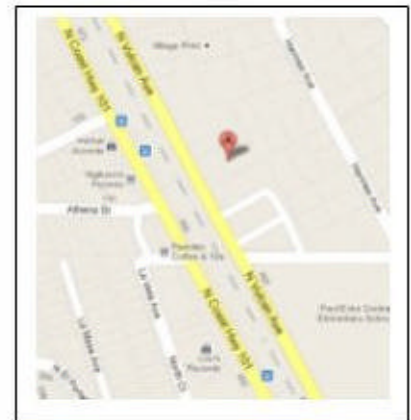


FOR SALE COASTAL INDUSTRIAL BUILDING



555 N. VULCAN Ave.

- ◆ Great Encinitas Location
- ◆ Offices & Warehouse
- ◆ Lot Size Approx. .60 acres
- ◆ 123 ft. Frontage
- ◆ 28,221 sf. Gross area
- ◆ Zone R3 (2-3 DU/acre)
- ◆ General Plan : Res, (8-11 DU/acre)
- ◆ Size of Improvements 7,154 sf.
- ◆ Current Rent: \$4,500.00 Gr. Lease
- ◆ Through 03/2012,
- ◆ \$5,500.00 per month, thereafter
- ◆ w/Yearly CAO E Adjustment
- ◆ Lease Expires April 30, 2018
- ◆ **\$1,250,000.00 OMC**
- ◆ **DO NOT DISTURB TENANT**



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