

# 1880 DIAMOND

1880 DIAMOND STREET / SAN MARCOS / CALIFORNIA



VIRTUAL TOUR

±31,246 SF

CLASS A FREESTANDING INDUSTRIAL  
TURNKEY IMPROVEMENTS





## SITE DETAILS

# 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

### OFFICE SPACE

Mezzanine office area:  
4,170 SF

First floor office area:  
4,477 SF

Total office area:  
8,647 SF

67/2.59

### PARKING

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

Street parking available

2/2

### LOADING

Dock-level loading:  
2

Grade-level loading:  
2

I-5/Hwy 78

### ACCESS

10-15 minutes from major  
thoroughfares

26'



### CLEAR HEIGHT

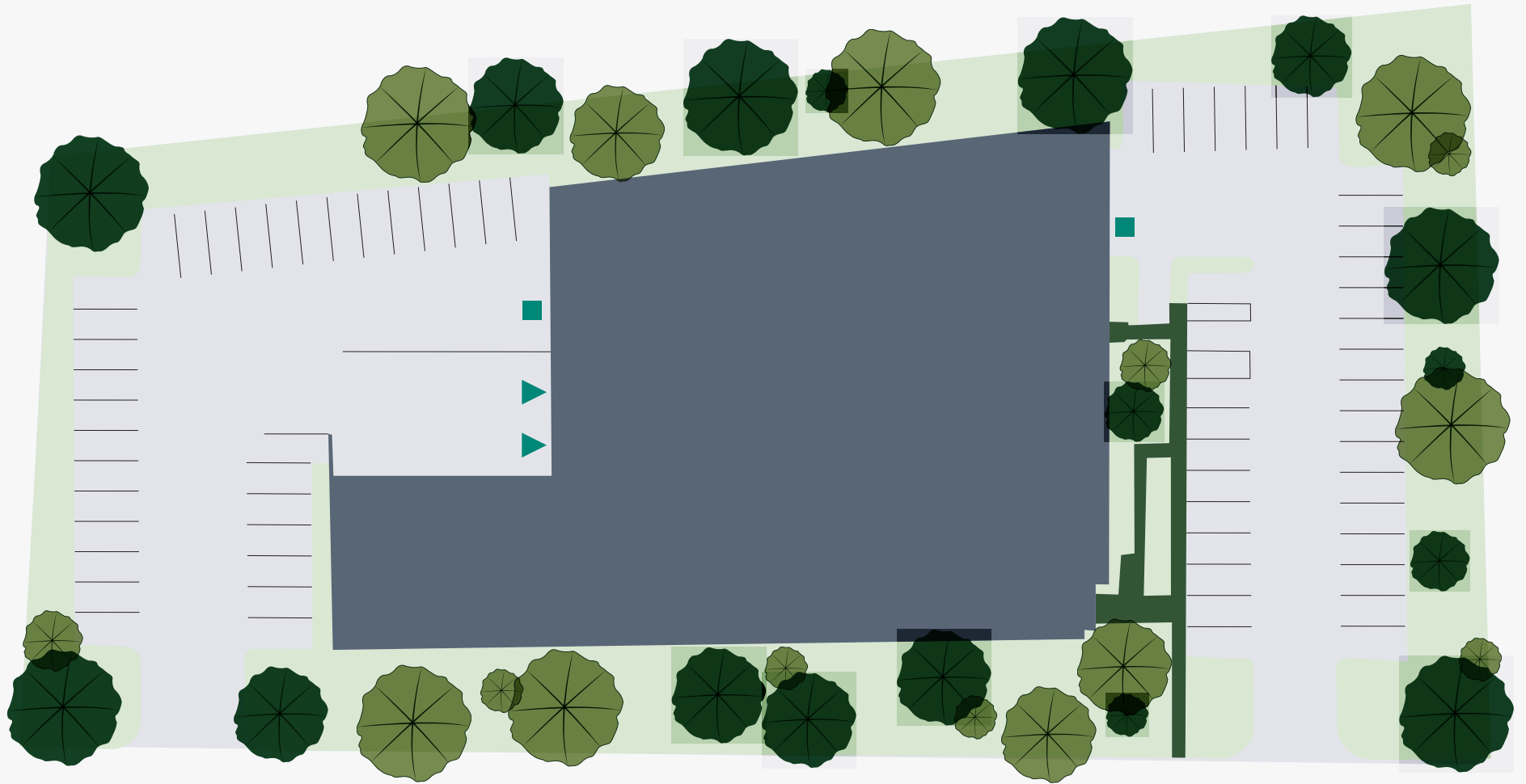
26' minimum clear height



## SITE PLAN

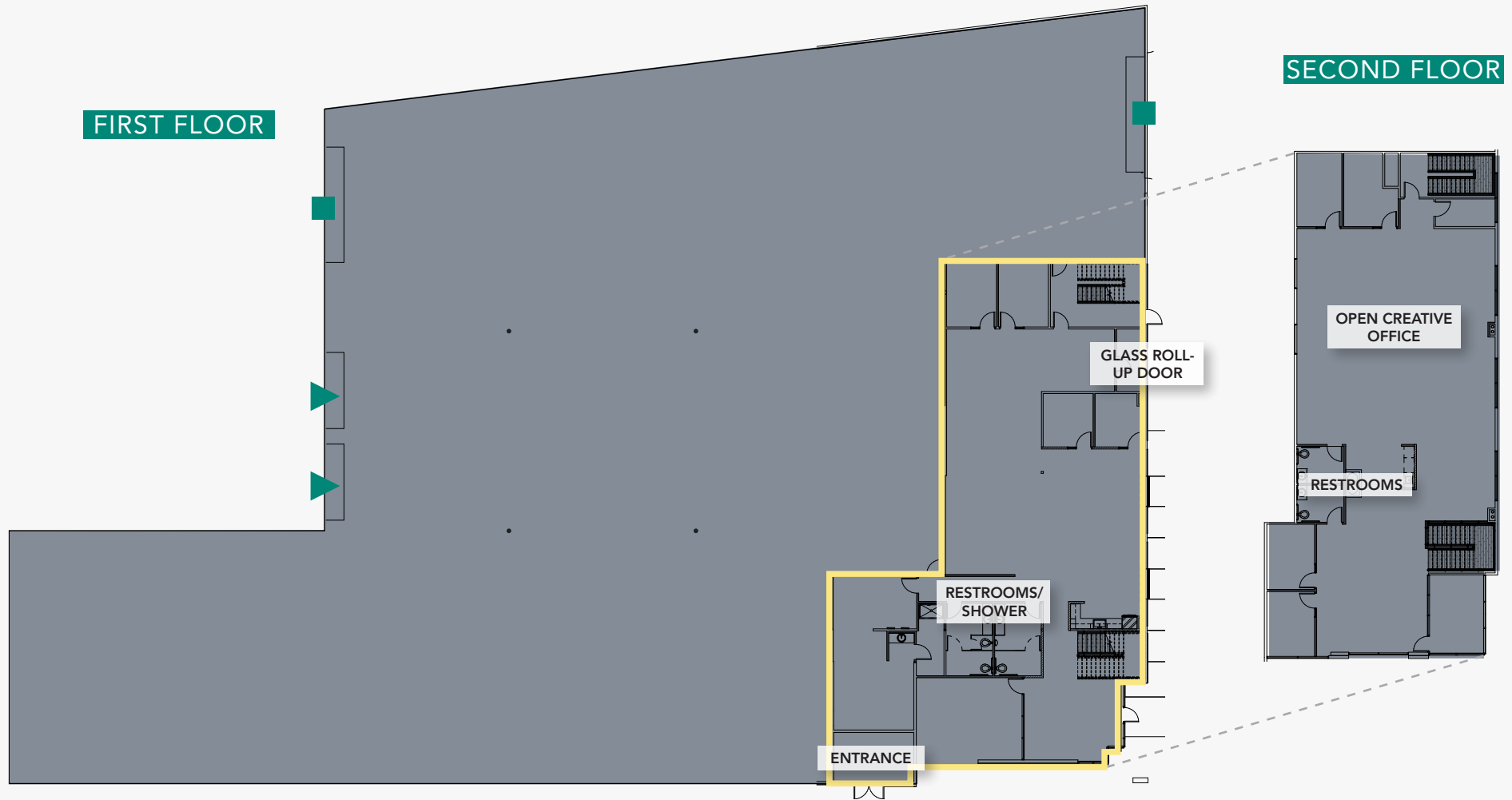
### CLASS A FREESTANDING INDUSTRIAL BUILDING WITH TURNKEY IMPROVEMENTS

Grade-Level Loading   
