

2950

pro·duc·tion

±222,028 SF TOTAL | FOR SALE OR LEASE

4 BUILDING | CREATIVE INDUSTRIAL |
MANUFACTURING & WAREHOUSING CAMPUS



CUSHMAN &
WAKEFIELD



Talos Capital



EVERY PRODUCTION OF GENIUS MUST BE
THE PRO·DUC·TION OF ENTHUSIASM.


- BENJAMIN DISRAELI



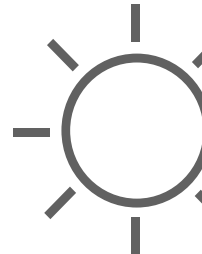
A CREATIVE INDUSTRIAL FACILITY

integrates a creative office corporate headquarters design with the functionality of a highly efficient state-of-the-art industrial facility.

Creative Industrial buildings are uniquely designed to cultivate a culture of collaboration and socialization, incorporating areas that blur the boundary between indoor and outdoor space.



High-end finishes with open creative office build-outs featuring sleek glassline and polished exteriors



Skylights to ensure abundant natural light



Patios and outdoor amenity areas



Best-in-class loading, warehouse design, and clear heights



Efficient parking and truck traffic flow

pro·duc·tion

SITE DESCRIPTION

- New four-building industrial park totaling $\pm 222,028$ square feet
- Three (3) Highway 78 on-ramps within 2 miles and near Rancho Santa Fe Road
- Heavy power
- 28' min clear height
- Divisible down to $\pm 17,053$ SF and up to $\pm 94,172$ SF

OFFICE DESCRIPTION

- Exposed creative office improvements
- Polished concrete
- High image finishes

BUILDING A - 195 BOSSTICK BLVD.

- $\pm 55,375$ SF, 1 glass roll-up door, 4 dock-high doors, 1 grade-level door
- 2,000 A 277/480v
- 60'x52' column spacing
- 120' min truck apron
- ESFR fire sprinklers
- 1.88/1,000 (104 spaces)

BUILDING B - 2946 NORMAN STRASSE RD.

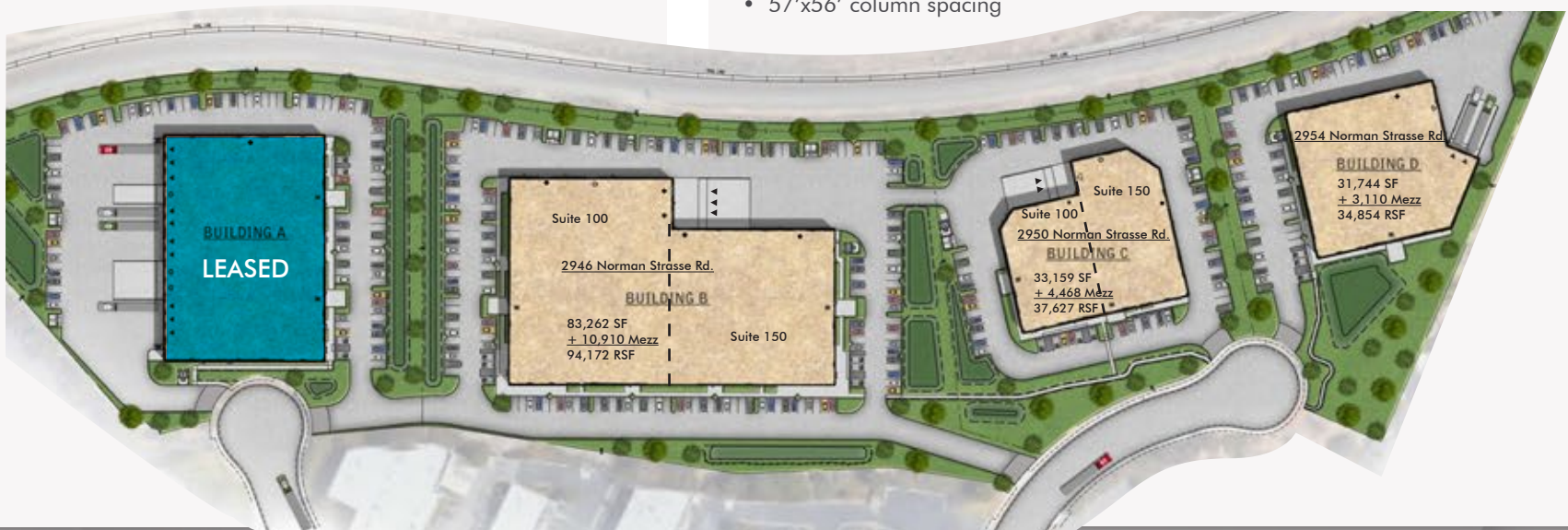
- $\pm 94,172$ SF, 2 glass roll-up doors, 6 grade-level doors, 3 dock-high positions
- 4,000 A 277/480v
- 60'x54' column spacing
- 219' min truck apron
- ESFR fire sprinklers
- 1.85/1,000 (174 spaces)
- Divisible: Ste. 100: $\pm 52,648$ SF
Ste. 150: $\pm 41,524$ SF

