AVAILABLE FOR LEASE

1555-1565 LA MIRADA DRIVE
SAN MARCOS, CALIFORNIA | 92078



CUSHMAN & WAKEFIELD

±2,700 -27,564
SQUARE FEET AVAILABLE

MULTI-TENANT INDUSTRIAL
WITH FENCED YARD



SPACE AVAILABLE	27,564 SF
BUILDING DESCRIPTION	Single Tenant or Multi-Tenant Options Available
YARD AREA	Approximately 25,000 SF
CONSTRUCTION	Concrete and Metal
CLEAR HEIGHT	14' - 20'

GRADE LEVEL DOORS	8
SPRINKLERS	Yes
ELECTRIC	Approximately 1,075 Amps 3-Phase Heavy Power *277/480v Service Available at 1555 La Mirada
ZONING	I-Industrial
RATE	Negotiable (est. NNN = $0.38/SF)

ASSET FEATURES

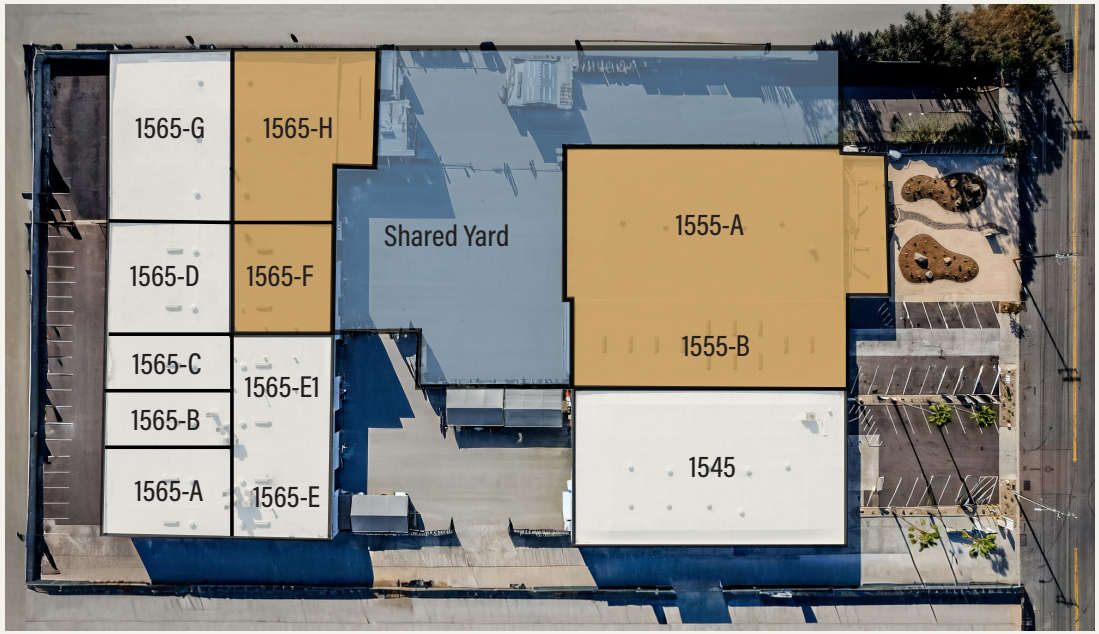
SITE PLAN



OPTION A:

SINGLE-TENANT OPTION

SUITE A/B/F/H	27,564 SF



OPTION B:

