



**\$1.00 GROSS
LOW OPEX**

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

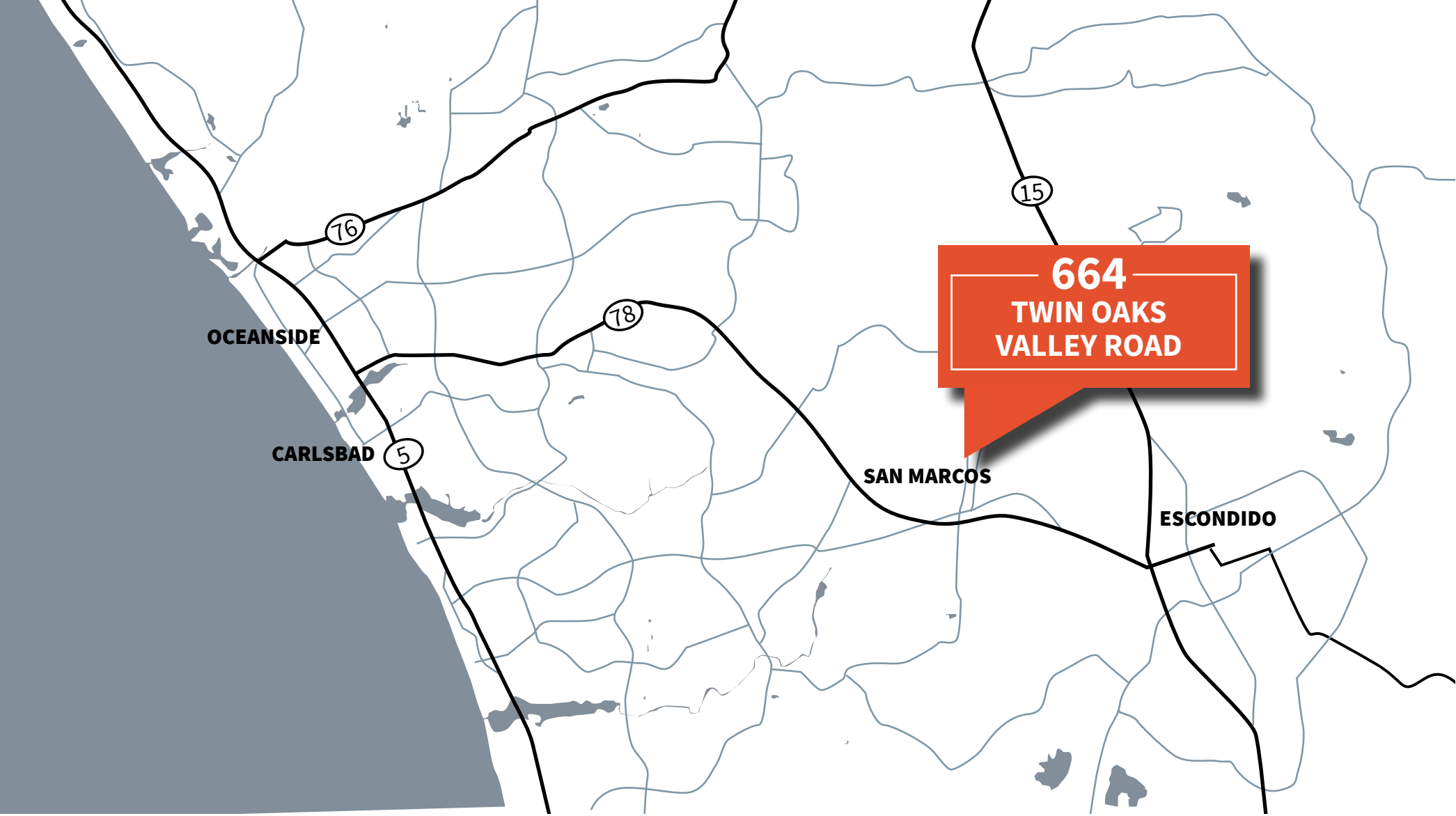


0.31/2000
SPRINKLERS

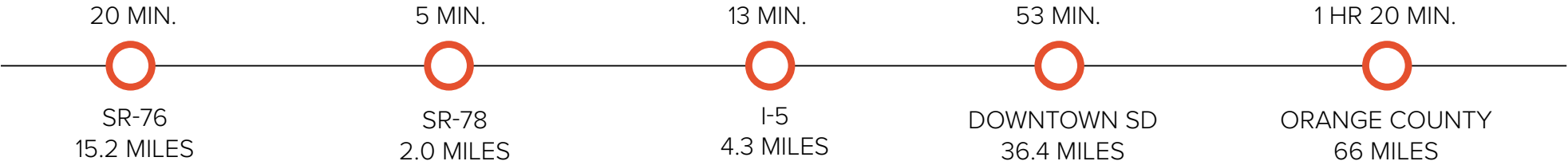


10.01.2026