BUILDING C - 2950 NORMAN STRASSE RD.

- $\pm 37,627$ SF, 2 glass roll-up door, 3 grade-level doors, 2 dock-high positions
- 2,000 A 277/480v
- 49'x47' column spacing
- 129' min truck apron
- ESFR fire sprinklers
- 1.89/1,000 (71 spaces)
- Divisible: Ste. 100: $\pm 17,053$ SF
Ste. 150: $\pm 20,573$ SF

BUILDING D - 2954 NORMAN STRASSE RD.

- $\pm 34,854$ SF, 1 glass roll-up door, 2 dock-high doors, 2 grade-level doors
- 2,000 A 277/480v
- 57'x56' column spacing
- 184' min truck apron
- ESFR fire sprinklers
- 2.09/1,000 (73 spaces)

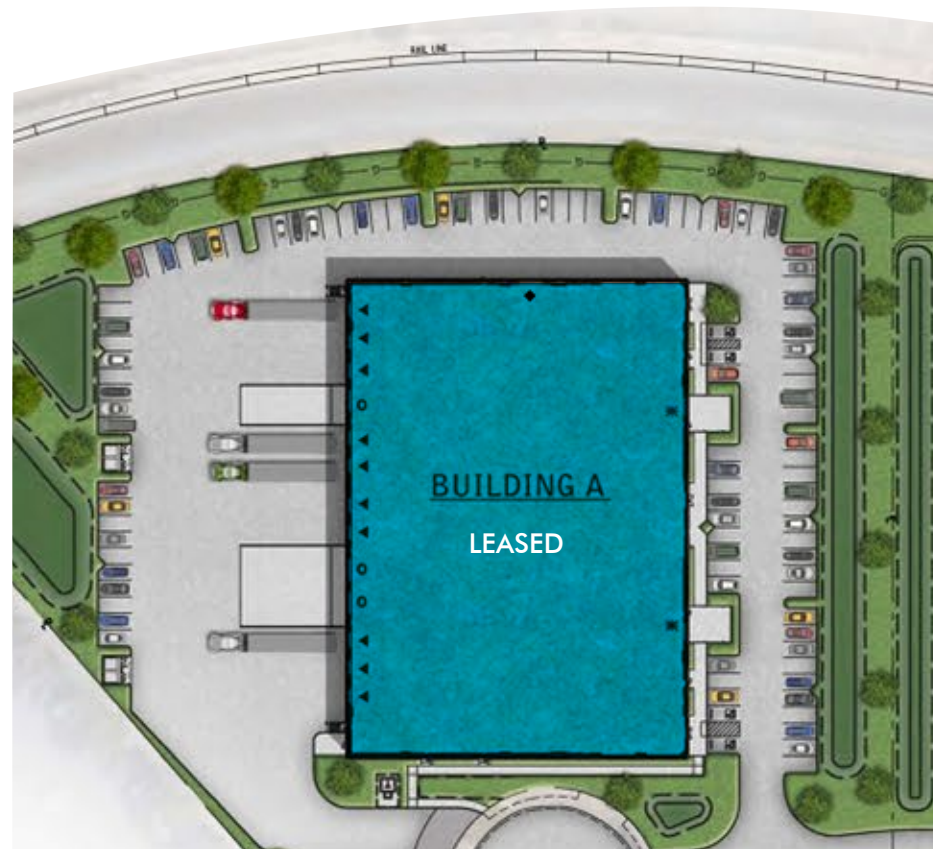


pro·duc·tion

BUILDING A

