

ORIGIN



STOCKBRIDGE





256,639 SF MULTI-TENANT INDUSTRIAL CAMPUS WITHIN ESCONDIDO

Origin is conveniently located along Interstate 15 and Highway 78. The project is made up of 13 buildings, consisting of 256,639 SF. This campus-like setting provides an ideal environment for a tenant looking to be surrounded by innovative companies looking to cultivate ideas.

ORIGIN

PROJECT HIGHLIGHTS



13 Building Premier
Business park



Wineridge Business
Park location



Responsive, proactive
Institutional ownership



Recent capital
renovations



Onsite Property
Management



Modern coastal inspired
drought tolerant landscaping



Superior identity
for tenants



New
exterior paint



Excellent curb appeal
and image



2.5/1,000 parking



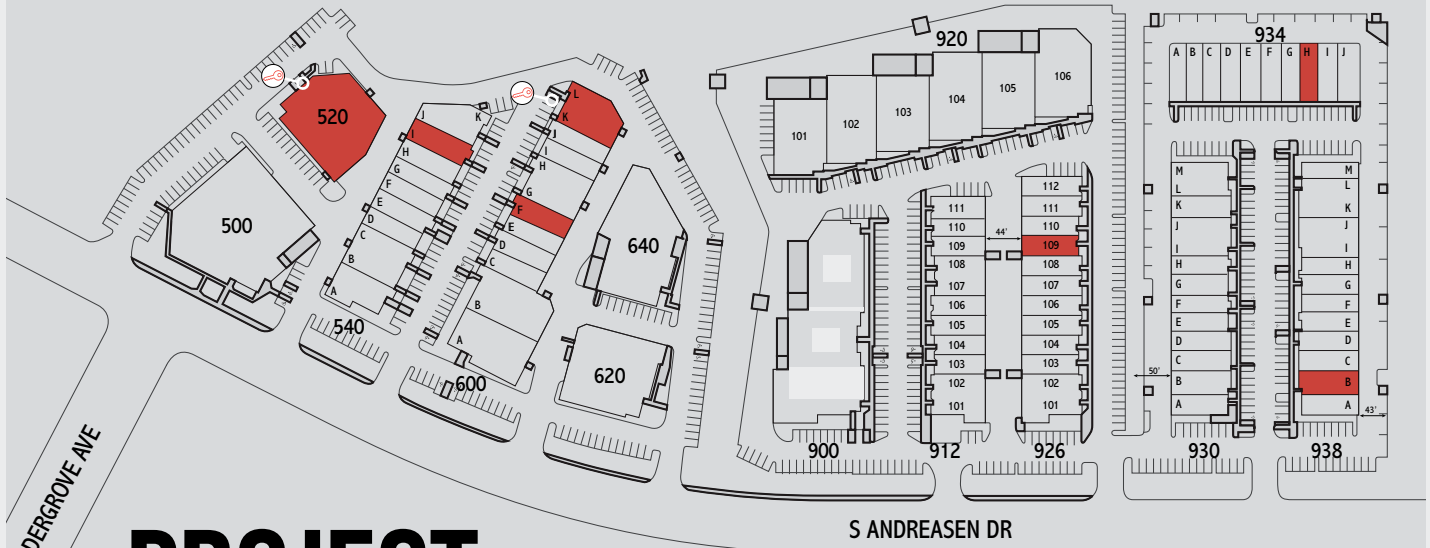
Move-In ready suites



Tenant suite signage

PROJECT PHOTOS





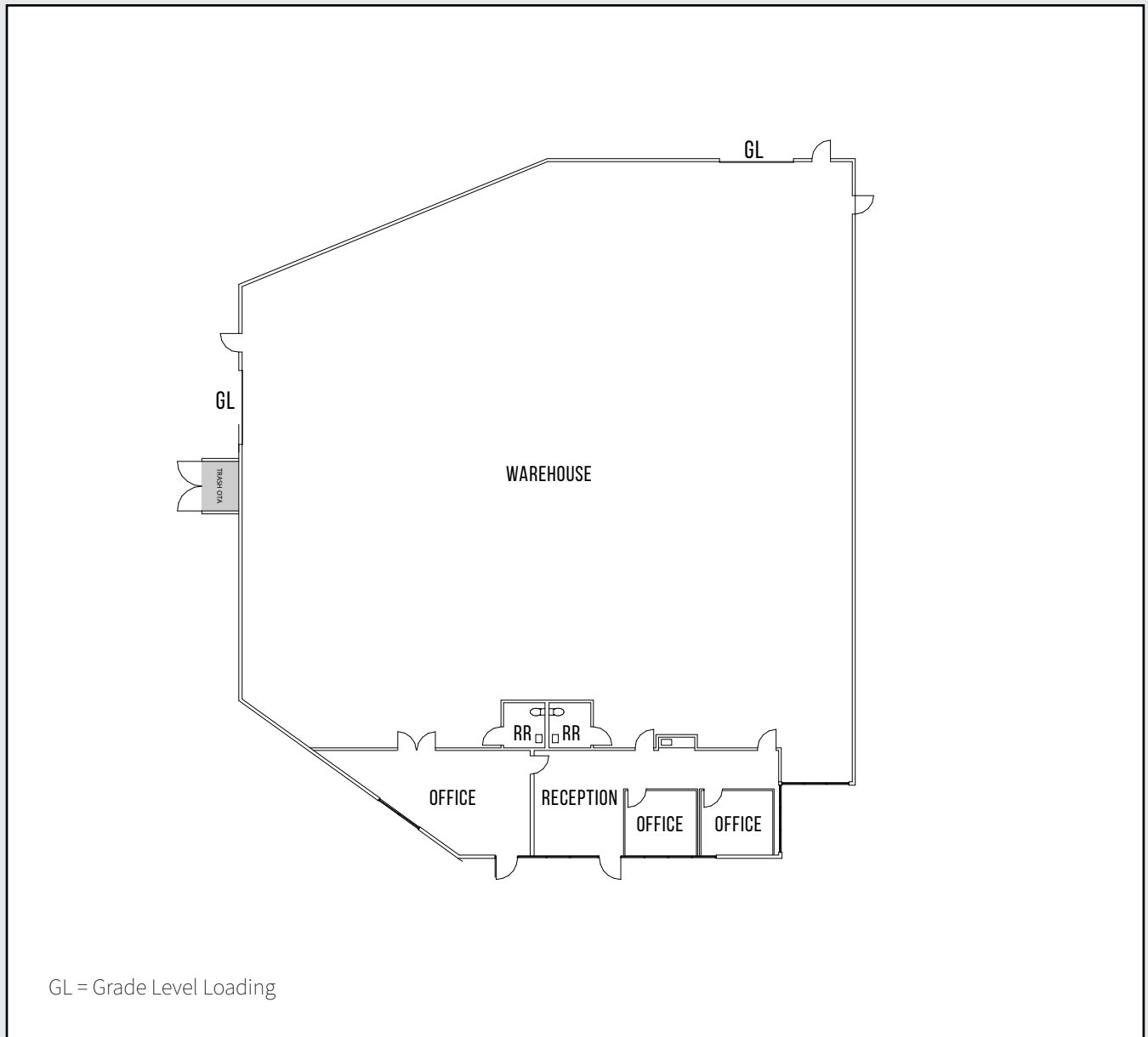
PROJECT AVAILABILITY

 AVAILABLE

 JX-130 LOCKBOX LOCATION

Address	Suite	SF	RENT	Availability
520 S. Andraesen Drive	FULL BLDG	±10,595 SF	\$1.25/sf NNN	Now
540 S. Andraesen Drive	I	±1,965 SF	\$1.33/sf NNN	Now
600 S. Andraesen Drive	F	±1,891 SF	\$1.33/sf NNN	Now
600 S. Andraesen Drive	KL	±3,879 SF	\$1.28/sf NNN	Now
926 S. Andraesen Drive	109	±1,689 SF	\$1.33/sf NNN	Now
934 S. Andraesen Drive	H	±1,392 SF	\$1.33/sf NNN	Now
938 S. Andraesen Drive	B	±1,545 SF	\$1.33/sf NNN	Now