Dock High Doors 



DIAMOND STREET

# FLOOR PLAN



Grade-Level Loading ■

Dock High Doors ▲

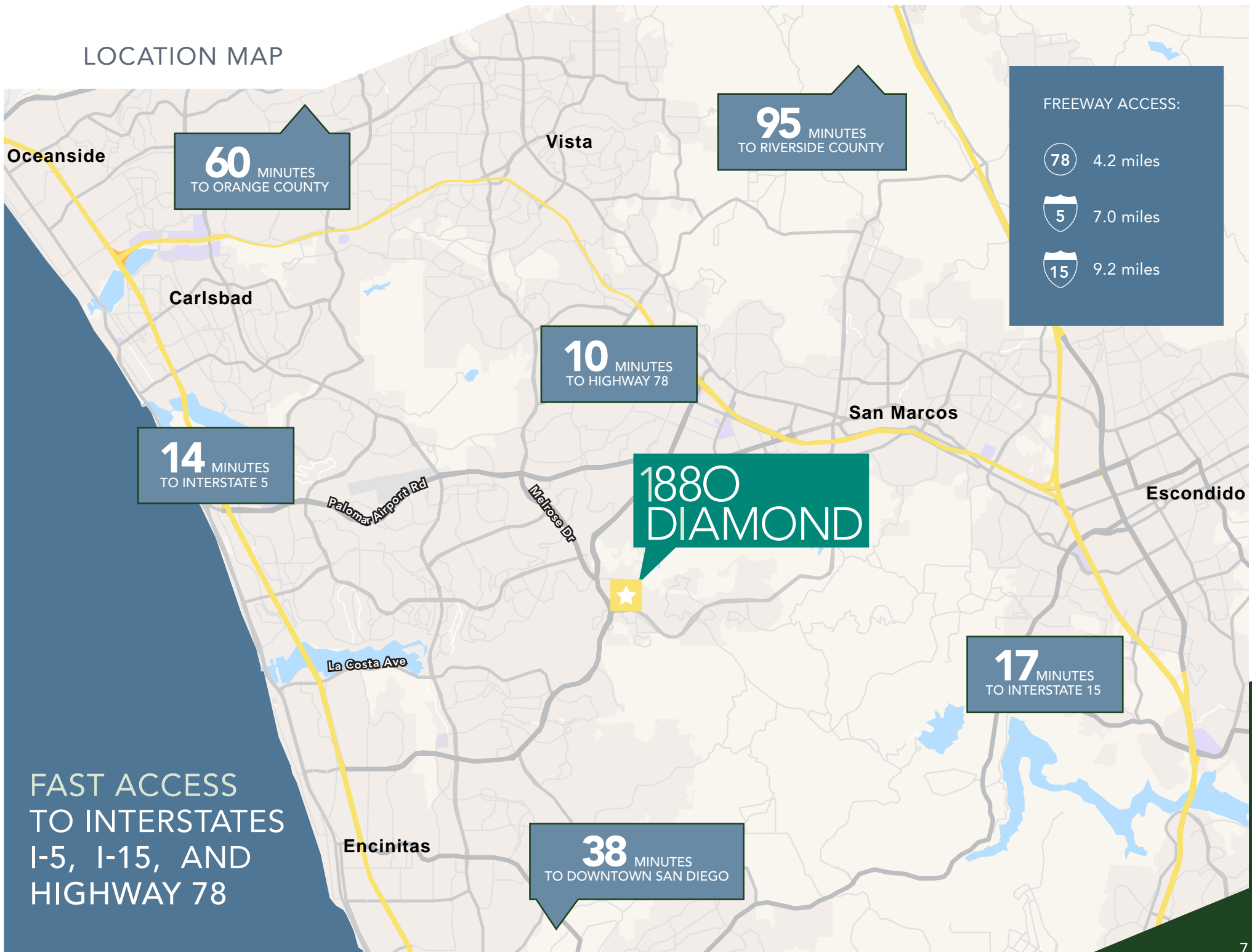


## PROPERTY PHOTOS





## 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



## MAJOR INDUSTRIES

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



## 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





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