

FOR SALE

16,800 SF Industrial Park

**--Ideal for an SBA buyer or Investor--
2 Identical 8,400 sf Buildings on .98 Acres**



133/135 N. PACIFIC St., SAN MARCOS

General Layout: Each 8,400 sf building is demised into 3 x 2,256 sf ground floor suites (with offices) and 3 x 500+ sf second floor offices. There are several internal stairways making combined suites of approx. 2,831 sf. Each floor is served by common restrooms, but there are several internal restrooms also.

The property is currently 56% Leased.

The seller will guaranty 95% occupancy for the FIRST year.

Average rents: \$0.7724 psf. Plus \$0.0815 psf. CAOE. Tenant Roll Upon Request

ASKING PRICE: \$1,764,000.00 (\$105.00) PSF

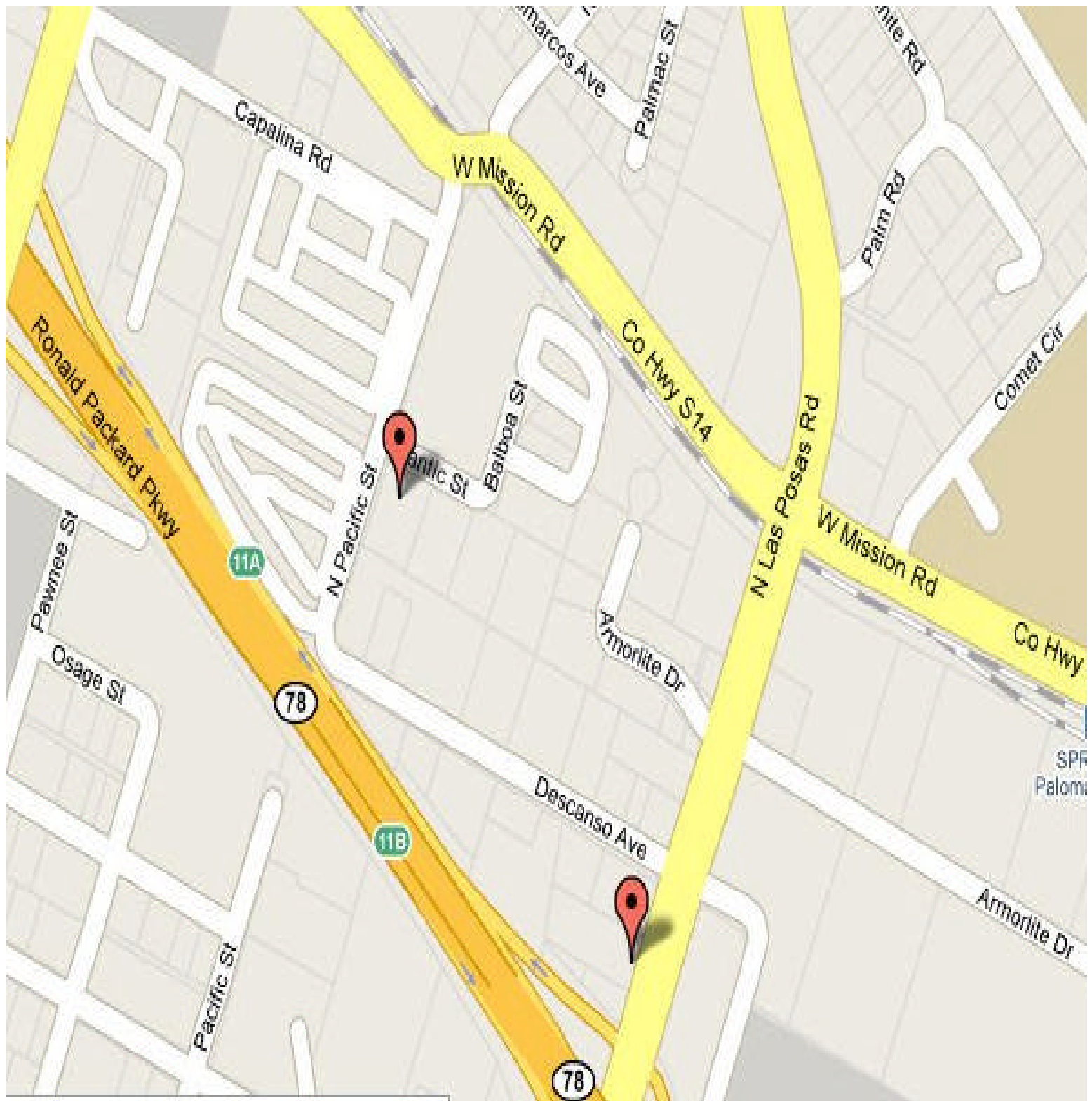
REDUCED TO: \$1,500,000.00 \$89.29 PSF

**FOR MORE INFORMATION CONTACT:
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PACIFIC STREET

135

133

ACCESS ROAD

