

INDUSTRIAL SUITES FOR LEASE



STATE PLACE BUSINESS PARK

300-398 STATE PLACE - ESCONDIDO, CA 92029

property description

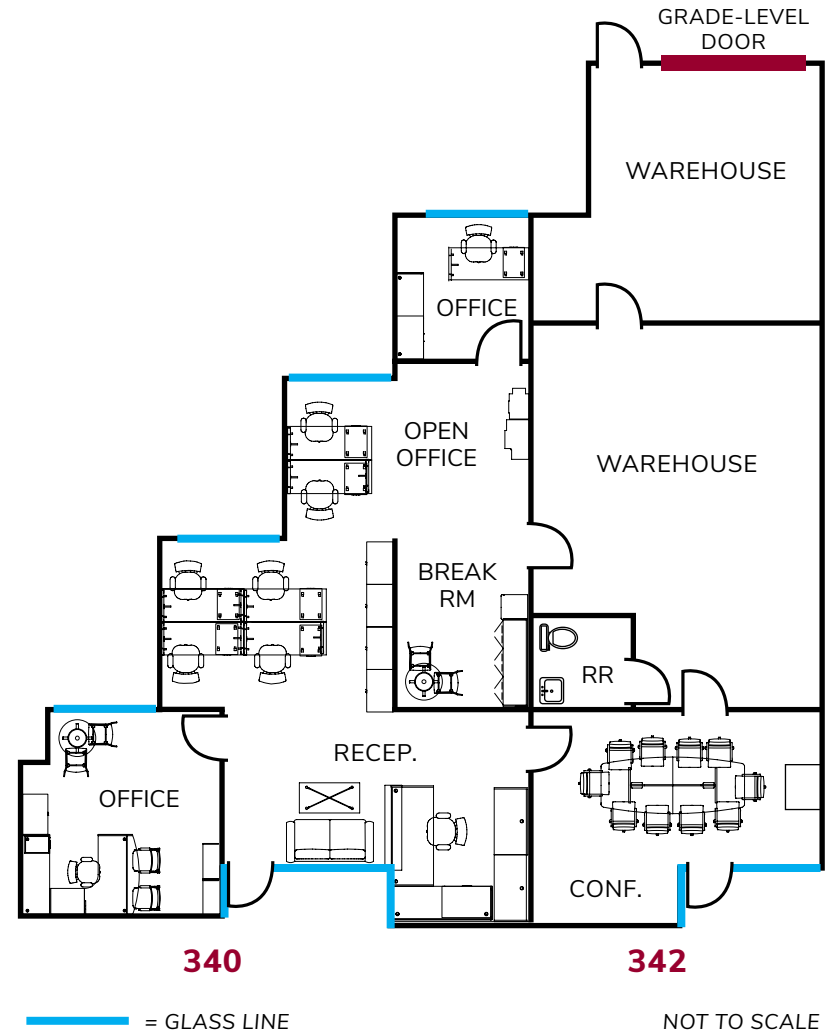
- Class A, multi-tenant business park
- Concrete block construction
- Grade-level loading
- Excellent access to HWY 78 and I-15
- Individual addresses
- Proximity to major retail and restaurants
- Locally owned and managed
- Cox Cable Internet



Address	SF	Office SF	Roll-Up Doors	Power	Rate/Month	Availability
340-342 State Place	2,410	1,517	1 (10'x12')	200 Amps	\$1.45/SF + NNN (\$0.52/SF)	Now
350-352 State Place	2,393	1,502	2 (10'x12')	200 Amps	\$1.25/SF + NNN (\$0.52/SF)	Now
354 State Place	1,205	511	1 (10'x12')	100 Amps	\$1.30/SF + NNN (\$0.52/SF)	August 1, 2026