195 Bosstick Blvd., San Marcos CA 92069

- **±55,375 SF LEASED**
- 1 glass roll-up doors
- 4 dock-high doors
- 1 grade-level door
- 2,000 A 277/480v
- 60'x52' column spacing
- 120' min truck apron
- ESRF fire sprinklers
- 1.88/1,000 (104 spaces)



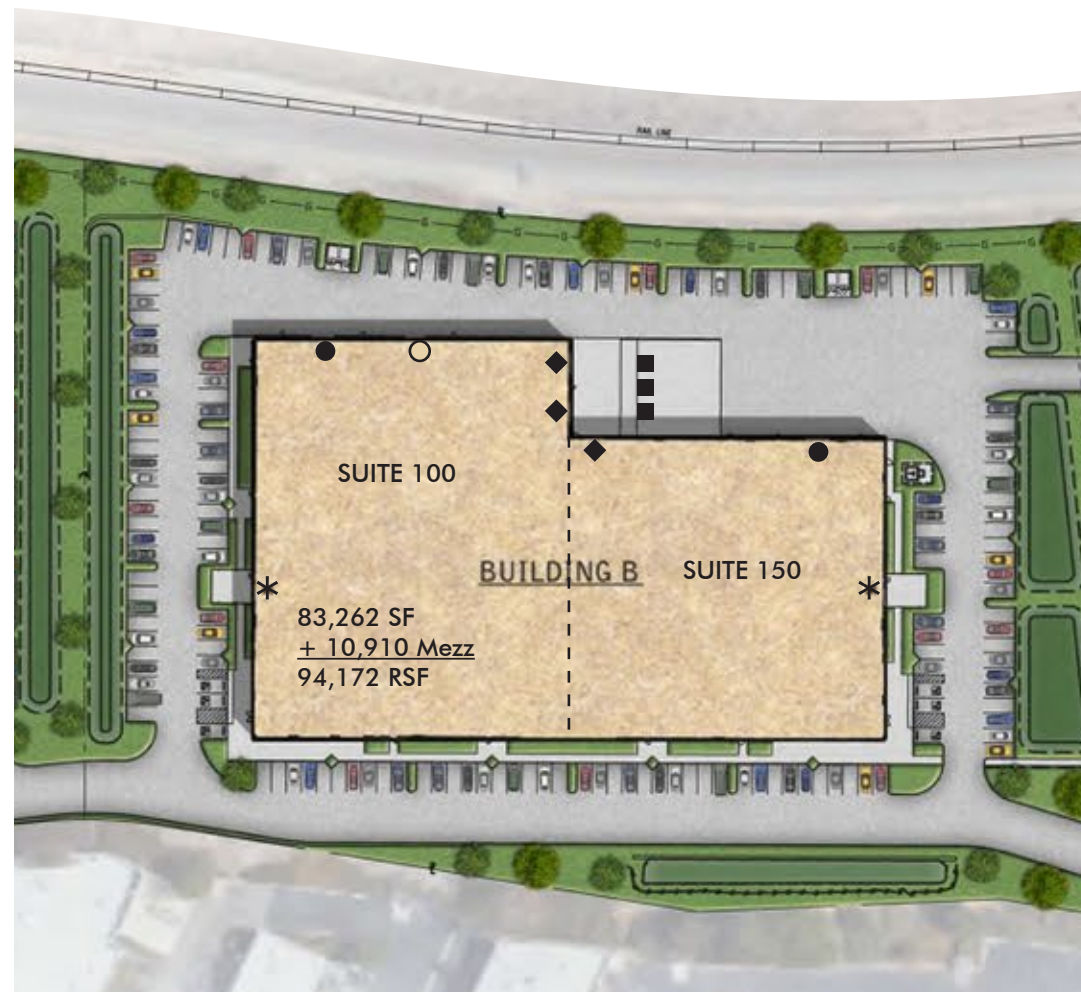
pro·duc·tion

BUILDING B

2946 Norman Strasse Rd., San Marcos CA 92069

- ±94,172 SF
- 2 glass roll-up doors
- 6 grade-level doors
- 3 dock-high positions
- 4,000 A 277/480v
- 60'x54' column spacing
- 219' min truck apron
- ESRF fire sprinklers
- 1.85/1,000 (174 spaces)
- Divisible: Ste. 100: ±52,648 SF
Ste. 150: ±41,524 SF

