

CLEAR SPAN WAREHOUSE + DISTRIBUTION

±47,996 SF | DIVISIBLE TO ±20,000 SF

664 N TWIN OAKS VALLEY ROAD

SAN MARCOS, CA

PROPERTY SPECIFICATIONS

FENCED
FULLY FENCED PROPERTY

INDUSTRIAL
INDUSTRIAL (I-1) ZONING

43,326 SF
WAREHOUSE

2,332 SF
GROUND FLOOR OFFICE

2,338 SF
MEZZANINE OFFICE

8
RESTROOMS

19’
MINIMUM CLEAR HEIGHT

3
DOCK HIGH DOORS

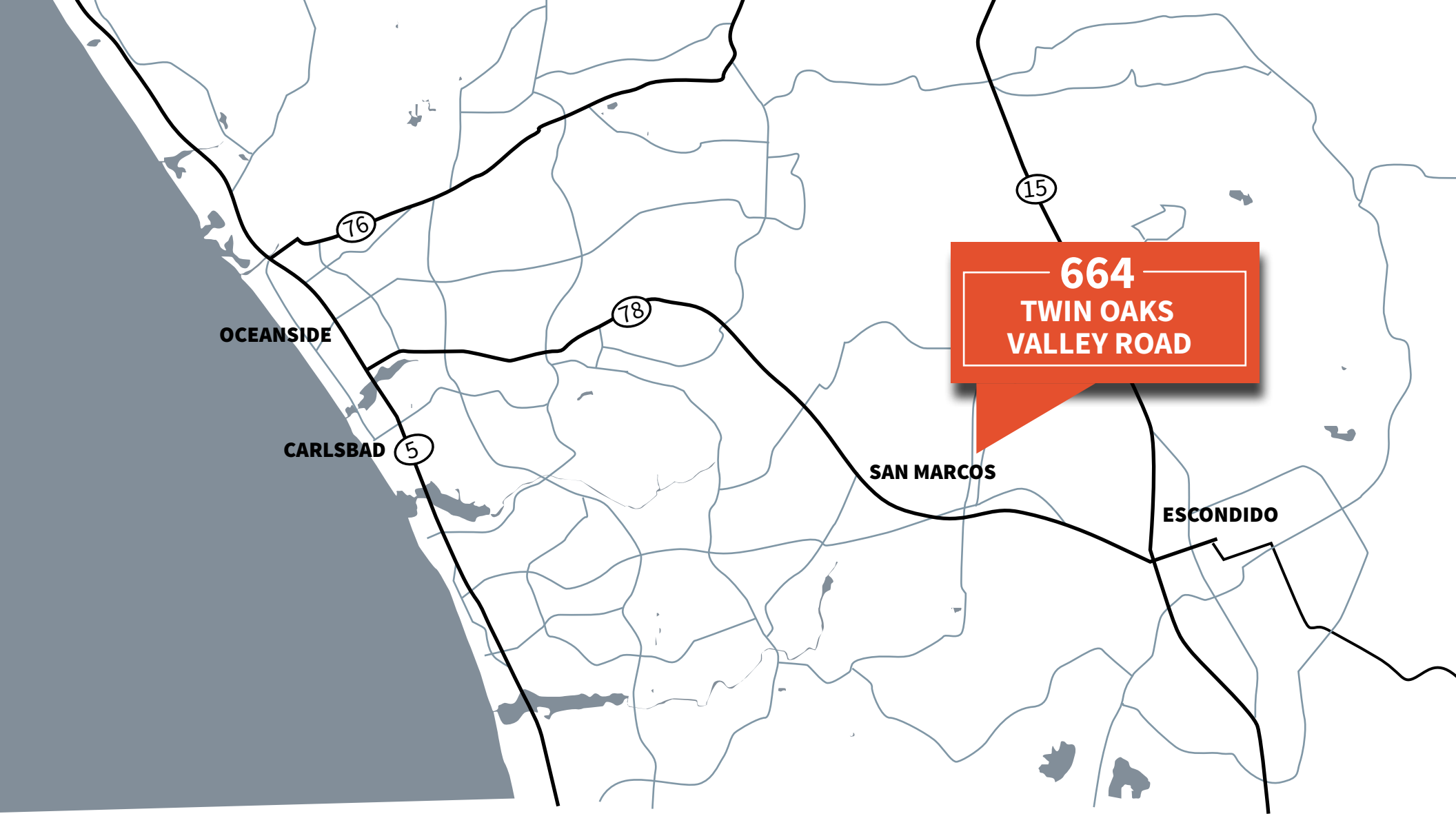
4
GRADE DOORS (2 RAMP ACCESSED)

