



2 BUILDINGS TOTALING ±17,500 SF AVAILABLE FOR LEASE  
AT LA CASA DEL ZORRO'S EAST MAINTENANCE COMPLEX



IN THE HEART OF THE ANZA BORREGO DESERT

CASEY BROWN JR., Leasing Specialist  
858.395.2610 | cbrown@voitco.com | Lic. #02132741

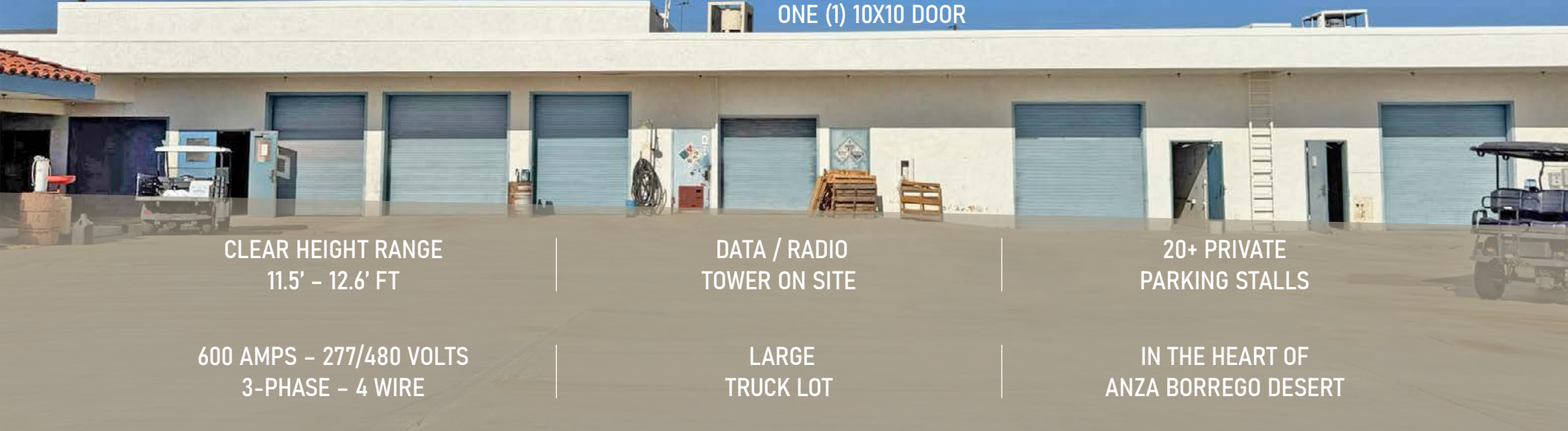
JOSH WEST, SIOR, Senior Vice President  
858.458.3358 | jwest@voitco.com | Lic. #01923375