MULTI-TENANT OPTION

SUITE A/B	19,464 SF
SUITE F	2,700 SF
SUITE H	5,400 SF

1555-1565 LA MIRADA DR

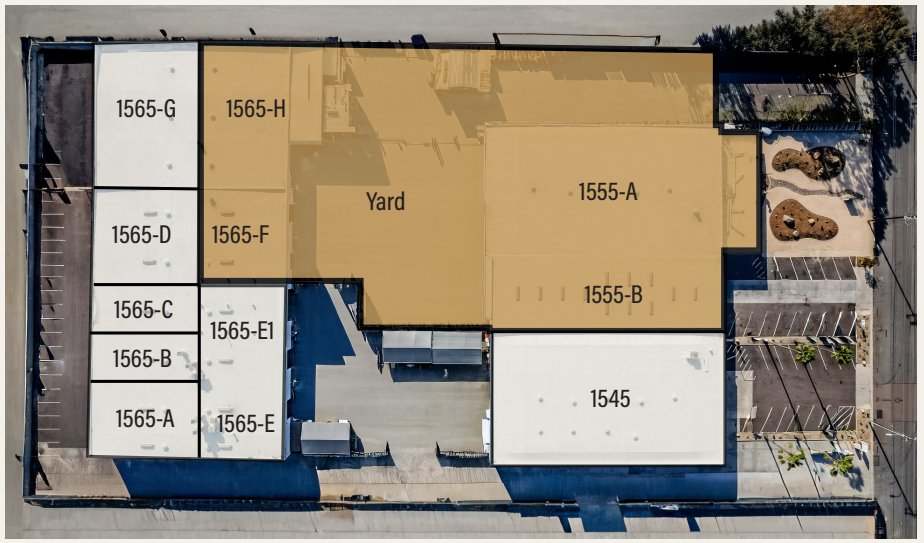
SAN MARCOS, CA 92078

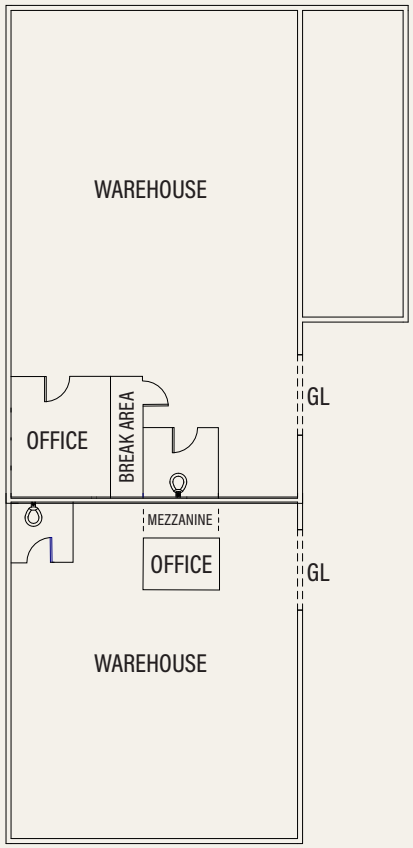
SUITE A/B/F/H	27,564 SF	8 GL ROLL-UP DOORS