*	GLASS SECTIONAL DOOR (10'X10')
○	GRADE LEVEL DOOR (12'X16')
◆	GRADE LEVEL DOOR (16'X18')
●	GRADE LEVEL DOOR (14'X18')
■	DOCK POSITION



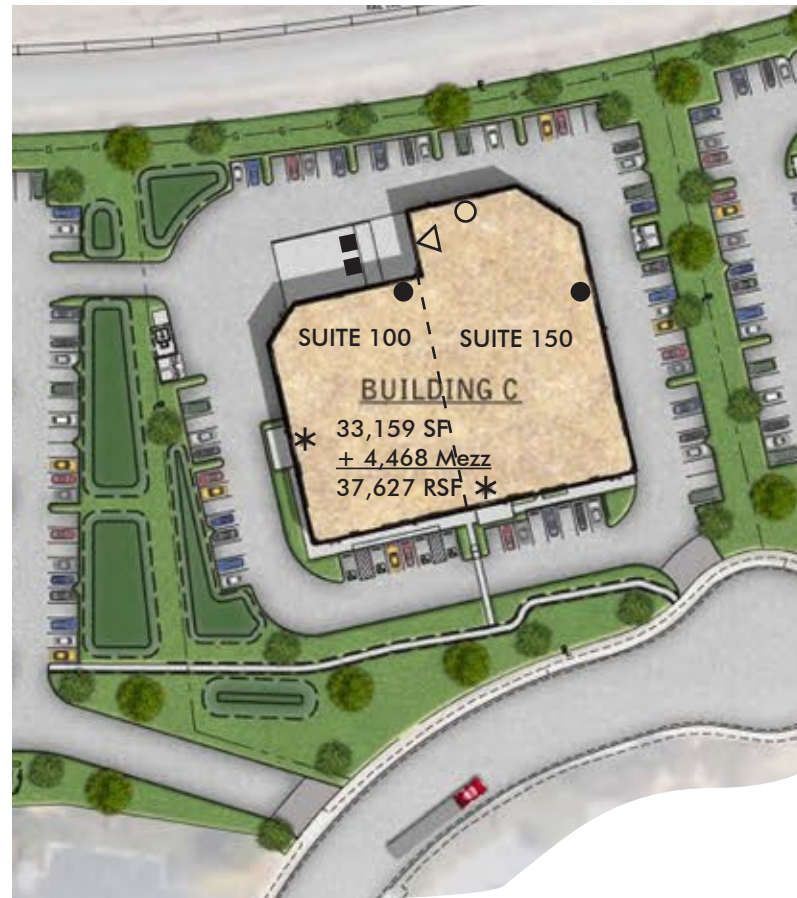
pro·duc·tion

BUILDING C

2950 Norman Strasse Rd., San Marcos CA 92069

- ±37,627 SF
- 2 glass roll-up door
- 3 grade-level doors
- 2 dock-high positions
- 2,000 A 277/480v
- 49'x47' column spacing
- 129' min truck apron
- ESRF fire sprinklers
- 1.89/1,000 (71 spaces)
- Divisible: Ste. 100: ±17,053 SF
Ste. 150: ±20,573 SF

- * GLASS SECTIONAL DOOR (10'X10')
- GRADE LEVEL DOOR (12'X16')
- △ GRADE LEVEL DOOR OVERSIZED (20'X18')
- GRADE LEVEL DOOR (14'X18')
- DOCK POSITION