AVAILABLE

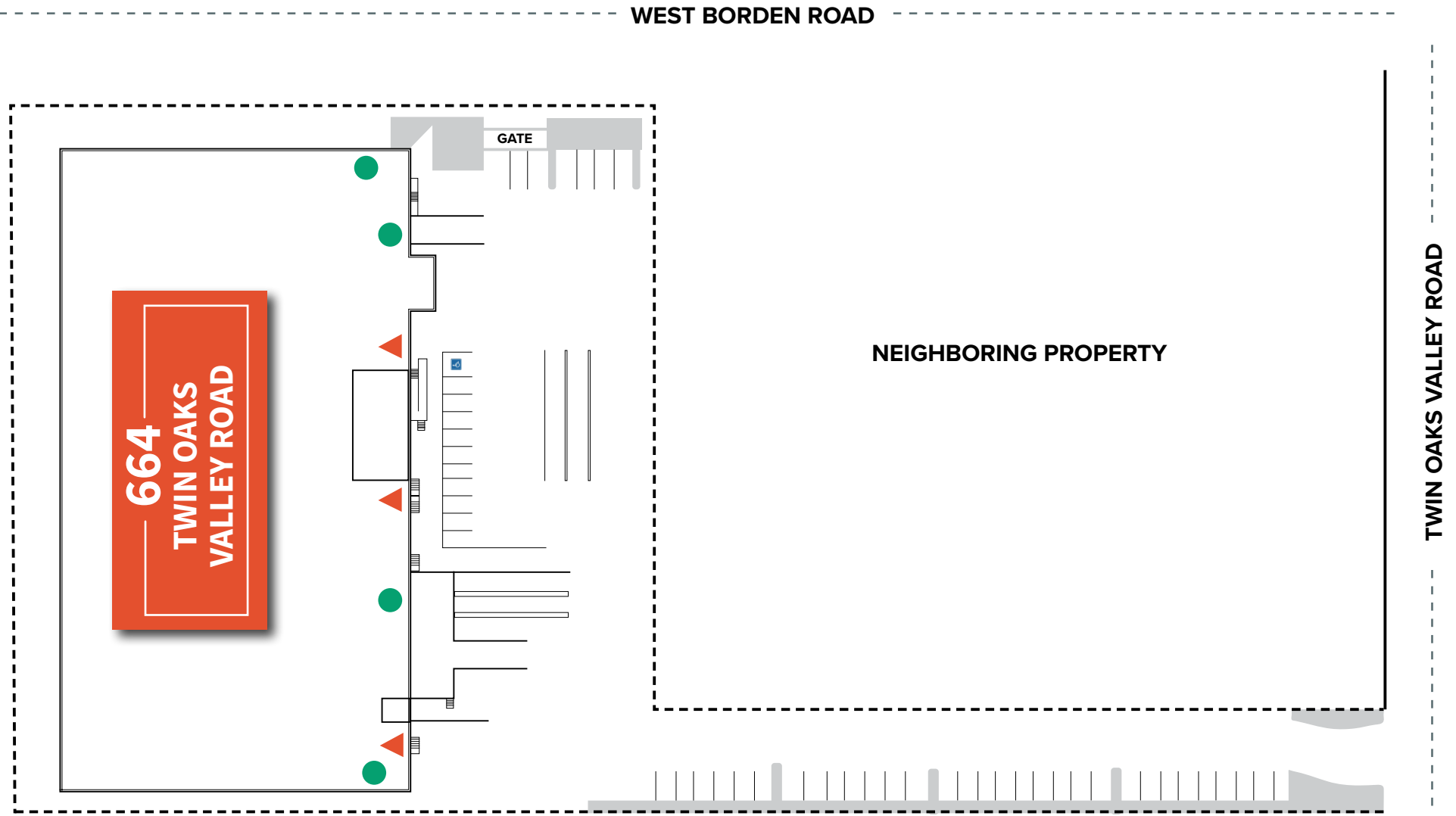
TENANT TO VERIFY ALL SPECS



DRIVE TIMES



SITE & FLOOR PLANS



- ▲ DOCK DOORS
- GRADE DOORS



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