

**ACCEPTING BELOW MARKET OFFERS FOR QUICK SALE!
NEW COMMERCIAL BUILDING IN SAN MARCOS**

E.G.C.A. Member, American Bobcat & Backhoe Service, has recently completed construction of a commercial building located at 1390 Armorlite Drive in San Marcos. The facility is situated on a 1.11 acre site located just 2 blocks off the new Las Posas interchange on the 78 Freeway. The parcel is M zoned to allow outside storage.

The 12,949 sq. ft. building is constructed of split face block, 2 stories high. There are 2 floors of improved office space, 3500 sq. ft each floor, with kitchen areas on both floors. Class A finishes throughout. There are three, two story, 20' clear height mechanic's bays with 3 oversized grade level doors, accompanied by a 1949 sq. ft. enclosed wash bay.

**MAKE US AN OFFER WE CAN'T REFUSE!
Contact: Lesli @ 760-744-3125 Ext. 104**