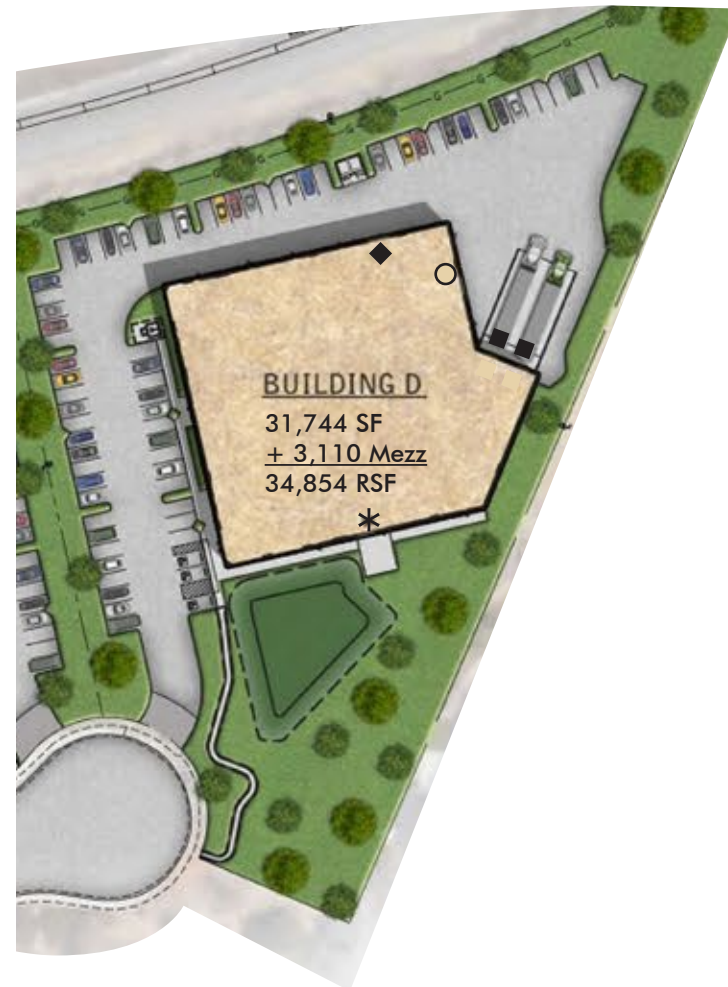
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