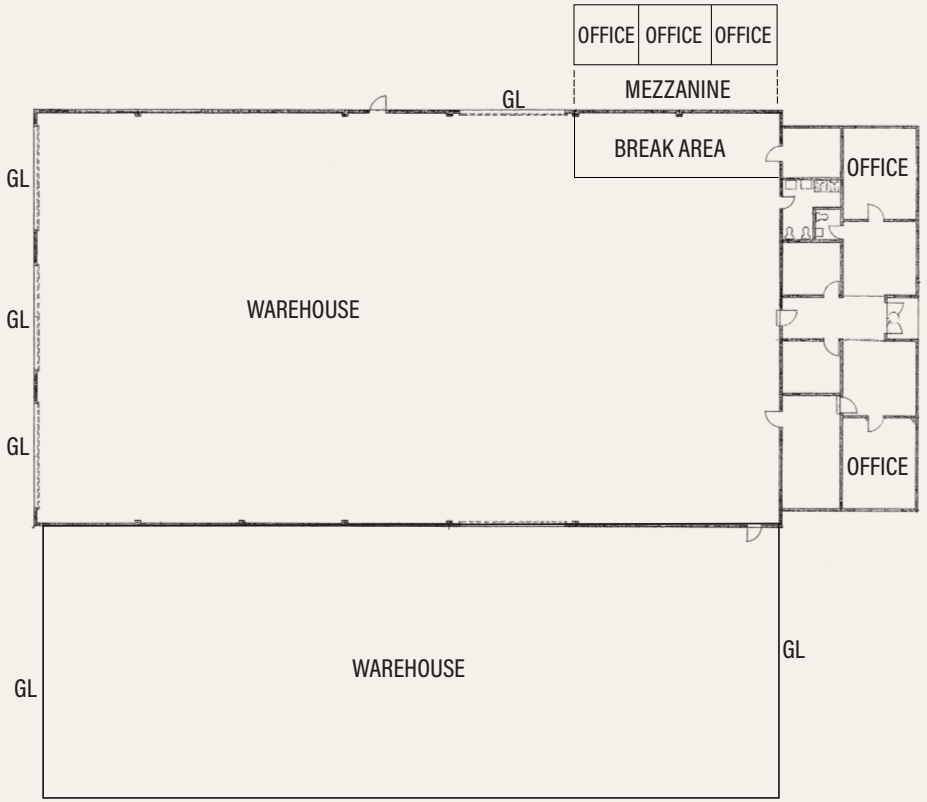
1,075 AMPS, 3-PHASE POWER

*277/480V SERVICE AVAILABLE AT 1555 LA MIRADA

AVAILABILITY







OPTION A

1555 LA MIRADA DR

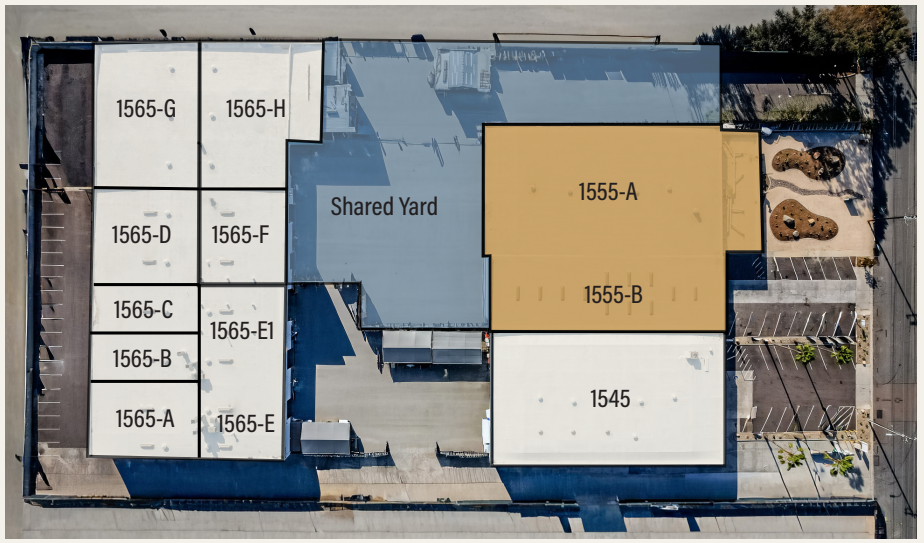
SAN MARCOS, CA 92078

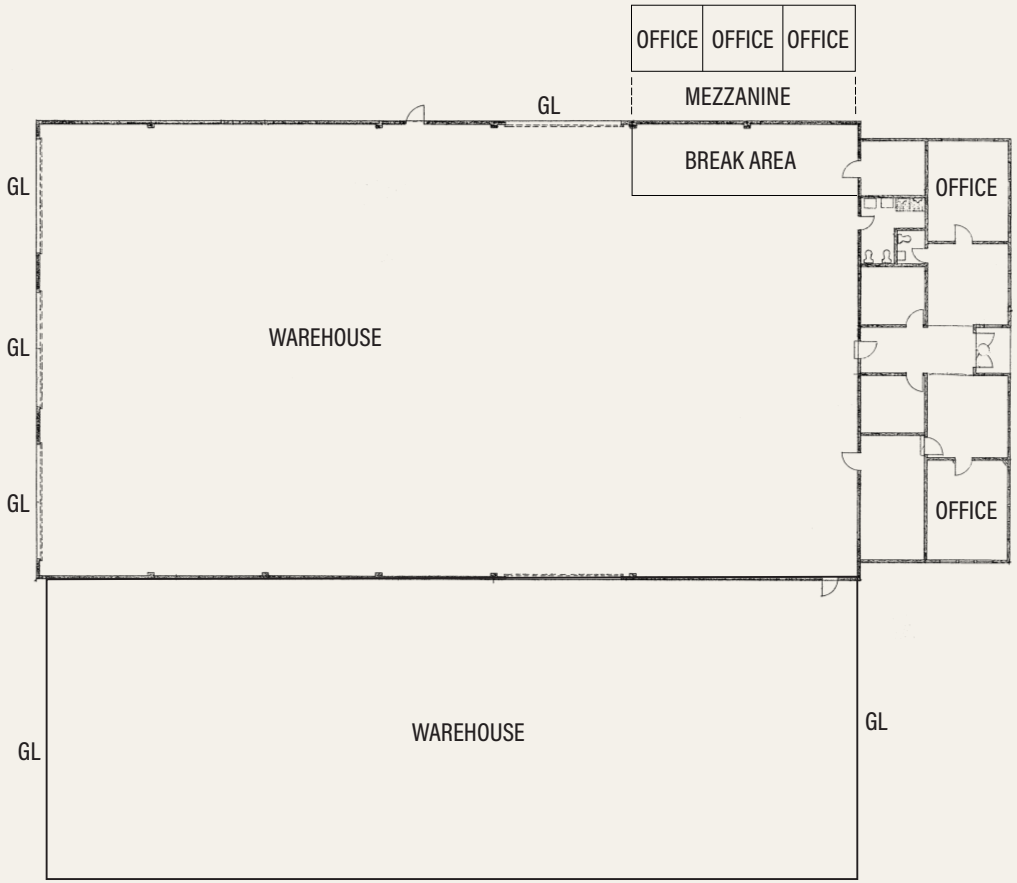
SUITE A/B	19,464 SF	6 GL ROLL-UP DOORS

800 AMPS, 3-PHASE POWER

