



664

**TWIN OAKS VALLEY ROAD**  
STRATEGIC LOCATION WITH  
IMMEDIATE ACCESS TO HIGHWAY 78

## CLEAR SPAN WAREHOUSE + DISTRIBUTION

±47,996 SF | DIVISIBLE TO ±20,000 SF

664 N TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA



Jones Lang LaSalle Brokerage, Inc.  
RE lic. #01856260

# 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

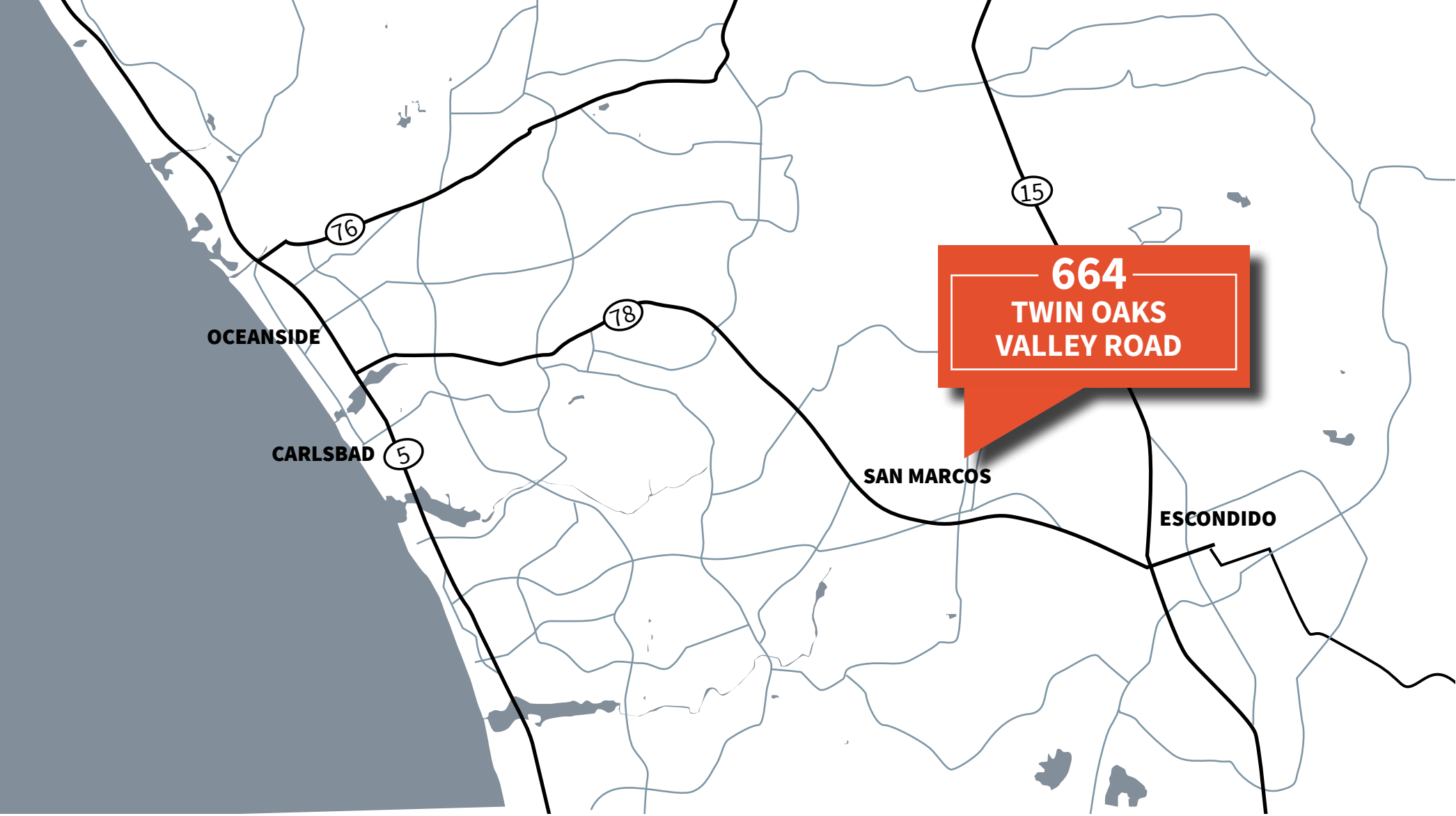


**0.31/2000**  
SPRINKLERS

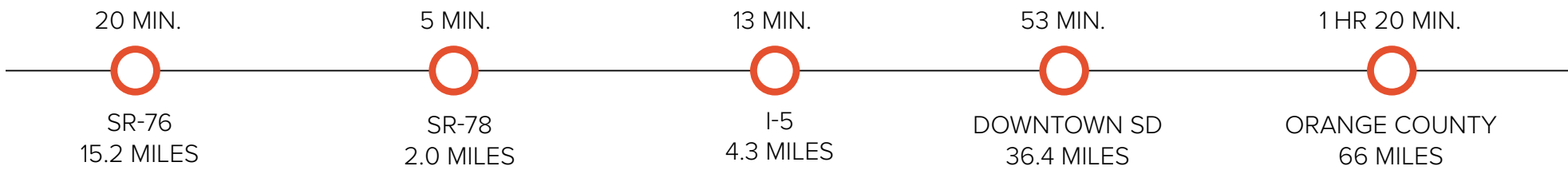


**10.01.2026**  
AVAILABLE

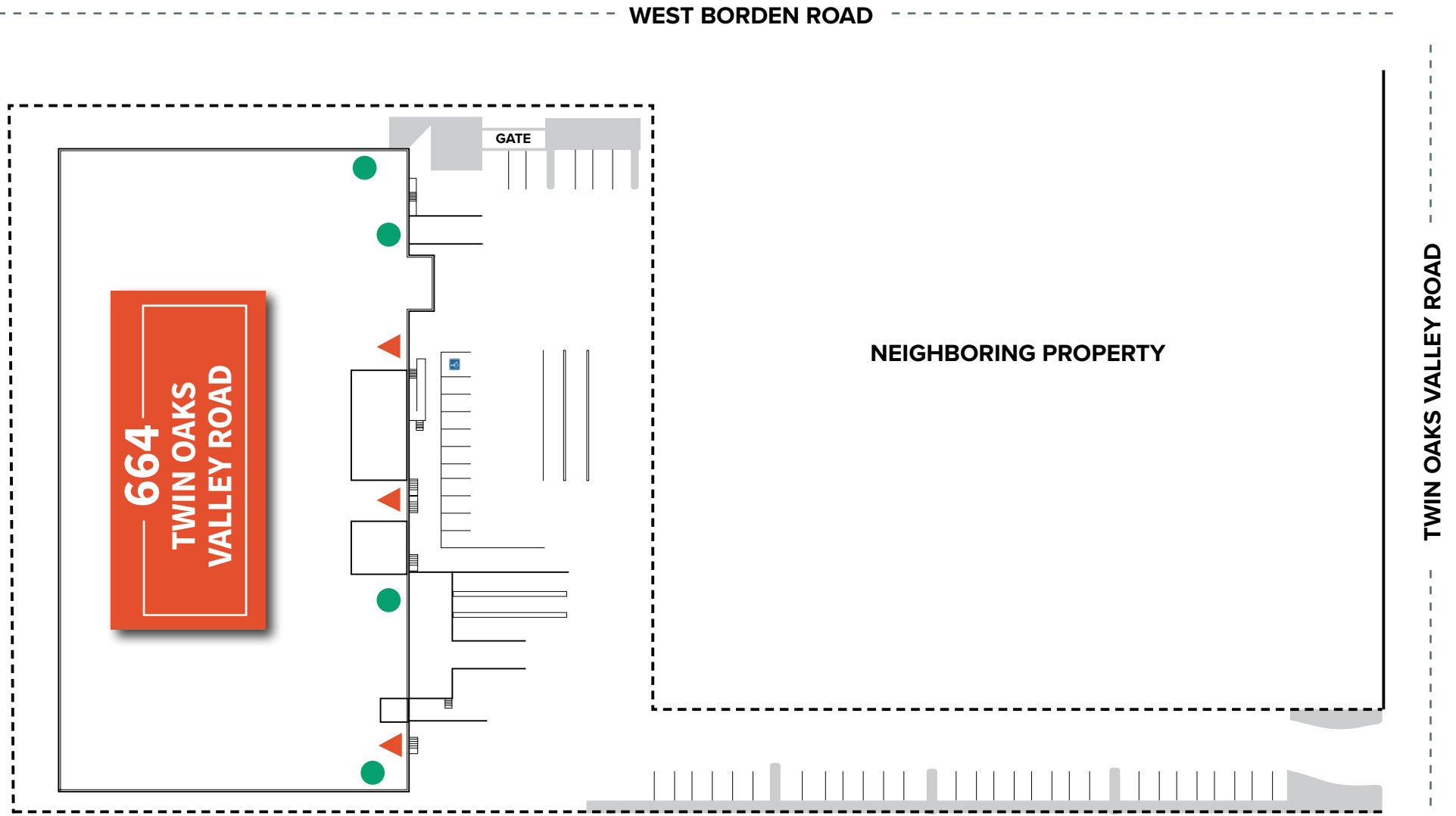
TENANT TO VERIFY ALL SPECS