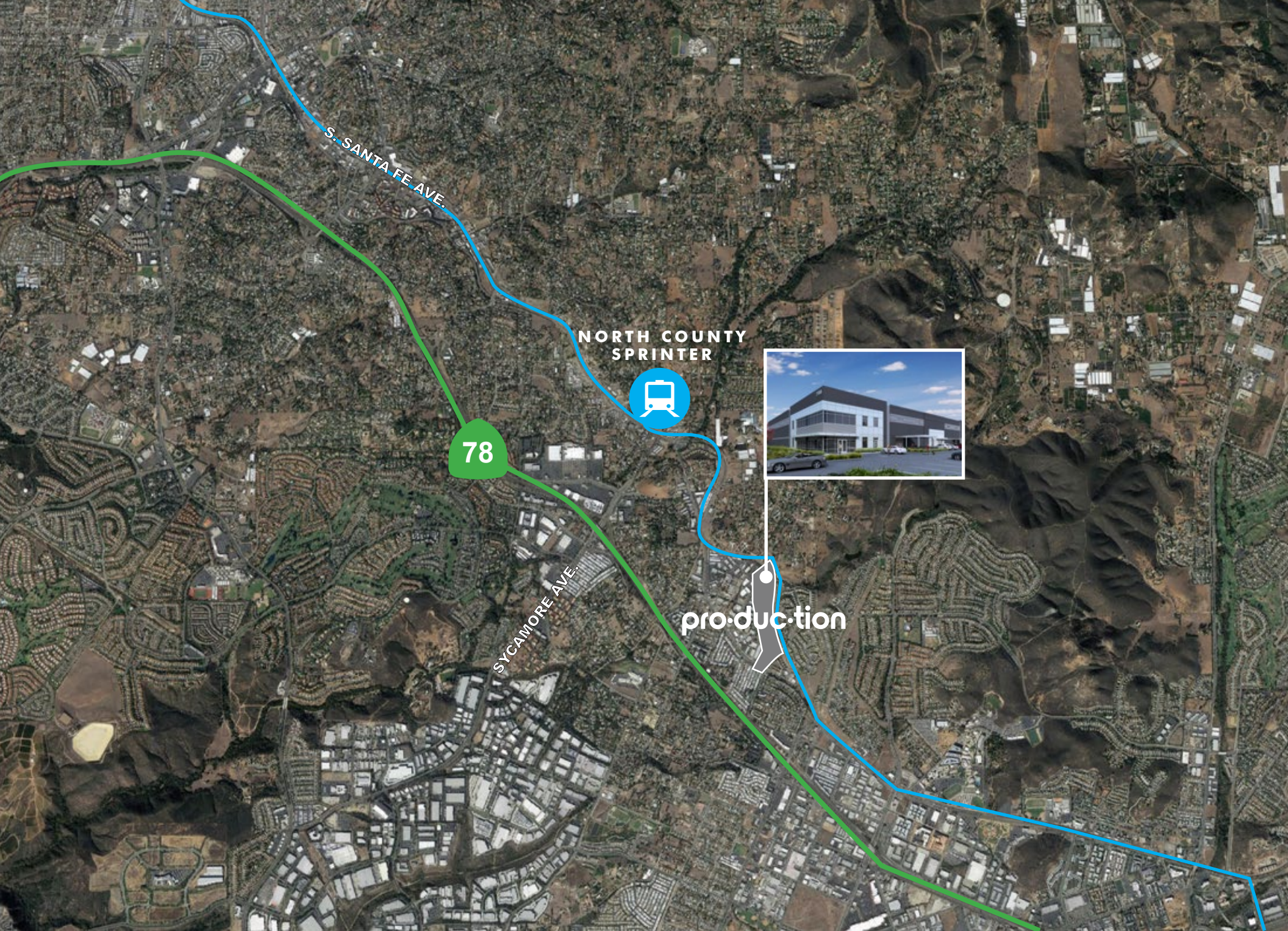
BUILDING D