***277/480V SERVICE AVAILABLE AT 1555 LA MIRADA**

AVAILABILITY





OPTION B

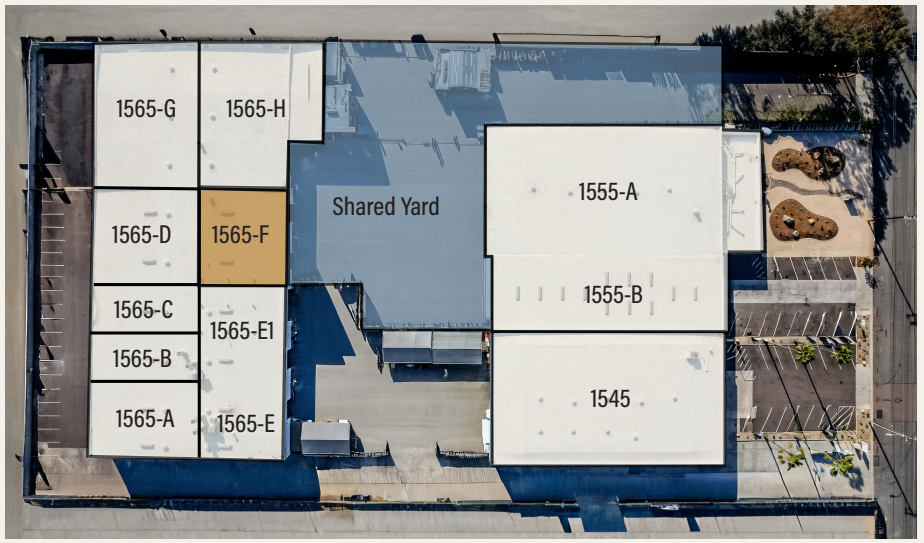
1565 LA MIRADA DR

SAN MARCOS, CA 92078

SUITE F	2,700 SF	1 GL ROLL-UP DOOR

100 AMPS, 3 -PHASE POWER

AVAILABILITY





OPTION B

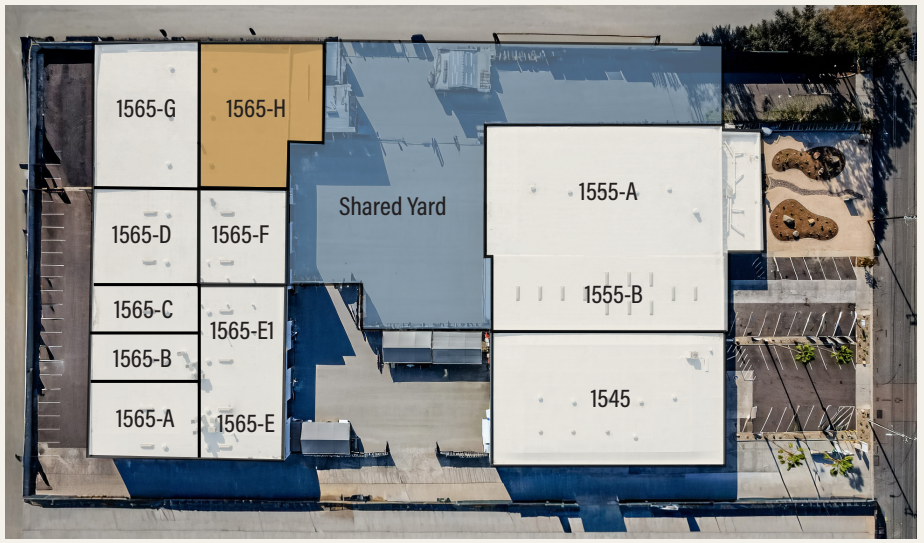
1565 LA MIRADA DR