UP TO
600A
277/480V POWER

0.31/2000
SPRINKLERS

NOW
AVAILABLE

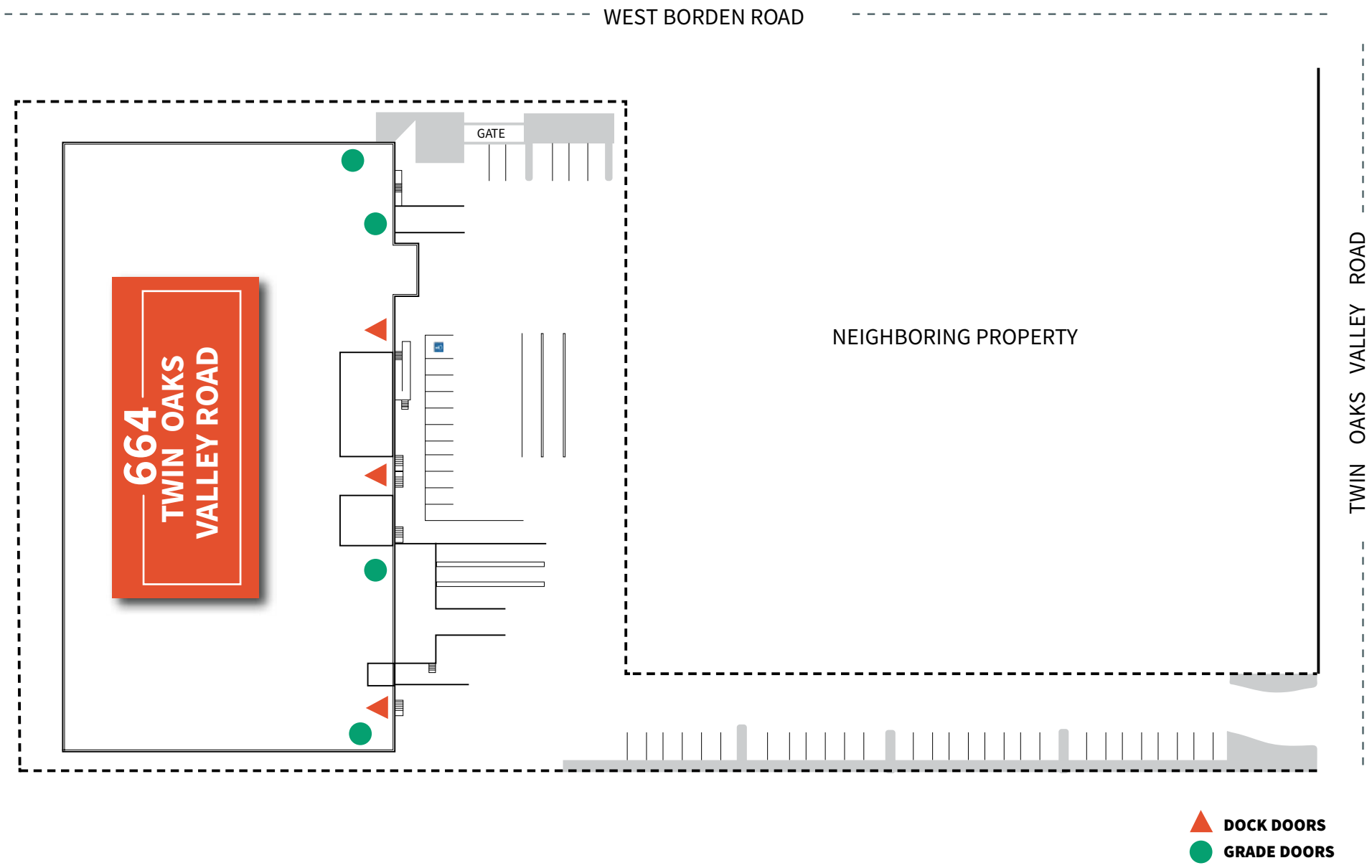
TENANT TO VERIFY ALL SPECS

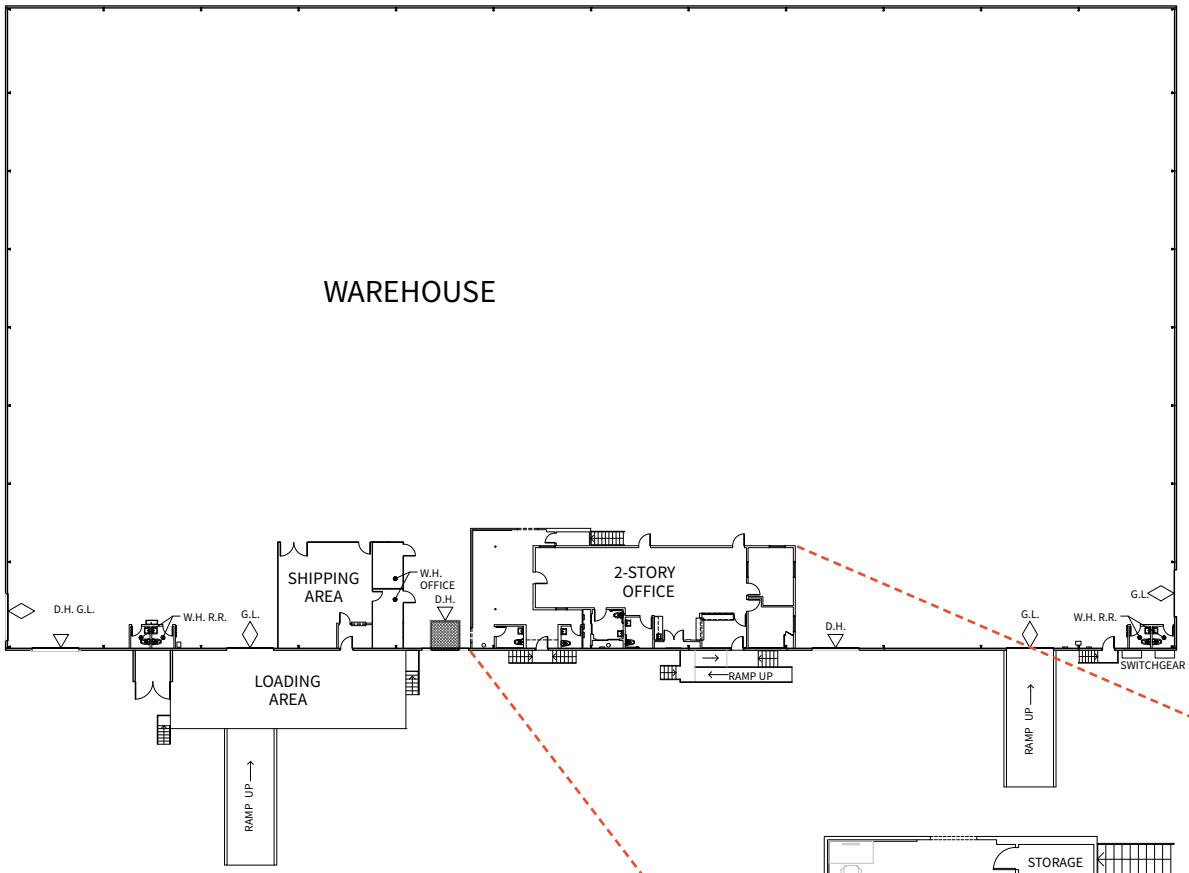


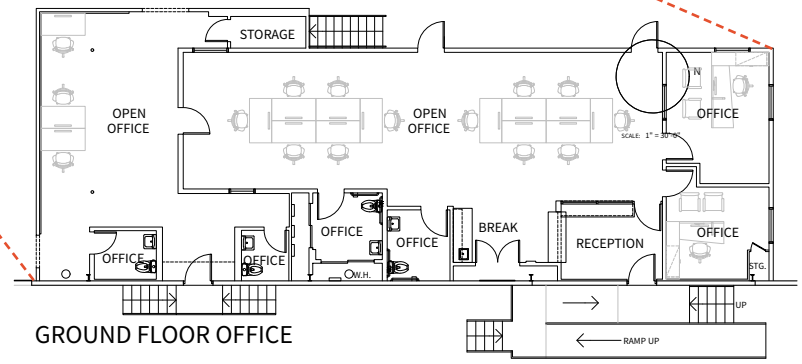
DRIVE TIMES

20 MIN.	5 MIN.	13 MIN.	53 MIN.	1 HR 20 MIN.
SR-76 15.2 MILES	SR-78 2.0 MILES	I-5 4.3 MILES	DOWNTOWN SD 36.4 MILES	ORANGE COUNTY 66 MILES

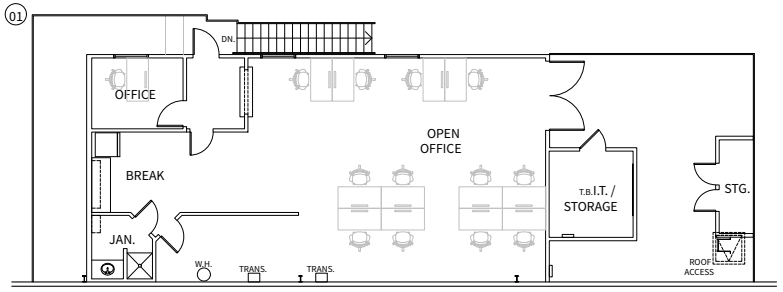
SITE & FLOOR PLANS







GROUND FLOOR OFFICE



MEZZANINE OFFICE

Warehouse Ground	43,326 SF
Floor Office	2,332 SF
Mezzanine Office	2,338 SF









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