

PRO•DUC•TION | 2946 NORMAN STRASSE RD



AVAILABLE IMMEDIATELY

2946 NORMAN STRASSE ROAD | SAN MARCOS | CALIFORNIA | 92069

FOR MORE INFORMATION:

ARIC STARCK
760.431.4211
aric.starck@cushwake.com

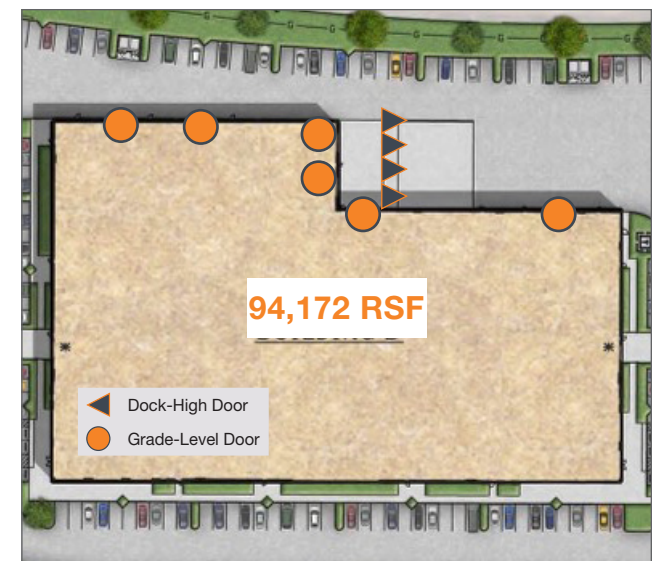
DREW DODDS
760.431.3863
drew.dodds@cushwake.com

CUSHMAN & WAKEFIELD
12830 El Camino Real, Suite 100
San Diego, CA 92130



PROPERTY FEATURES

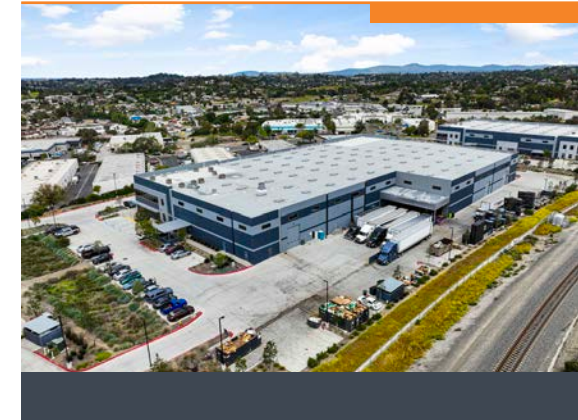
- ±94,172 SF
- Divisible to ±41,524 SF
- ±10,212 SF mezzanine area
- ±10,250 SF creative office space
- 4 dock-high doors
- 6 grade-level door
- 28' clear height
- 4,000 A 277/480v
- 60' x 54' column spacing
- 219' minimum truck opening
- ESFR fire sprinklers
- 1.85/1,000 parking ratio
- Built in 2018/office improvements 2020
- Private gated truck court with two entrances



