

1880 DIAMOND

1880 DIAMOND STREET / SAN MARCOS / CALIFORNIA



VIRTUAL TOUR

±31,246 SF

CLASS A FREESTANDING INDUSTRIAL
TURNKEY IMPROVEMENTS



CLASS A FREESTANDING INDUSTRIAL BUILDING WITH TURNKEY IMPROVEMENTS – AVAILABLE NOW

Western San Marcos location with proximity to the coast, Carlsbad, Encinitas, Rancho Santa Fe, and San Elijo Hills. Offers efficient loading positions and floor plate conducive to shipping and receiving.

Located within a designated Foreign Trade Zone (FTZ), offering potential duty deferral, reduction, or elimination on imported goods.

Learn more about FTZ benefits [here](#).

BUILDING SPECIFICATIONS

Building area:
31,246 SF modern Class A Industrial building

Mezzanine office:
4,170 SF

Total office:
±8,647 SF of turnkey, move-in ready creative office space

Amenities:
Private, outdoor amenity and barbecue area with indoor-outdoor access via a glass roll-up door

Parking:
67 spaces, expandable to 81 spaces or 2.59/1,000

Power:
2,500 AMPS @ 277/480V

Column spacing:
40' x 50'

Clear height:
26' min

Dock-Level Loading:
2

Grade-Level Loading:
2



SITE DETAILS

8,647

67/2.59

2/2

I-5/Hwy 78

26'