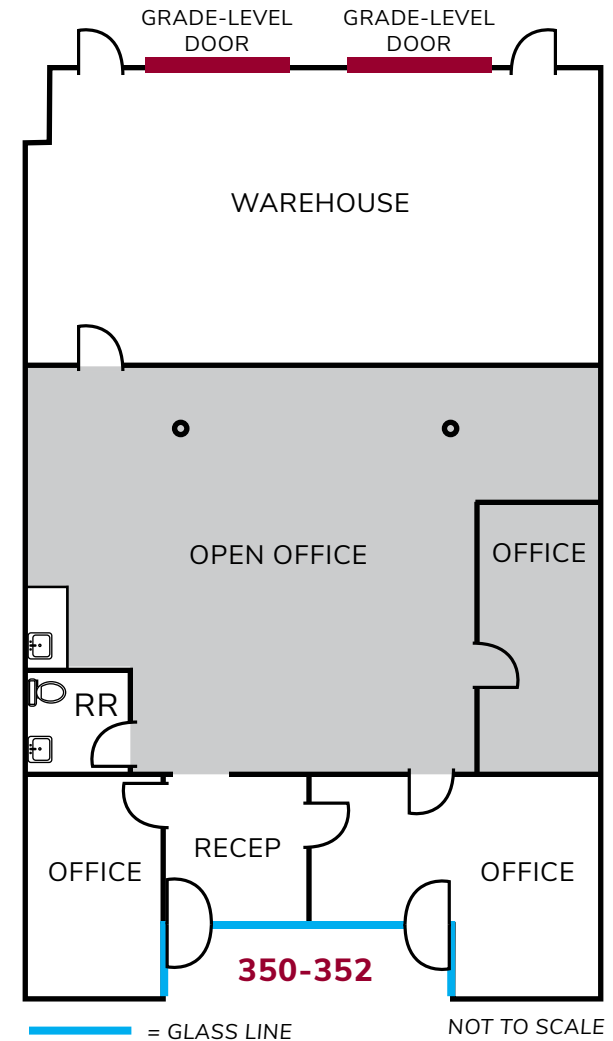
SUITE DESCRIPTION	
BUILDING ADDRESS:	340-342 State Place
SQUARE FEET:	2,410 SF
LEASE RATE:	\$1.45/SF + NNN (\$0.52/SF)
COMMENTS:	Reception, two offices, open office, conference room, break room, restroom, and warehouse with one grade-level door
AVAILABILITY:	Now



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

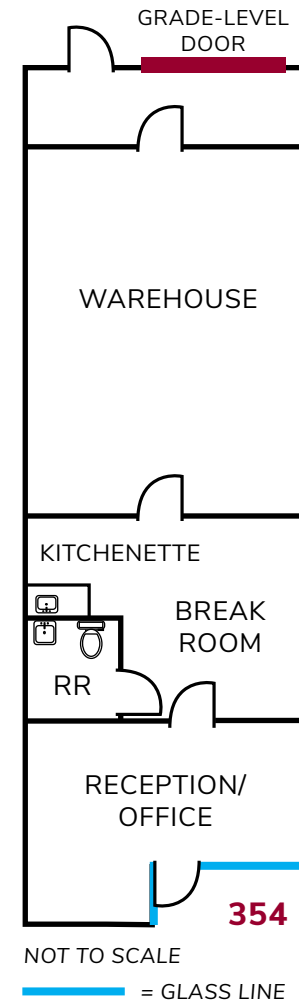
SUITE DESCRIPTION	
BUILDING ADDRESS:	350-352 State Place
SQUARE FEET:	2,393 SF
LEASE RATE:	\$1.25/SF + NNN (\$0.52/SF)
COMMENTS:	Reception, Three offices, restroom, open office, and warehouse with two grade-level doors
AVAILABILITY:	Now

 NOTE: Shaded area can be removed to expand warehouse space



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SUITE DESCRIPTION	
BUILDING ADDRESS:	354 State Place
SQUARE FEET:	1,205 SF
LEASE RATE:	\$1.30/SF + NNN (\$0.52/SF)
COMMENTS:	Reception/office, break room, kitchenette, restroom, and warehouse with one grade-level door
AVAILABILITY:	August 1, 2026



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