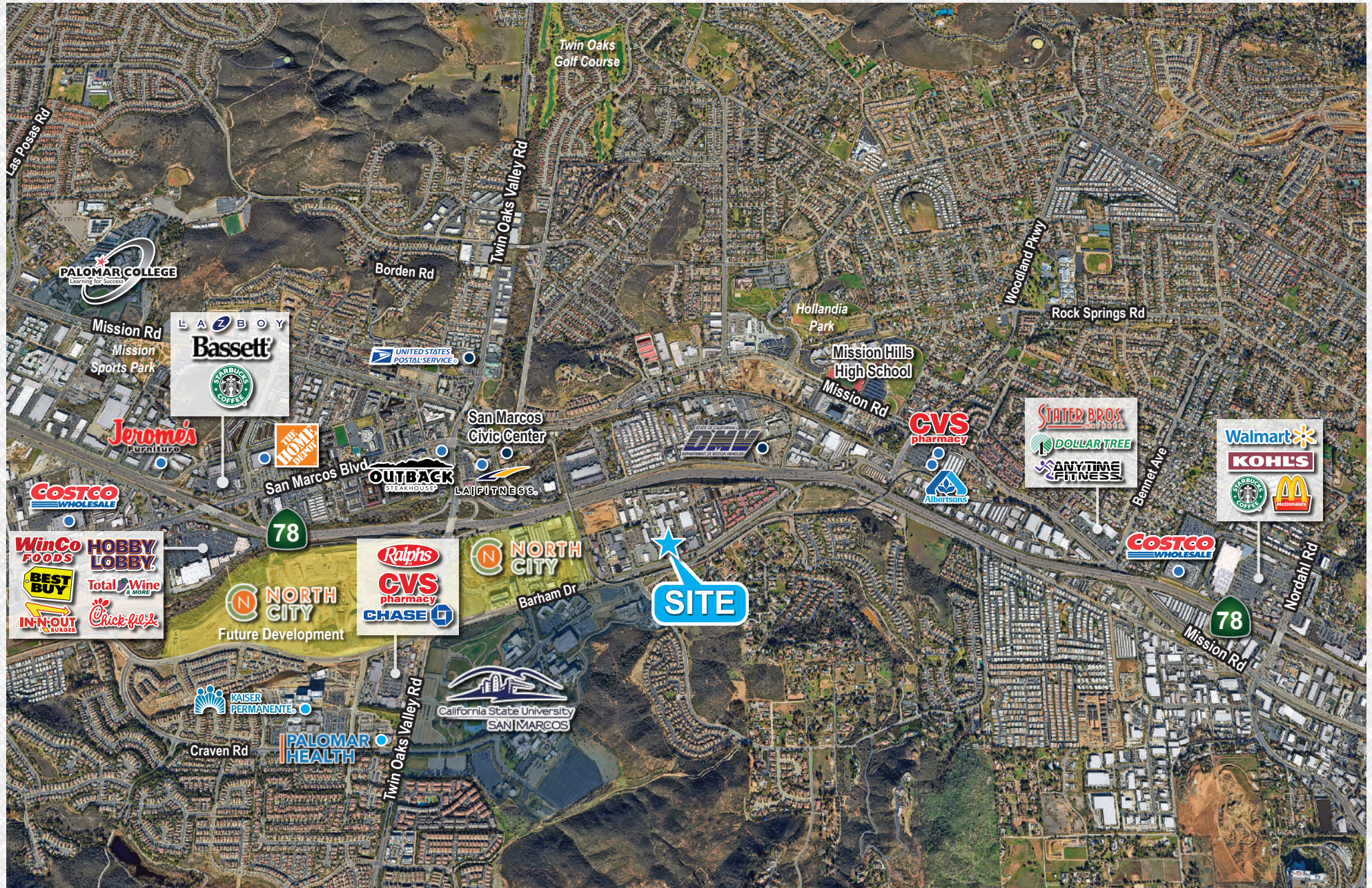


Bonus Mezzanine
(±2,600 SF)