**Voit**  
REAL ESTATE SERVICES

*building total:*  
±17,500 SF

**BUILDING 1: ±9,500 SF - (APN: 200-090-06)**  
FIVE (5) 8X8 DOORS | TWO (2) 8X10 DOORS | THREE (3) 10X10 DOORS

**BUILDING 2" ±8,000 SF (APN: 200-090-07)**  
ONE (1) 10X10 DOOR



CLEAR HEIGHT RANGE  
11.5' - 12.6' FT

DATA / RADIO  
TOWER ON SITE

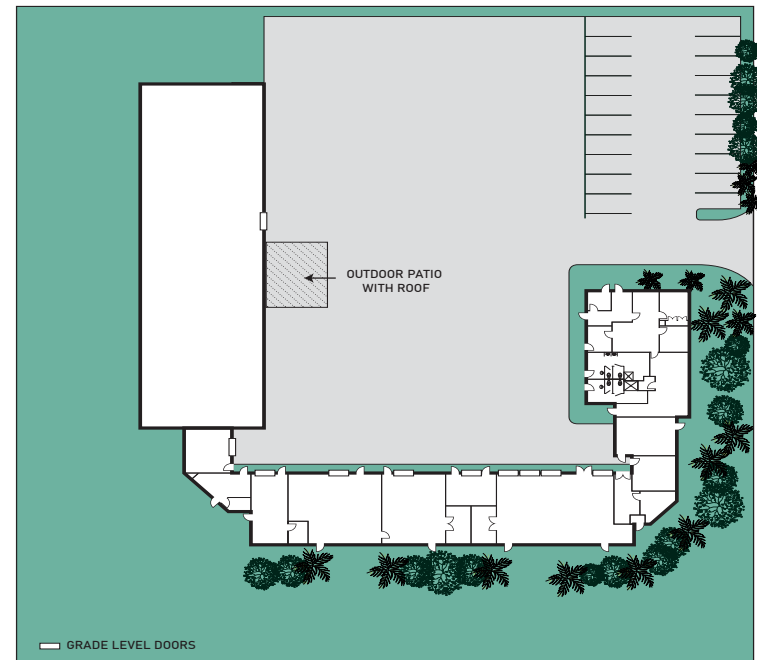
20+ PRIVATE  
PARKING STALLS

600 AMPS - 277/480 VOLTS  
3-PHASE - 4 WIRE

LARGE  
TRUCK LOT

IN THE HEART OF  
ANZA BORREGO DESERT

*Site &  
Floor Plan*





VARIOUS ROOM FINISHES & EXISTING EQUIPMENT OFFERING A WIDE SCALE OF INDUSTRIAL SOLUTIONS  
EXISTING STORAGE CAGES, RESORT MATERIALS, ETC. AVAILABLE



SECURITY ROOM



ENTRY/  
CHECK IN



RECEPTION  
AREA



EMPLOYEE  
LOUNGE



SECRETARIAL  
AREA



FORMAN'S  
OFFICE



PRIVATE  
OFFICES



WORK  
COUNTER



UPHOLSTERY  
SHOP



TV  
SHOP



MECHANICAL/  
ELECTRICAL



AUTO  
SHOP



STORAGE  
SHOPS



WOOD  
SHOP



PAINT  
SHOP



PAINT  
STORAGE



AUTO  
STORAGE



PARTS  
STORAGE



FLAMMABLE  
STORAGE



RESTROOM &  
LOCKERS



JANITORIAL  
STORAGE



WAREHOUSE  
STORAGE



AC  
SHOP



MAINTENANCE/  
GROUNDS



BORREGO SPRINGS ROAD

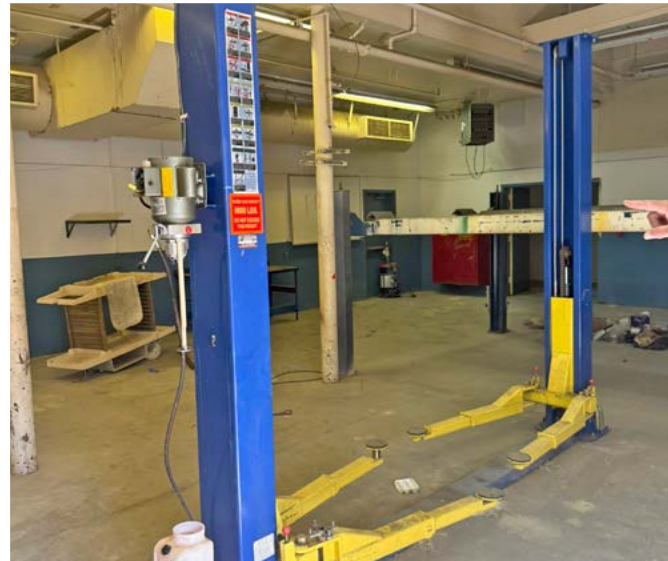
YAQUI PASS ROAD

BORREGO SPRINGS ROAD

RANGO WAY







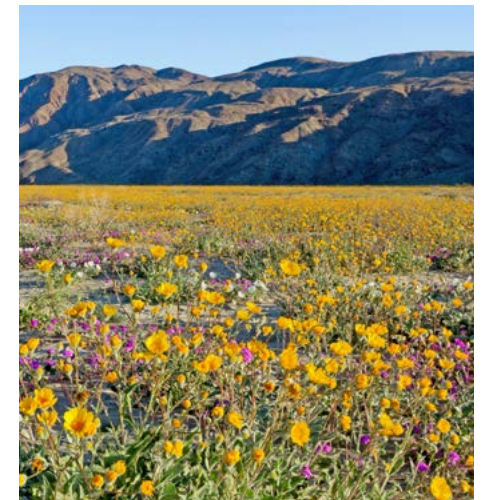
# BORREGO SPRINGS

## OVERVIEW

Located in the middle of Anza-Borrego Desert State Park lies the unpretentious town of Borrego Springs. It's the only California town that is completely surrounded by a state park. It's also an official International Dark Sky Community — the first and only one in California — dedicated to protecting the night sky from light pollution. Backyard stargazing parties happen almost every night. Then there's the ruby red grapefruit season, which begins in late December and ends when all the grapefruit are gone.