2954 Norman Strasse Rd., San Marcos CA 92069

- ±34,854 SF
- 1 glass roll-up door
- 2 dock-high doors
- 2 grade-level doors
- 2,000 A 277/480v
- 57'x56' column spacing
- 184' min truck apron
- ESRF fire sprinklers
- 2.09/1,000 (73 spaces)

- * GLASS SECTIONAL DOOR (10'X10')
- GRADE LEVEL DOOR (12'X16')
- ◆ GRADE LEVEL DOOR (16'X18')
- DOCK HIGH DOOR (9'X10')





S. SANTA FE AVE.

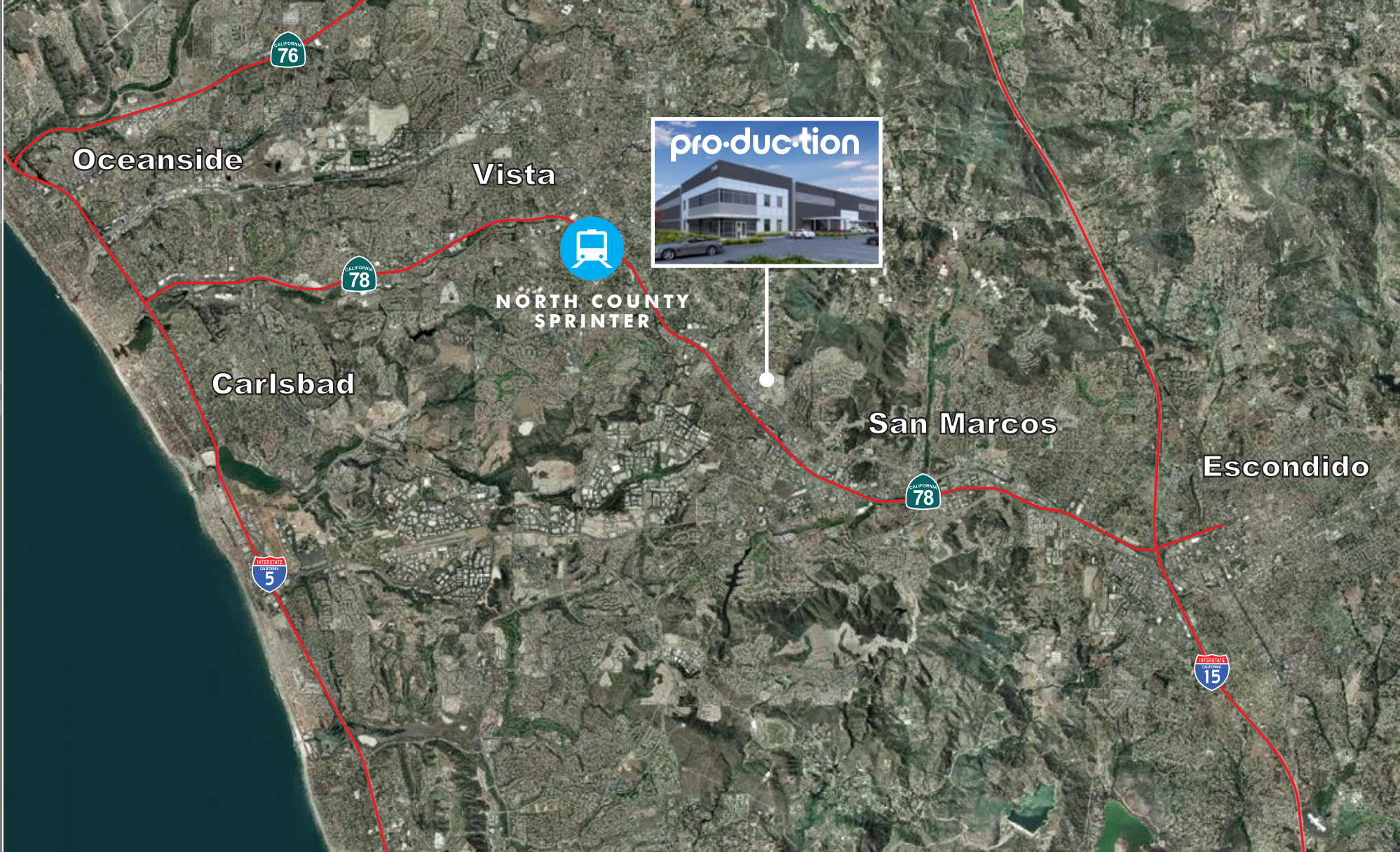
78

NORTH COUNTY
SPRINTER



SYCAMORE AVE.

pro·duc·tion



drive time

4	10	13	22	43	71	80
4 minutes to Highway 78	10 minutes to Interstate 15	13 minutes to McClellan Palomar Airport	19 minutes to Interstate 5 Pacific Ocean	43 minutes to Downtown San Diego	71 minutes to Orange County	80 minutes to Riverside County



neighbors



city of san marcos

Situated 35 minutes north of Downtown San Diego at the confluence of the I-15/SR-78 freeways, the City of San Marcos spans 24 square miles and is considered one of the most desirable North County cities in which to live and conduct business. San Marcos offers a broad mix of housing options, a variety of colleges and universities, recreation and entertainment amenities, and employment opportunities via small- to mid-sized companies. Additionally, San Marcos is conveniently accessible to freeways, airports, and commuter rail transit with travel ease to residential communities and key commercial centers throughout the region.



**94,042
POPULATION**



**300+ ACRES
OF PARK SPACE**



**MEDIAN
HOUSEHOLD
INCOME
\$66,300**



**4,000+
BUSINESS
ESTABLISHMENTS**



**72 MILES OF
MULTI-USE
TRAILS**



**EDUCATIONAL
ATTAINMENT**



INDUSTRIES

HIGHER EDUCATION
MANUFACTURING
INFORMATION & COMMUNICATIONS
TECHNOLOGY
SPECIALTY FOOD & MICROBREWERIES

33.2% BACHELOR'S
DEGREE OR HIGHER

12.1% MASTER'S
DEGREE OR HIGHER

0.8% DOCTORATE
DEGREE OR HIGHER



Talos Capital



pro·duc·tion

pro·duc·tion

gen·er·ate

dis·tri·bute

pro·duc·tion



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