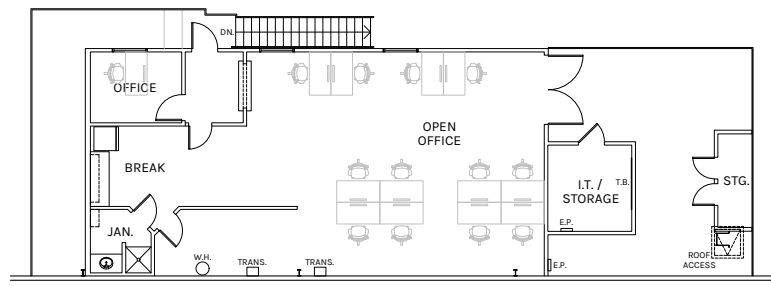
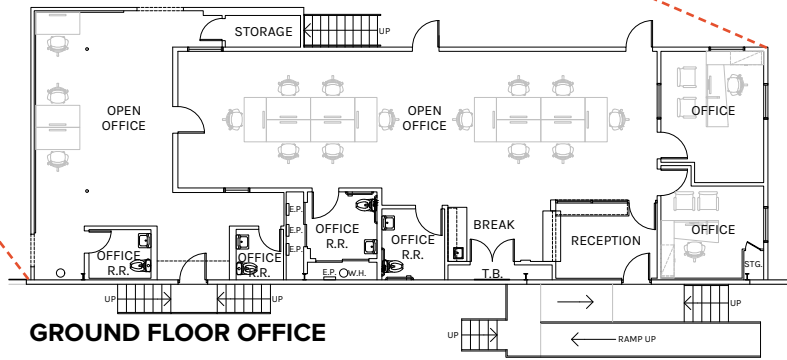
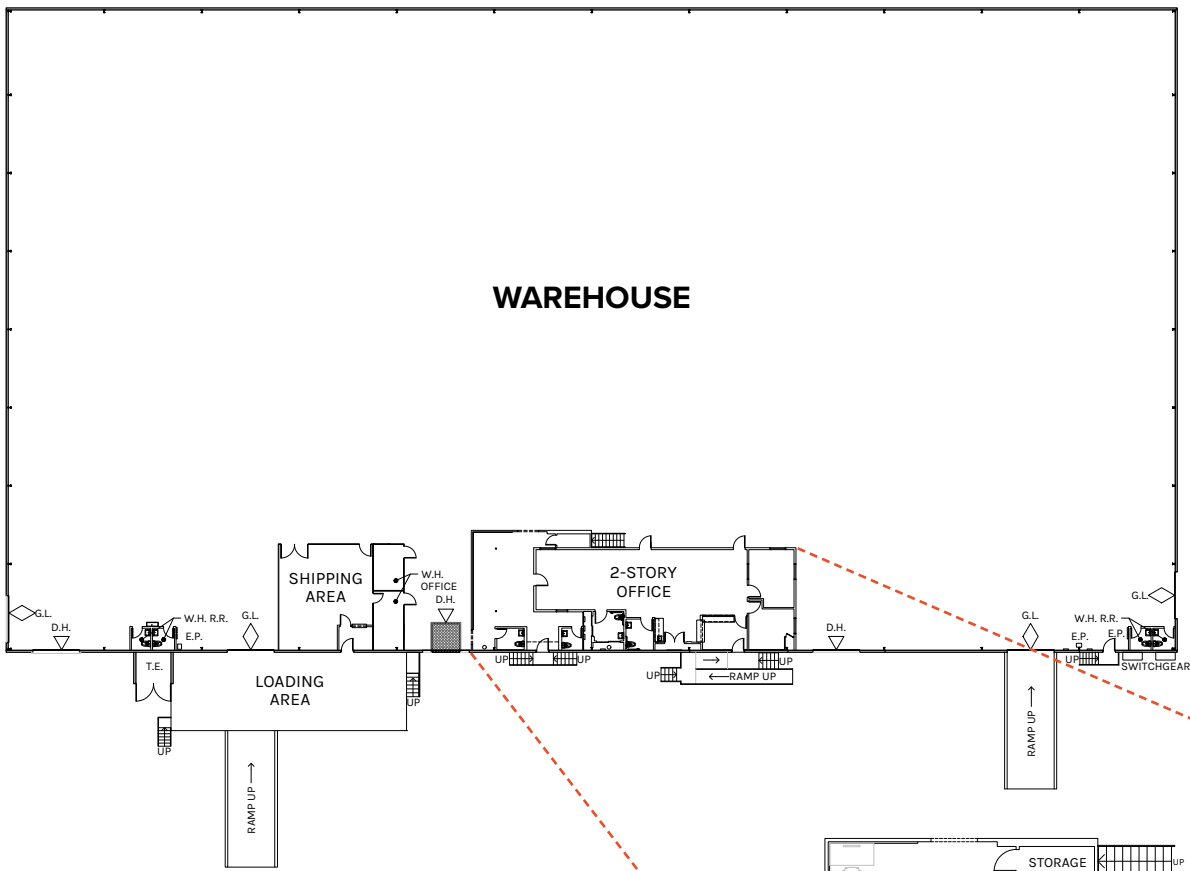
### DRIVE TIMES



# SITE & FLOOR PLANS



- ▲ DOCK DOORS
- GRADE DOORS



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



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