OFFICE SPACE

Mezzanine office area:
4,170 SF

First floor office area:
4,477 SF

Total office area:
8,647 SF

PARKING

67 spaces, expandable
to 81 or 2.59/1,000

Street parking available

LOADING

Dock-level loading:
2

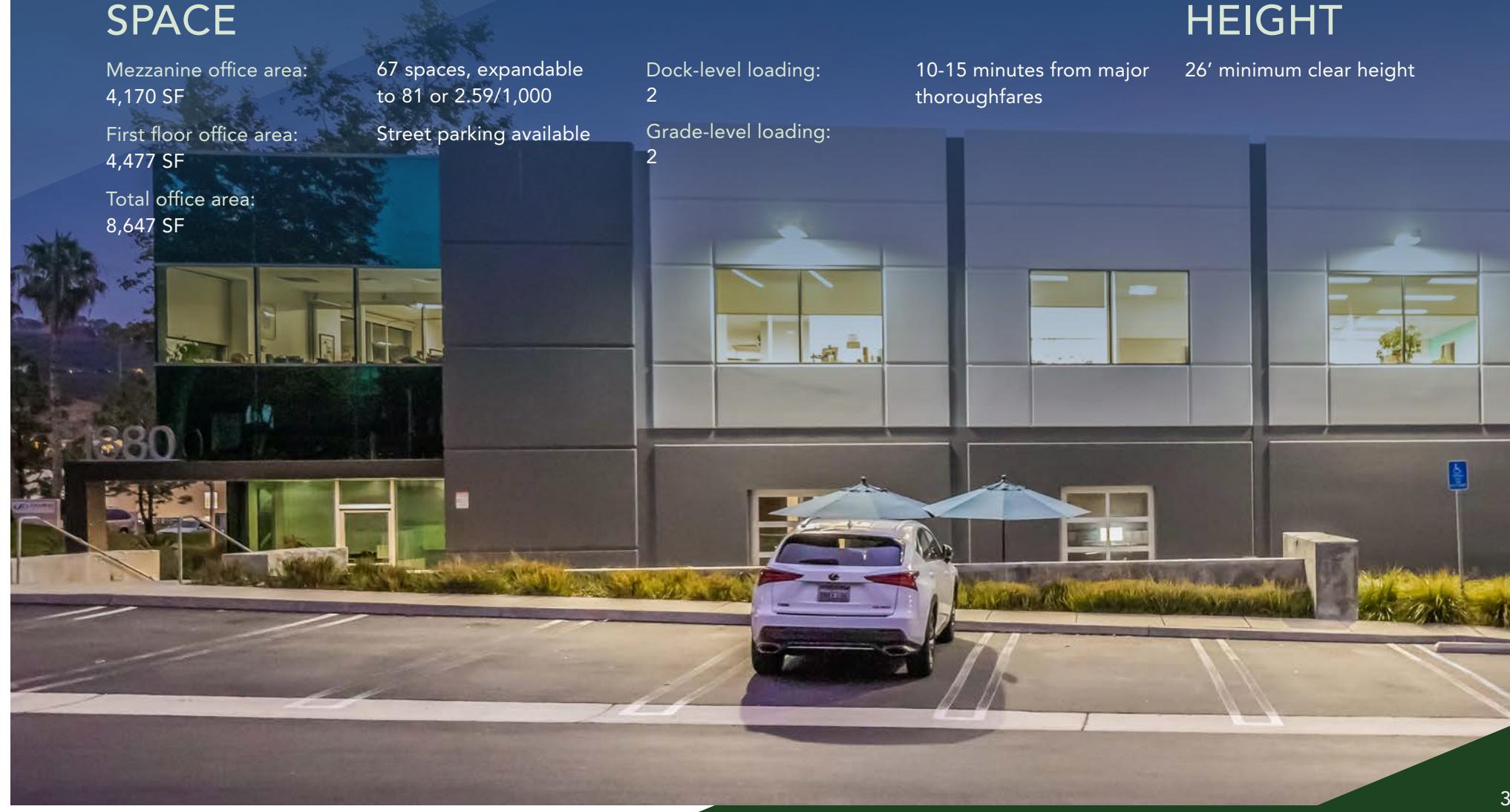
Grade-level loading:
2

ACCESS

10-15 minutes from major
thoroughfares

CLEAR HEIGHT

26' minimum clear height

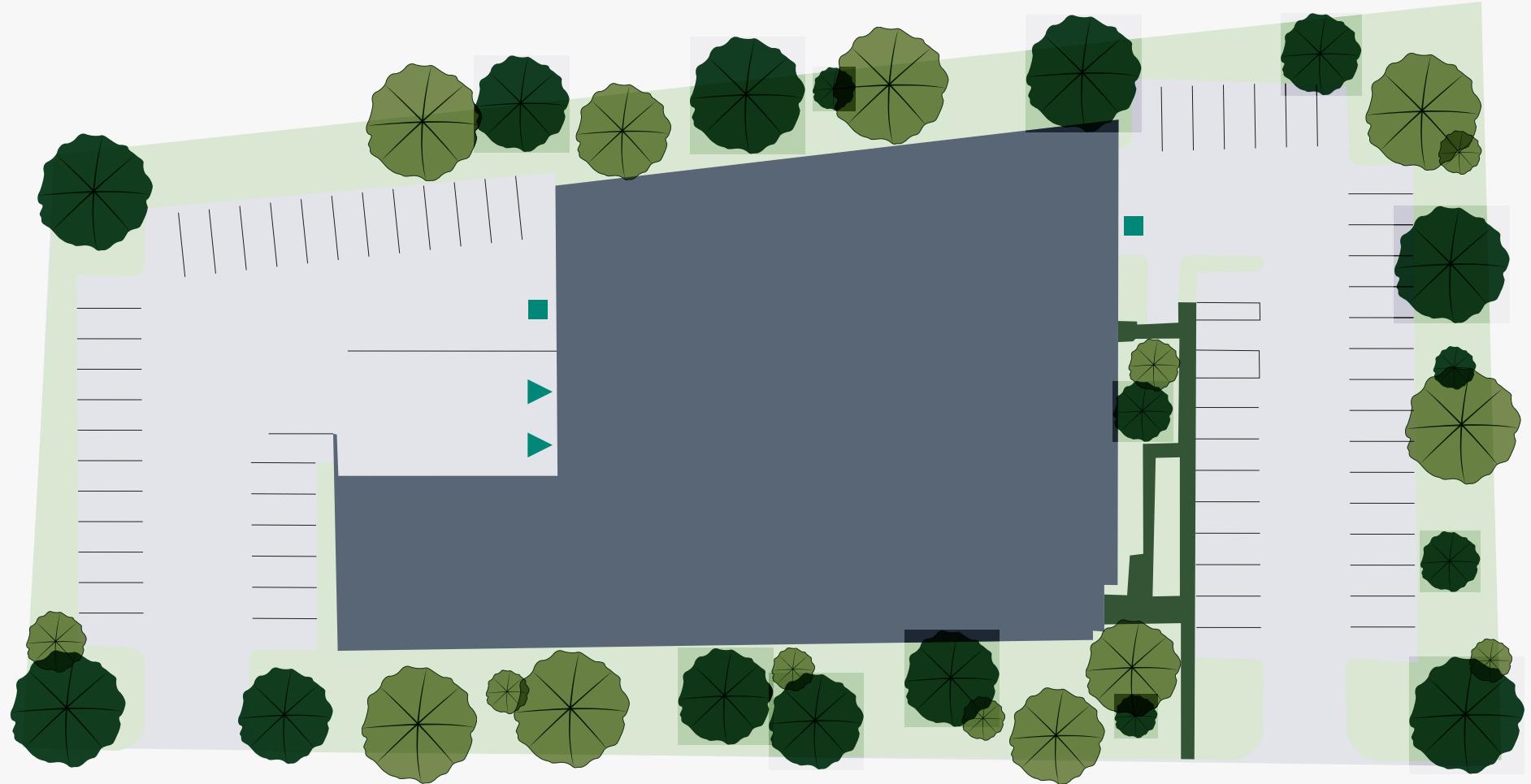


SITE PLAN