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SITE PLAN

UNDER NEW OWNERSHIP



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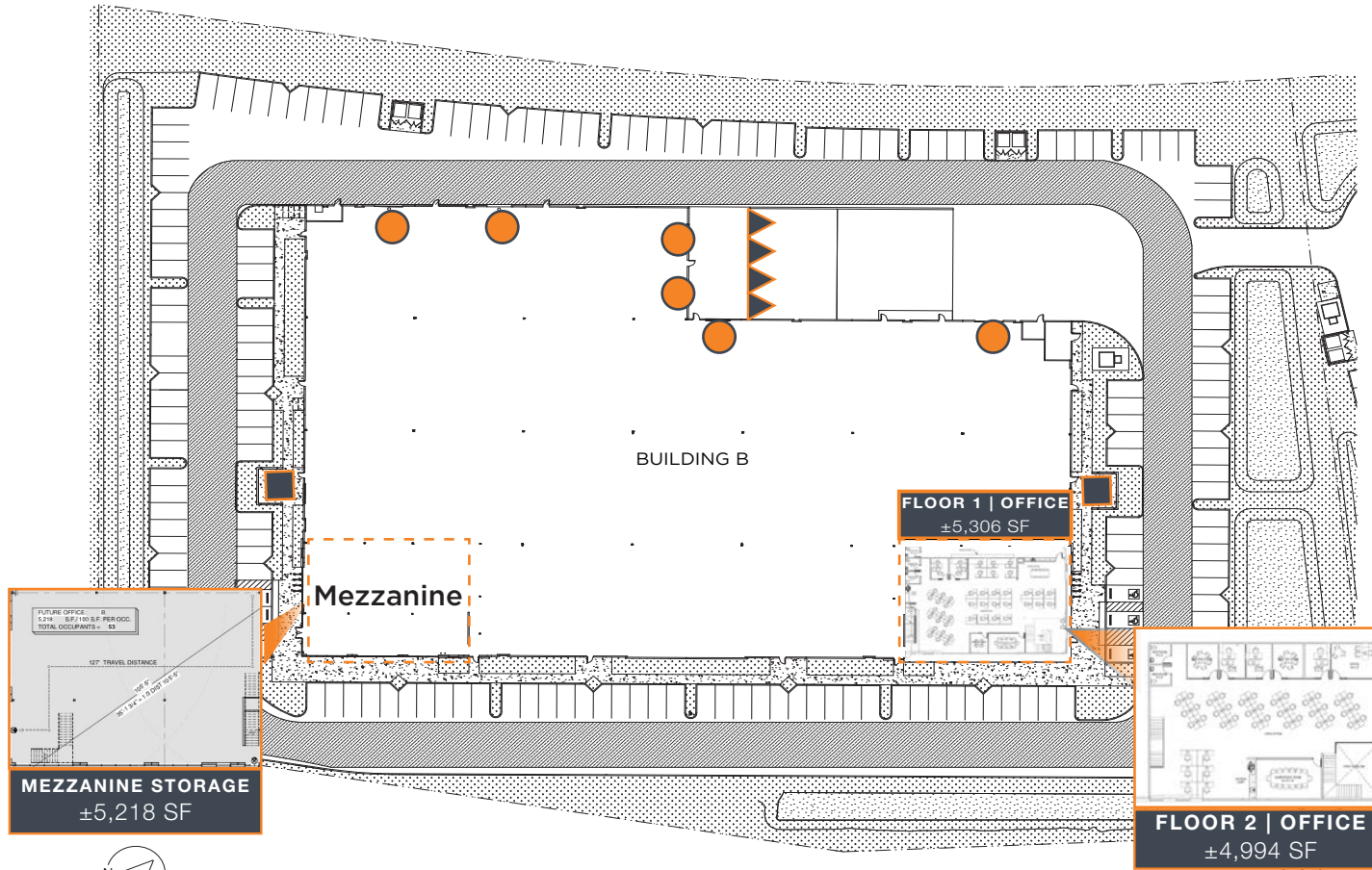
AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	DOORS	AVAILABLE
Full Building	94,172	First Floor: ±5,306 Second Floor: ±4,944	4 dock-high, 6 grade-level	Immediately

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94,172 RSF

UNDER NEW OWNERSHIP



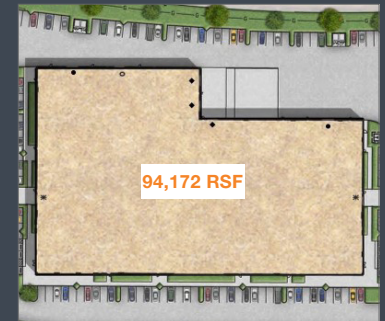
- Dock-High Door
- Grade-Level Door
- Glass Roll-Up/
Patio Area

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DEMISING PLAN - 94,172 RSF

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Divisible:

