

±3,069 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE



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Voit
REAL ESTATE SERVICES



PROPERTY FEATURES

BUILDING SIZE	±3,069 SF
BUILDING LAYOUT	50% Office/ 50% Warehouse
LOT SIZE	±9,033 SF (0.21 AC)
FAR	34%
POWER	400 Amps/Single Phase/240 Volt
ZONING	M-2
FEATURES	Fully Climate Controlled with Approximately 2,000 SF of Fenced Yard Area



\$1.65 NNN
(NNN'S = ±\$0.35/SF)

LEASE RATE

AVAILABLE IMMEDIATELY
AVAILABILITY

FLOOR PLAN

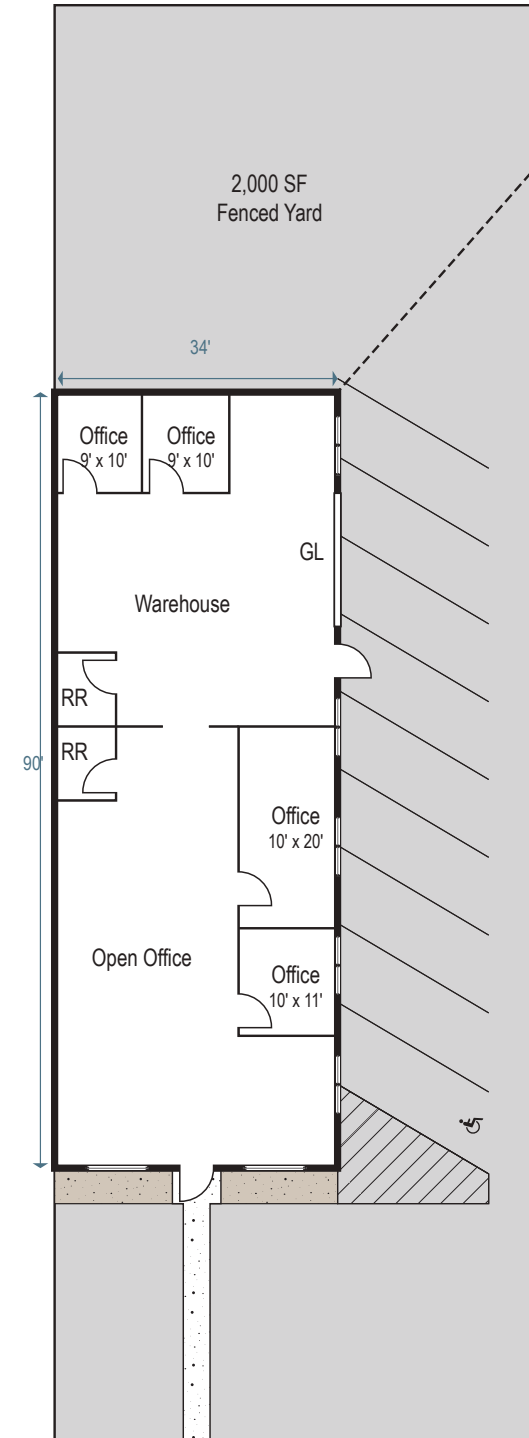
±3,089 SF

LEASE RATE

\$1.65 NNN
(NNN'S= ±\$0.35/SF)

SUITE LAYOUT

50% OFFICE/ 50% WAREHOUSE
1 GRADE LEVEL DOOR





AMENITIES MAP



Walmart Supercenter
Kohl's
Rubio's FRESH MEXICAN GRILL
Starbucks Coffee

Dollar Tree
Stater Bros

Costco Wholesale

78

Turner's Outdoorsman

CarQuest

Goodwill Industries of Southwest Florida/Texas

NAPA

Palomar Medical Center Escondido

SITE

CarMax

Lowe's

AutoZone

Dollar Tree

Food 4 Less

Stater Bros

Northgate Market

Pep Boys Auto

United States Postal Service

Dixie Line

Petco

Michaels

Smart & Final

PetSmart

Regal

dd's DISCOUNTS

Starbucks Coffee

Honda

Mazda

Audi

Ford

BMW

Nissan

Chevrolet

VW

Acura

Jeep

Kia

24 Fitness

15

CVS pharmacy
The Home Depot
Albertsons
BIG LOTS!

ALDI
HomeGoods
Staples
BevMo!

Escondido Promenade
Target
TJ Maxx
Five Below
Bob's Furniture
Dick's Sporting Goods
Ross Dress for Less
Planet Fitness
Tanera
Starbucks Coffee



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