CLASS A FREESTANDING INDUSTRIAL BUILDING WITH TURNKEY IMPROVEMENTS

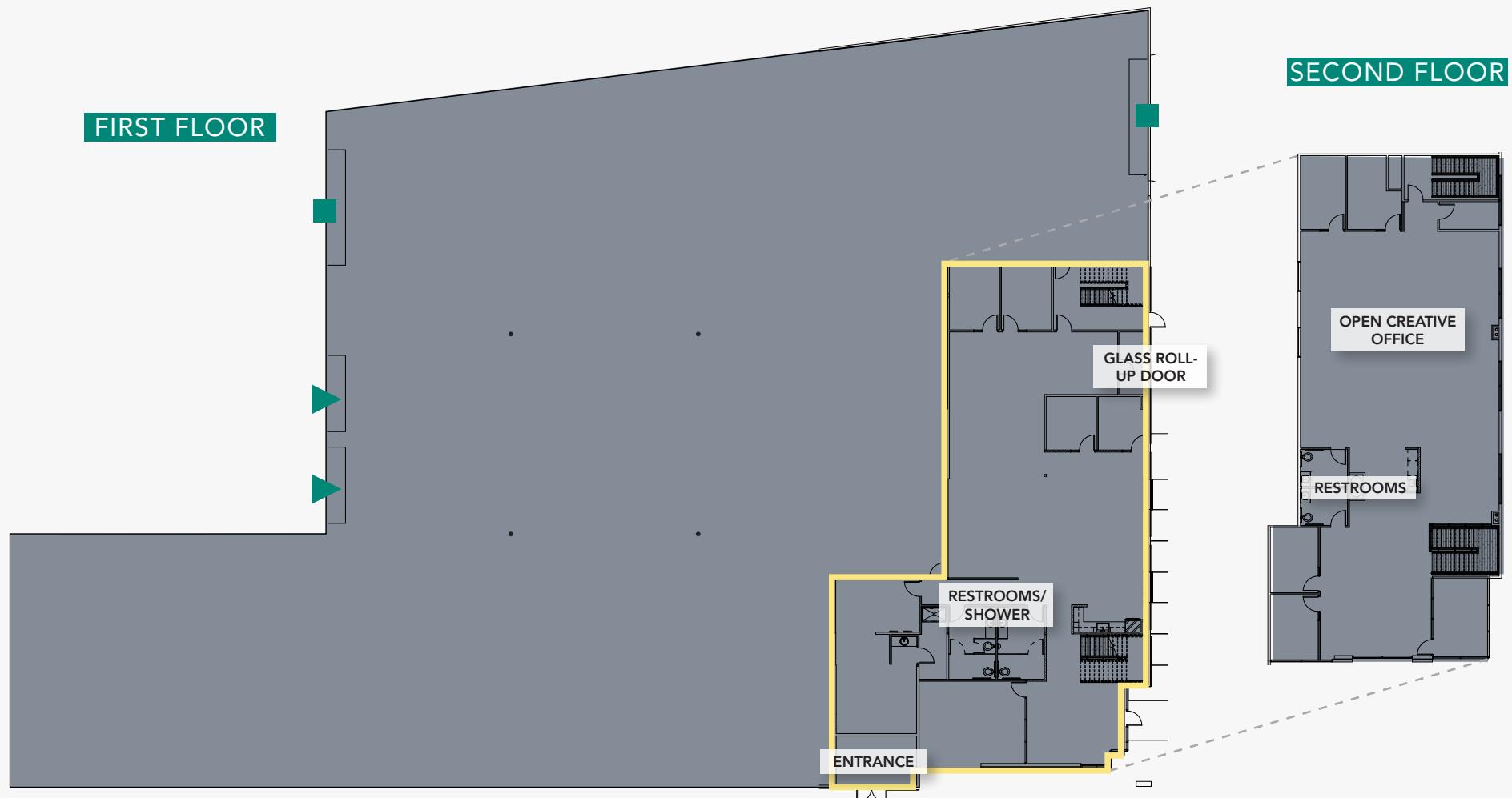
Grade-Level Loading

Dock High Doors

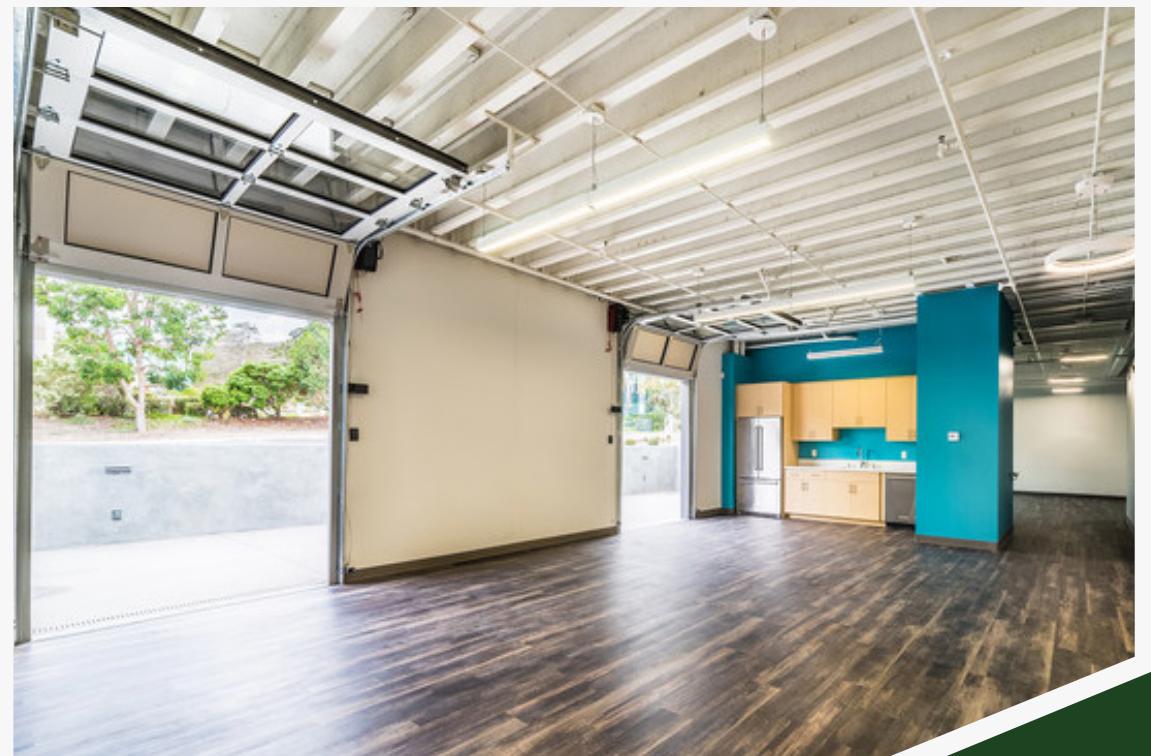


DIAMOND STREET

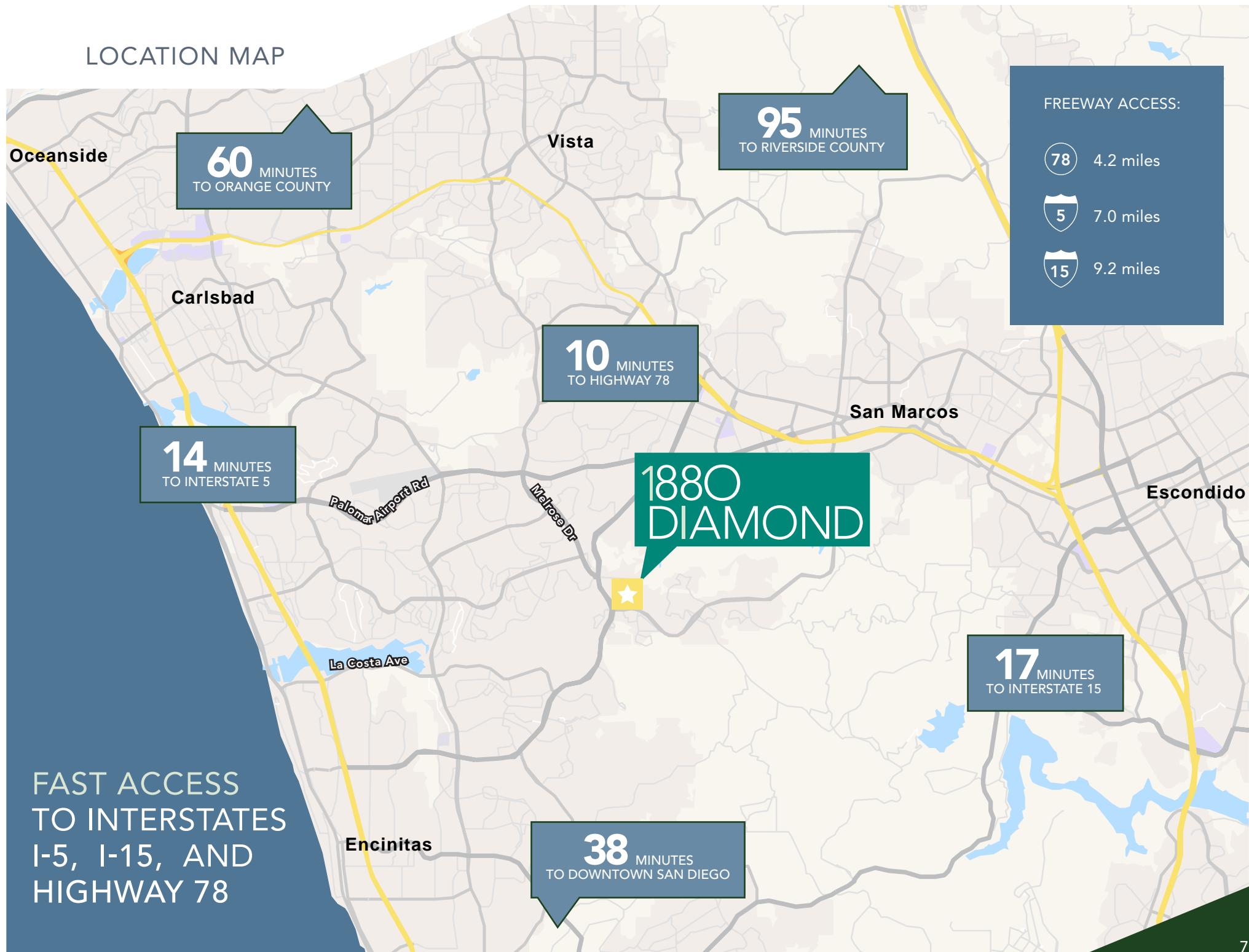
FLOOR PLAN



PROPERTY PHOTOS



LOCATION MAP



CORPORATE NEIGHBORS

TOP OCCUPIERS

Hunter Industries
United Parcel Service
Kaiser Permanente
Lusardi Construction
Teamwork Athletic Apparel
Fluid Components International
Neo Tech
Hollandia Dairy
The Lost Abbey
Welk Resorts
Hughes Circuits
Markestein Beverage
24-Hour Fitness



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Connected Tourism and Agriculture
Biomedical Devices and Products
Cleantech
Information, Communications, and Technologies
Education



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California State University
SAN MARCOS

COLLEGES/UNIVERSITIES

Palomar College, San Marcos
CSU San Marcos, San Marcos
Coleman University, San Marcos
University of San Diego
University of California, San Diego
San Diego State University, San Diego
Pima Medical Institute, San Diego
MiraCosta College, Oceanside
Kaplan College, Vista
National University, Carlsbad
University of St. Augustine



UNIVERSITY of
ST. AUGUSTINE for
HEALTH SCIENCES



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