The downtown area has a passel of ice cream shops, restaurants, and lodgings, but the local art scene evokes the most community pride. First, there are the supersized prehistoric and fantastical beasts that both line area roads and are sometimes seemingly dropped randomly in the middle of nowhere, far from any road or foot traffic. The meticulously crafted metal creatures, rust-colored and featuring such details as curling eyelashes and “fur” of shaved iron, are the work of metal sculptor Ricardo Breceda. Then there are galleries with more works by local artists, the Plein Air Invitational painting event and the Circle of Art Show. Get your own art on with a watercolor or pottery-making class offered by the nonprofit Borrego Art Institute.

Visitors to Borrego Springs who would like to camp have it especially good — you are allowed to camp for free anywhere in the surrounding Anza-Borrego State Park. There are also several campgrounds and RV parks in the area.



explore  
more



**La Casa Del Zorro**  
DESERT RESORT & SPA



Fox Den Bar

## Summer Dive-In



Every Friday and Saturday night in May and June, unwind under the stars with a family-friendly film shown poolside at sunset. If the desert heat turns up, we'll move the movie magic indoors to the ballroom—so the fun never stops.



JUNE 21<sup>ST</sup> OR  
SEPTEMBER 20<sup>TH</sup>

Join us Sunday through Thursday from 4 to 6 PM for discounted well drinks and appetizers! It's the perfect time to relax, enjoy great company, and take advantage of these exclusive offers!

## Astrophotography

Experience the magic of Borrego Springs' dark sky community during an exclusive One Night Astrophotography Workshop at La Casa Del Zorro Desert Resort & Spa. Join renowned astrophotographer Chris Olivas for an unforgettable evening of celestial discovery. This special package includes overnight accommodations, a \$25 food and beverage credit, and admission for one to the hands-on astrophotography workshop—where you'll capture stunning views of stars, planets, and the magnificent Milky Way.



## Discover the night sky

Explore the beauty of the night sky at La Casa Del Zorro's Stargazing Theater! Perfect for both kids and adults, this dedicated stargazing area offers a prime spot to discover the wonders of the cosmos. Enjoy an up-close view of the stars, planets, and constellations that light up the desert sky. To learn more, stop by the Front Desk, and prepare for a magical evening of stargazing.



Enjoy our complimentary bike rental program! Available year-round at the Front Desk, we offer bikes for all ages. Explore the scenic beauty of La Casa Del Zorro on two wheels!

# ADVENTURE Awaits



**ANZA-BORREGO  
DESERT STATE PARK®**



## Spring Blooming Fields



Thousands of visitors come to Anza-Borrego Desert State Park each year to enjoy the beauty of unique and captivating desert wildflowers in bloom. With 92 different plant families, 346 genera and hundreds of flowering species, there is quite a variety of flora to discover! See our updates below to learn more about the current bloom.



**RAMS HILL  
GOLF CLUB**

## Free golf

on your birthday at Rams Hill Golf Club!



Borrego Days Desert Festival in Borrego Springs, California, will be held on October 18-19, 2025. The festival is an annual event, including a hometown parade, live entertainment, art exhibits, a car show, and more. The festival takes place at Christmas Circle Community Park.

Borrego Days  
Desert Festival  
in Borrego  
Springs,  
California,

## Ricardo Breceda Sculptures



Discover more than 130 larger-than-life sculptures by artist Ricardo Breceda. From majestic dinosaurs to mythical creatures, these captivating metal sculptures, scattered throughout the desert, create a unique outdoor art gallery, adding a touch of whimsy and wonder to the desert landscape.



CASEY BROWN JR., Leasing Specialist  
858.395.2610 | cbrown@voitco.com | Lic. #02132741

JOSH WEST, SIOR, Senior Vice President  
858.458.3358 | jwest@voitco.com | Lic. #01923375

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved

**Voit**  
REAL ESTATE SERVICES