Ste. 100: ±52,648 SF

Ste. 150: ±41,524 SF

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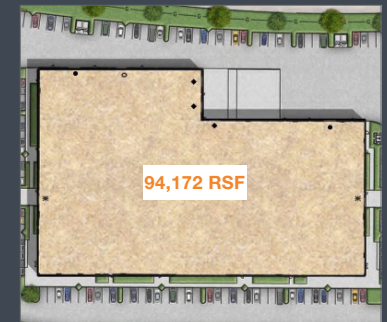
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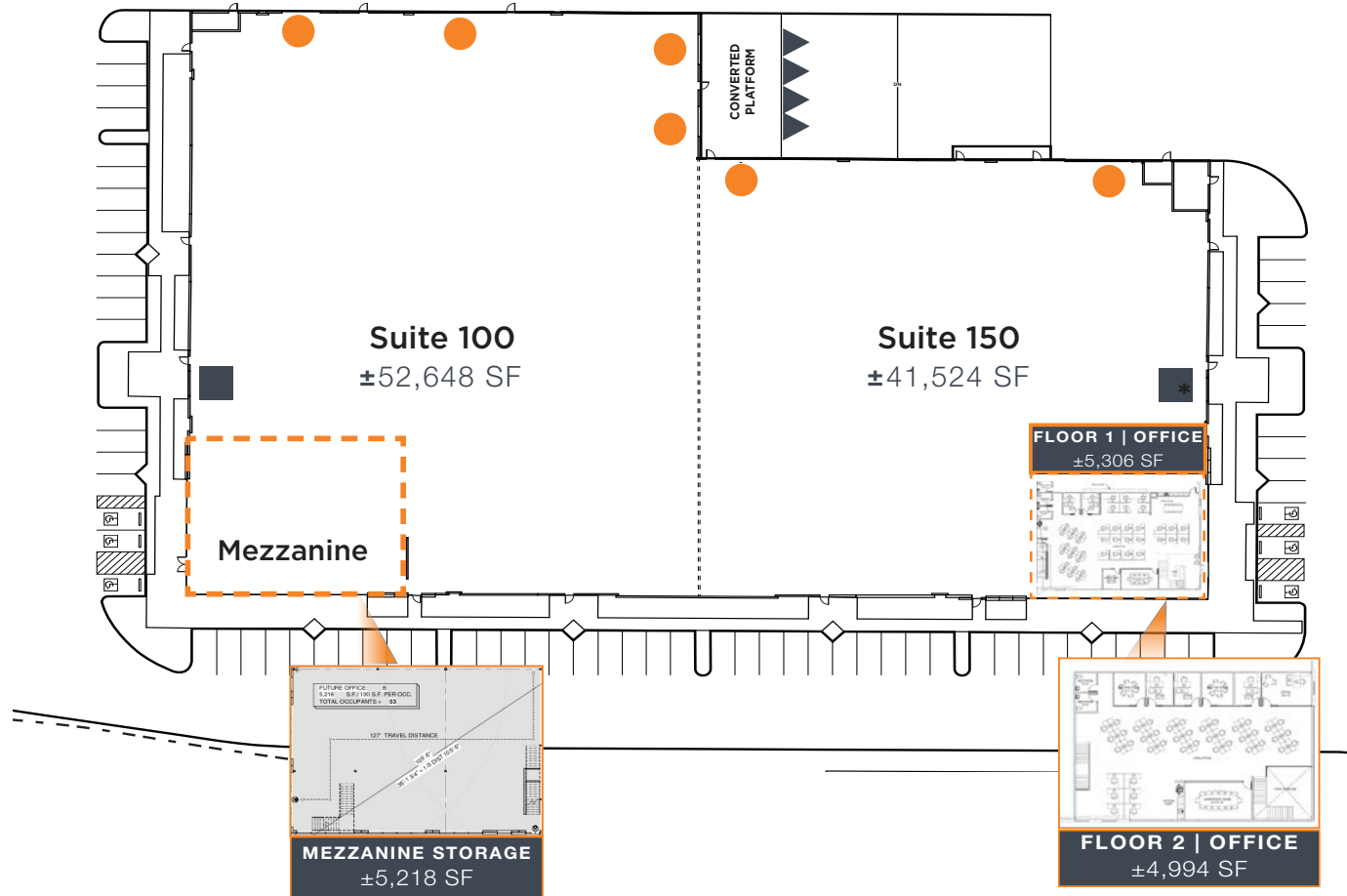
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- Dock-High Door
- Grade-Level Door
- Glass Roll-Up/Patio Area