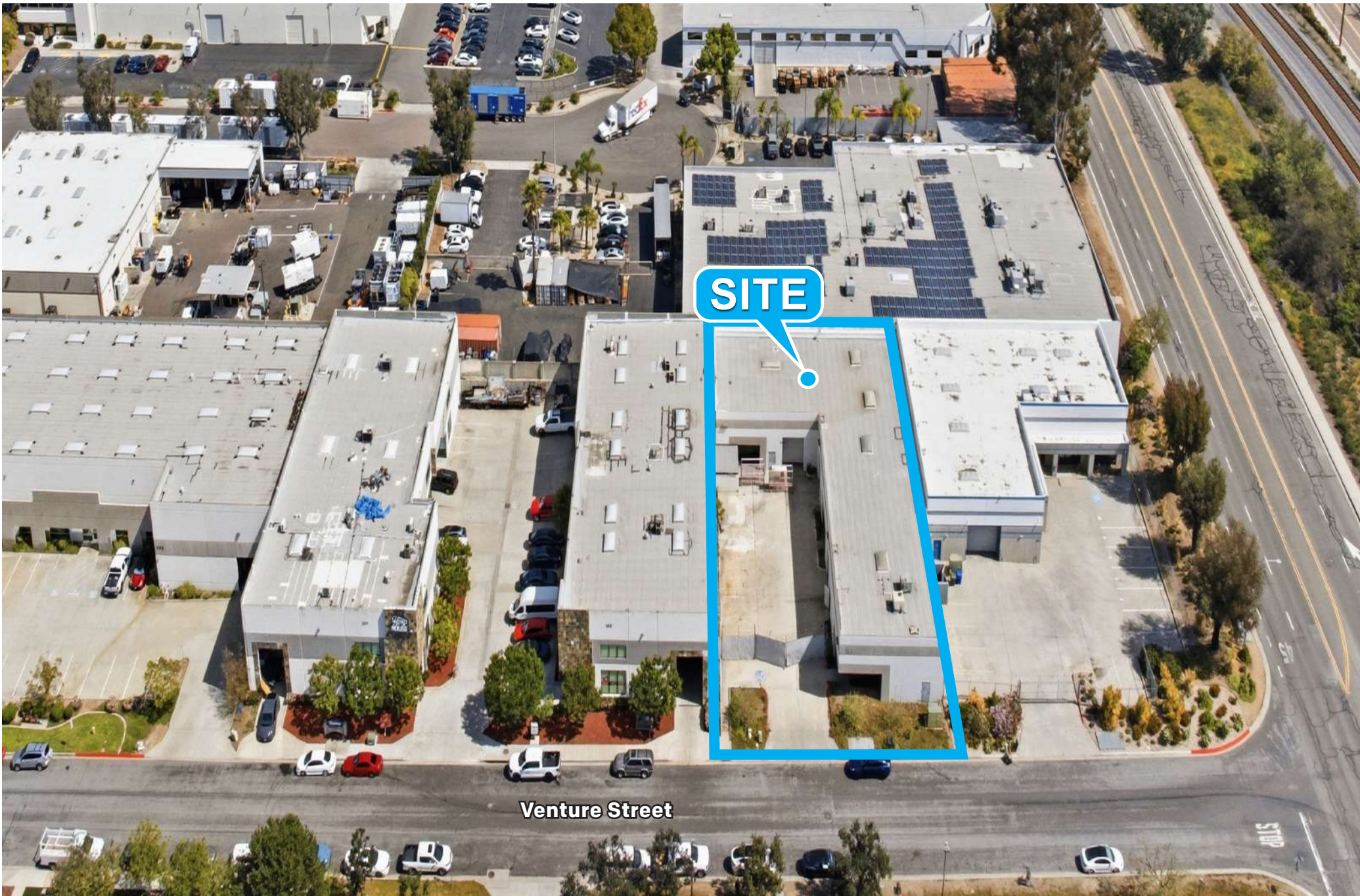
CONCEPTUAL FLOOR PLAN



AMENITIES MAP



AERIAL MAP



BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS





Voit

REAL ESTATE SERVICES

ALEX JIZE, SIOR

VICE PRESIDENT, PARTNER

858.458.3361 | Lic.#01947389

ajize@voitco.com

CHRIS MOUSSA

VICE PRESIDENT

858.458.3321 | Lic.#02111997

cmoussa@voitco.com



LUCINDA BLISS

PRINCIPAL

Lic.#01887551

VOIT REAL ESTATE SERVICES | 4180 LA JOLLA VILLAGE DRIVE, SUITE 100, LA JOLLA, CA 92037 | 858.453.0505 | LIC.#01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.