

FOR SALE

5,760 SF FREESTANDING INDUSTRIAL BUILDING

140 N. ANDREASEN DRIVE • ESCONDIDO, CA 92029



INVESTMENT OPPORTUNITY



John Orlando
Broker
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Vista, California
92084

PREMISES OVERVIEW

STREET ADDRESS: 140 N. Andreasen Drive
Escondido, CA 92029

BUSINESS PARK: Vineyard Industrial Area

TOTAL SQUARE FEET: 5,760 Square Feet

IMPROVED AREA: Approx. 800 SF (13.9%)

WAREHOUSE AREA: Approx. 4,959 SF (86.1%)

LOT SIZE: 0.29 Acre Parcel (12,632 SF)

LOADING: Two (2) Grade Level Roll Up Doors

POWER: 200 Amps, 120/208V,
3-phase power

YEAR BUILT: 1985

CLEAR HEIGHT: 16' Minimum

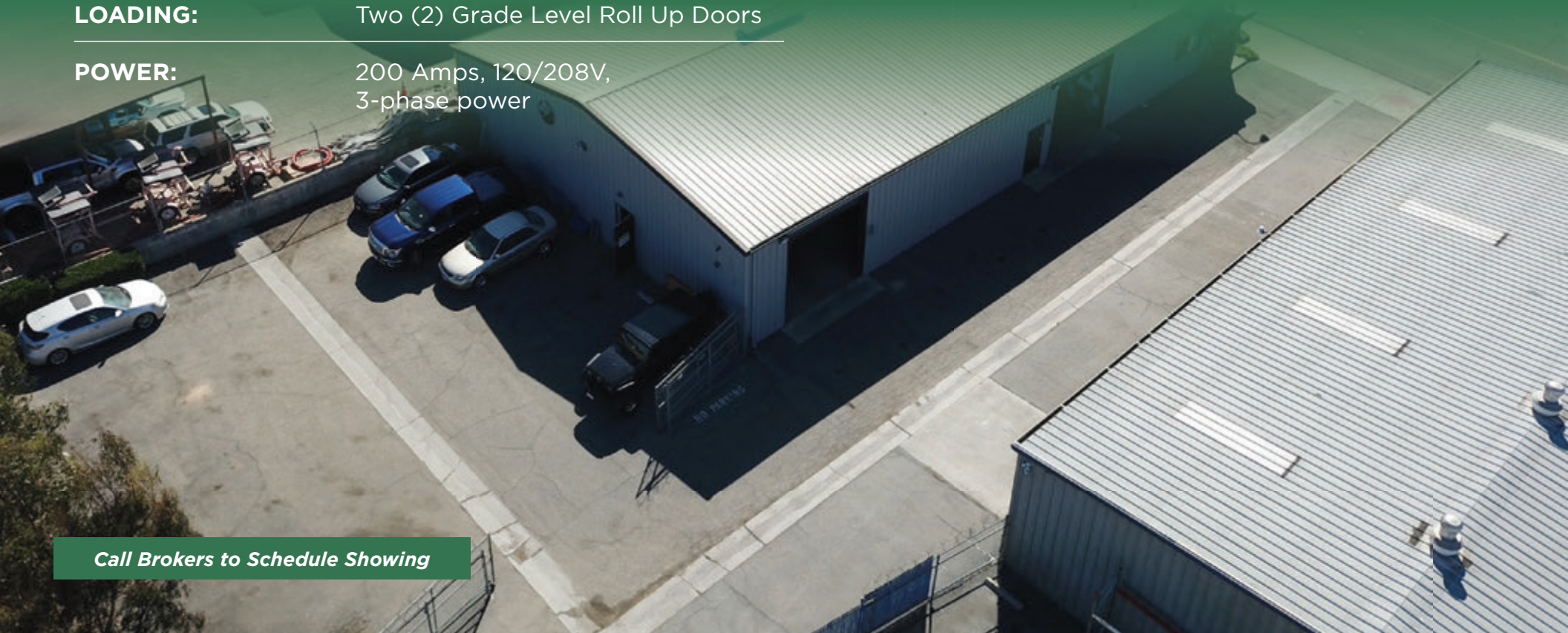
REAR FENCED AREA: Approx. 4,000 SF

ZONING: M1

CONVENIENT ACCESS: Auto Park Way, SR-78 and I-15

AVAILABILITY: Current Tenant:
Alternative Automotive
Lease Expires 6/30/2029

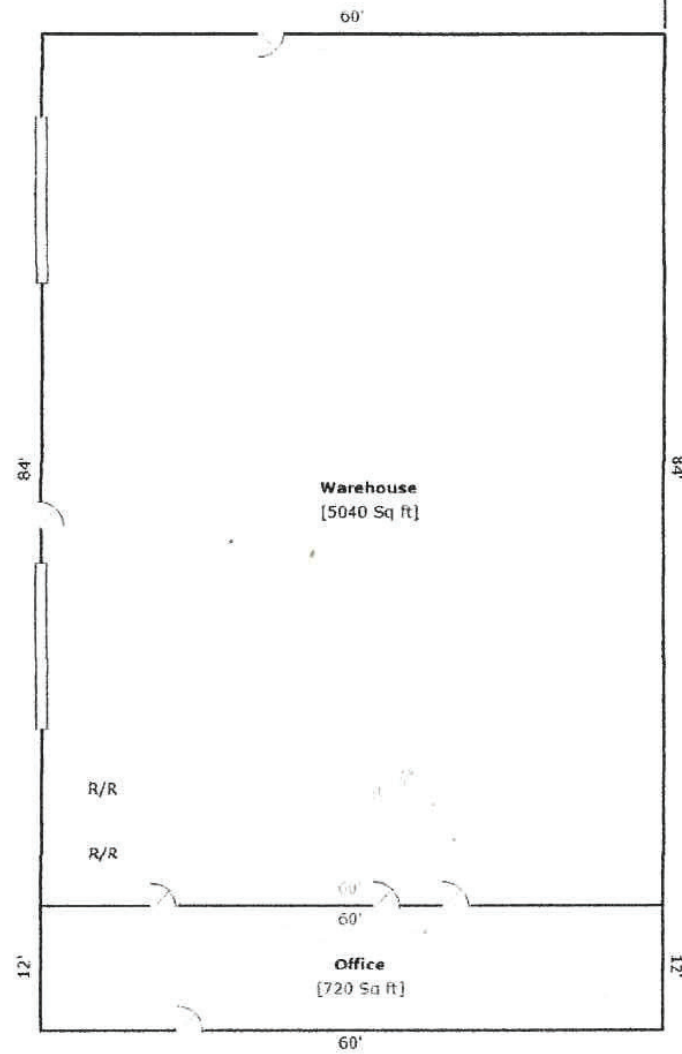
Call Brokers to Schedule Showing



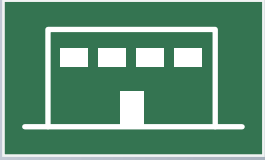
13-Parking Spaces

Lot Line

Driveway



N. Andreasen Drive



5,760 Square Feet
Single Tenant Building



Improved Area
*Approx. 800 SF
(13.9%)*



Warehouse Footprint
*Approx. 4,960 SF
(86.1%)*



Heavy Power
*200 Amps, 120/208V
3-phase power*



Clear Height
16' Minimum



Grade Level Loading
*Two (2)
Grade Level Doors*



Rear Fenced Area
Approx. 4,000 SF



AT A GLANCE

PROPERTY HIGHLIGHTS

Interstate 15

N Engel St

SUBJECT PROPERTY
140 N Andreasen Drive

N Andreasen Dr