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±10,250 SF TOTAL OFFICE

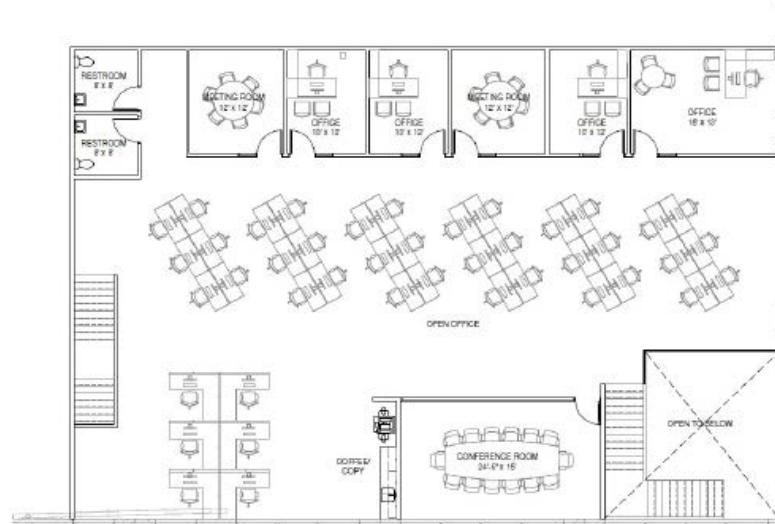
UNDER NEW OWNERSHIP



FLOOR 1
±5,306 SF



FLOOR 2
±4,944 SF

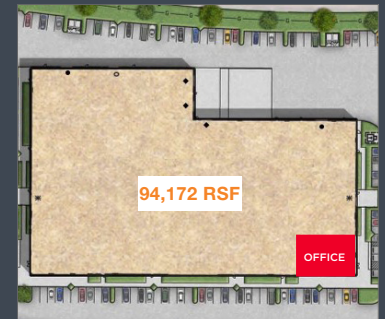


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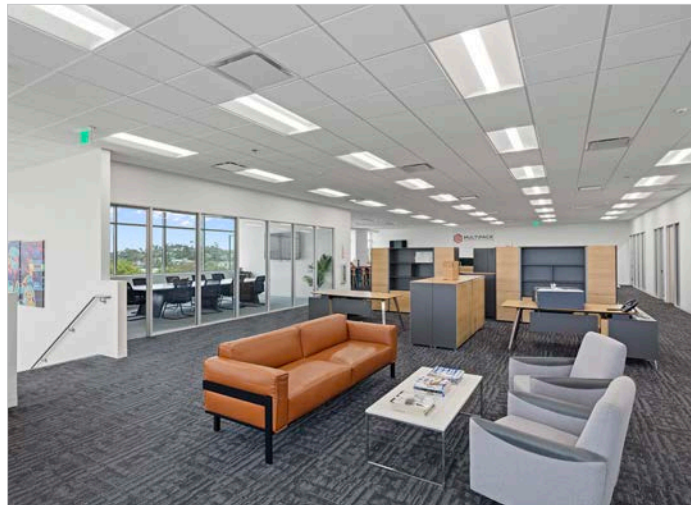