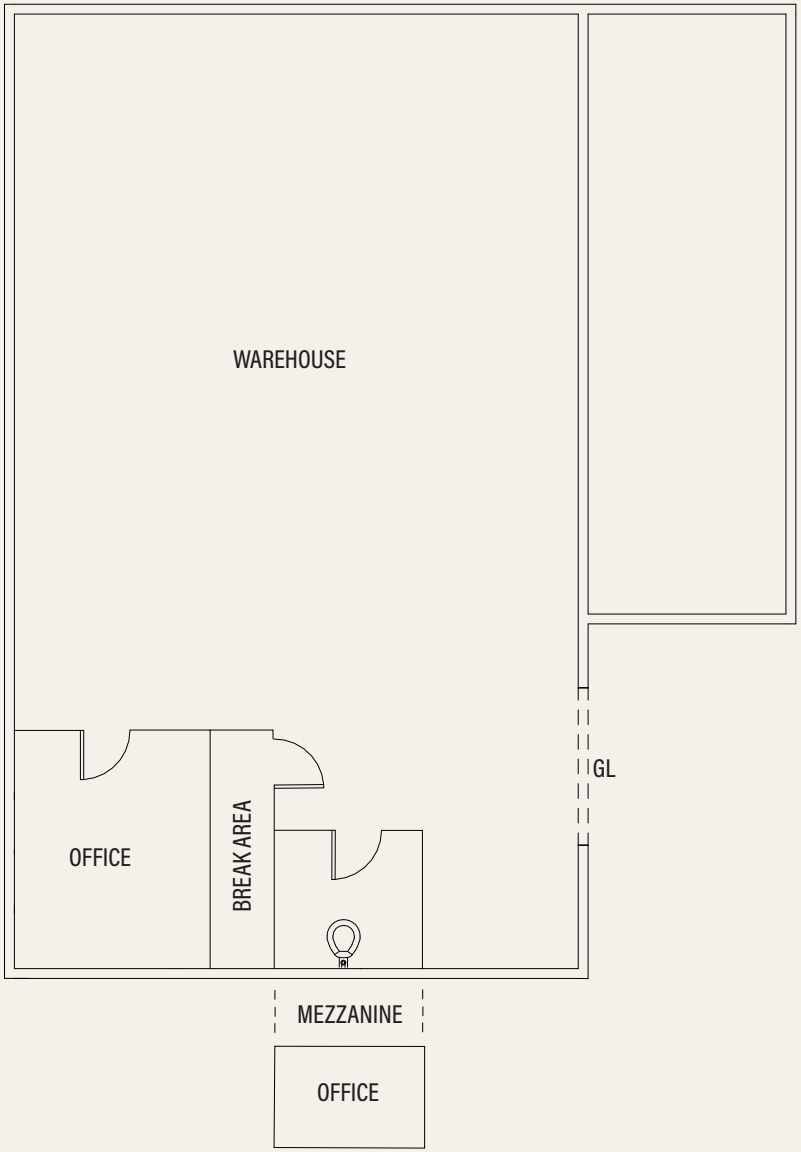
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SUITE H	5,400 SF	1 GL ROLL-UP DOOR

175 AMPS, 3-PHASE POWER

AVAILABILITY





OPTION B

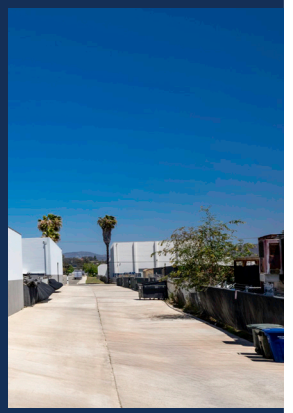







1555








COLLISION REPAIR CENTER

AVAILABLE FOR LEASE



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