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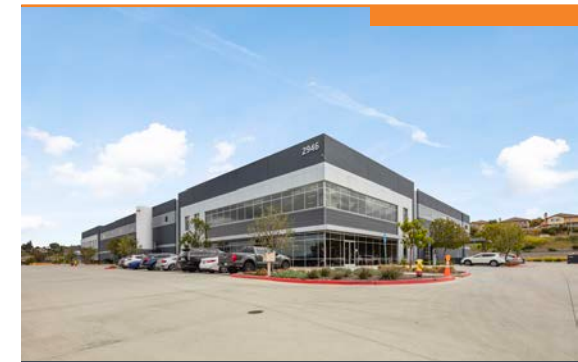
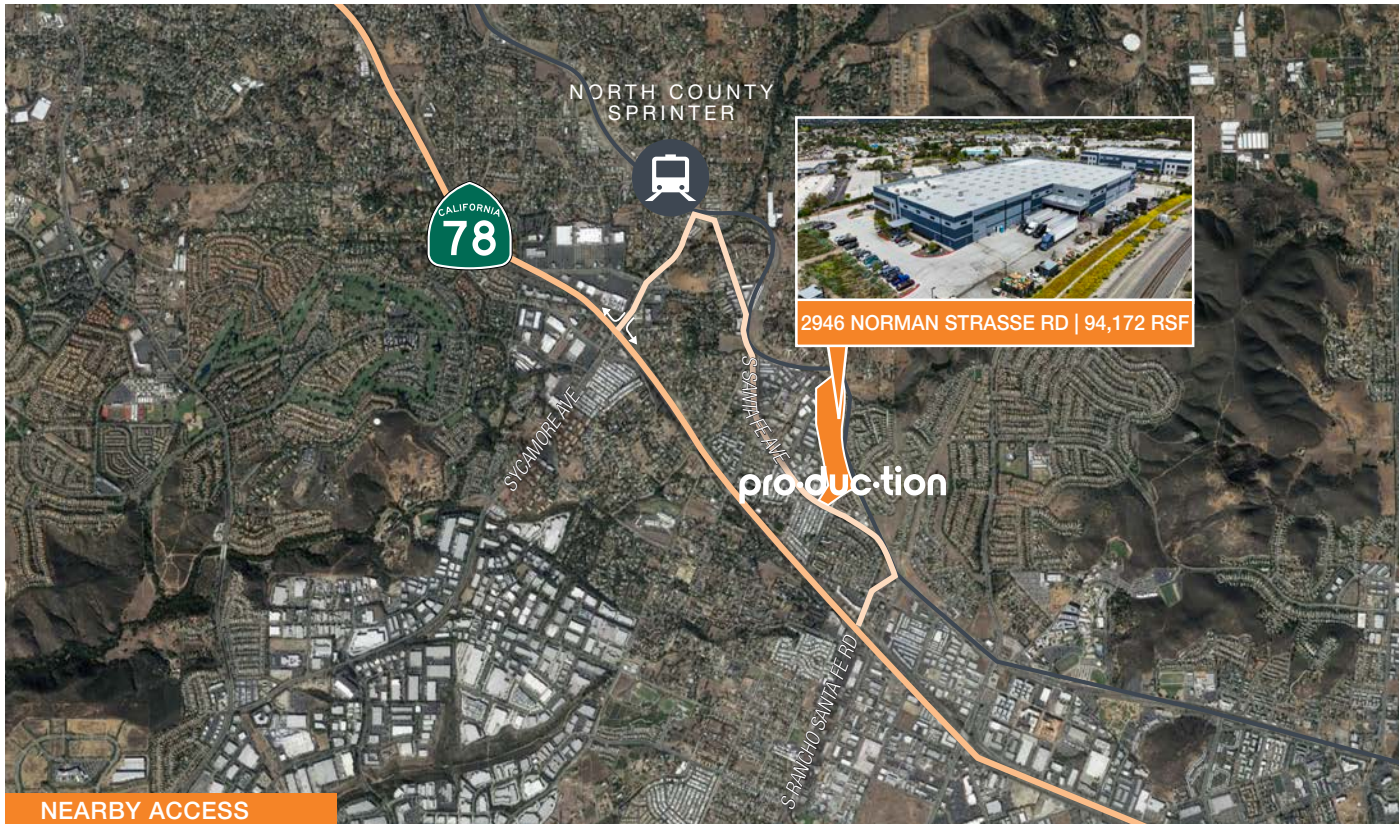
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NEIGHBORS & ACCESS

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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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, & 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

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.