NNN: ±\$0.46/sf



520 | **10,595 SF**

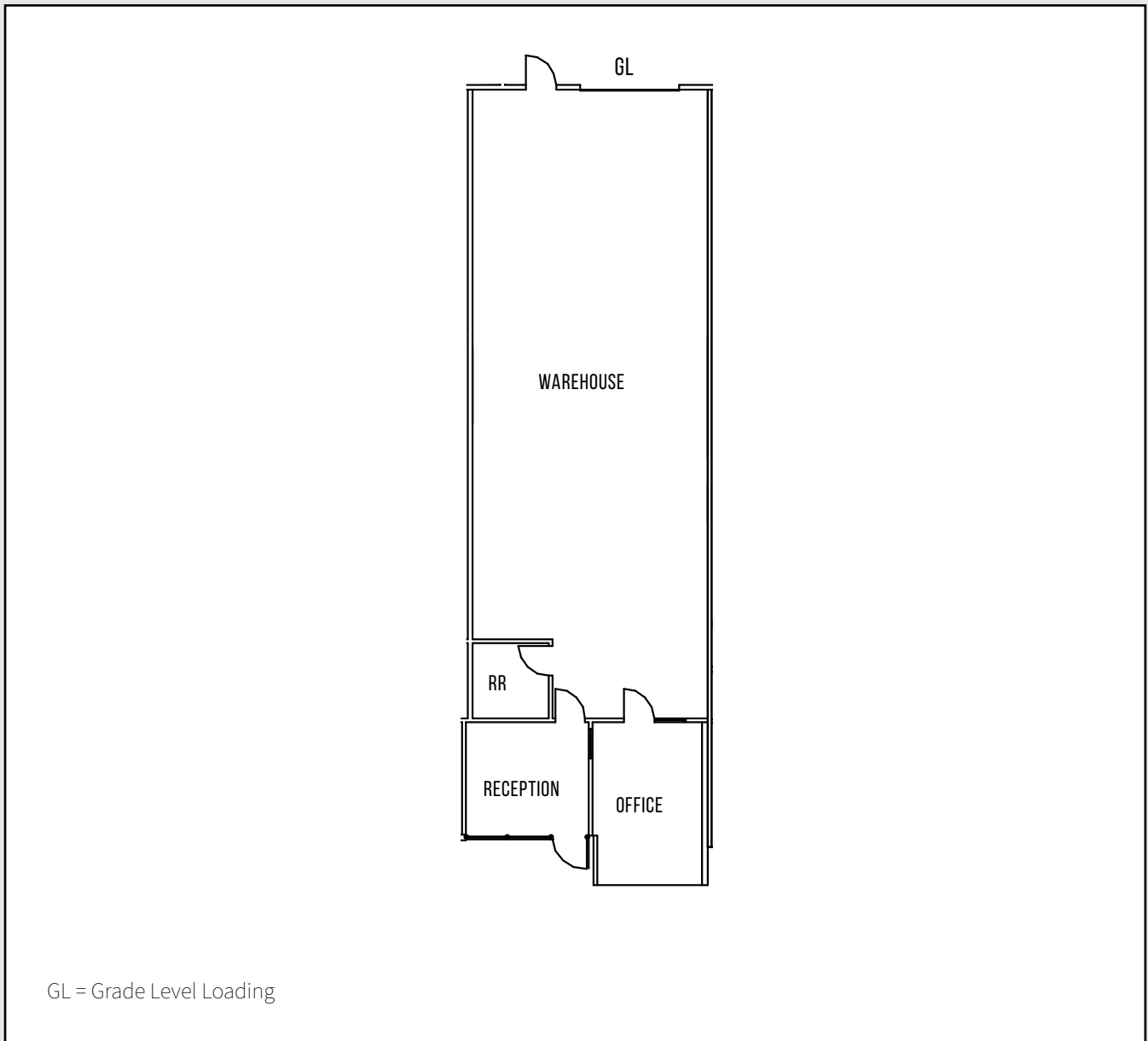
520 S. ANDREASEN DRIVE

Available

Chris Baumgart, SIOR
858 410 6336
chris.baumgart@jll.com
RE lic. #: 01888224

Steven Field
760 814 2647
steven.field@jll.com
RE lic. #: 01762108





540-1 | **1,965 SF**

Available

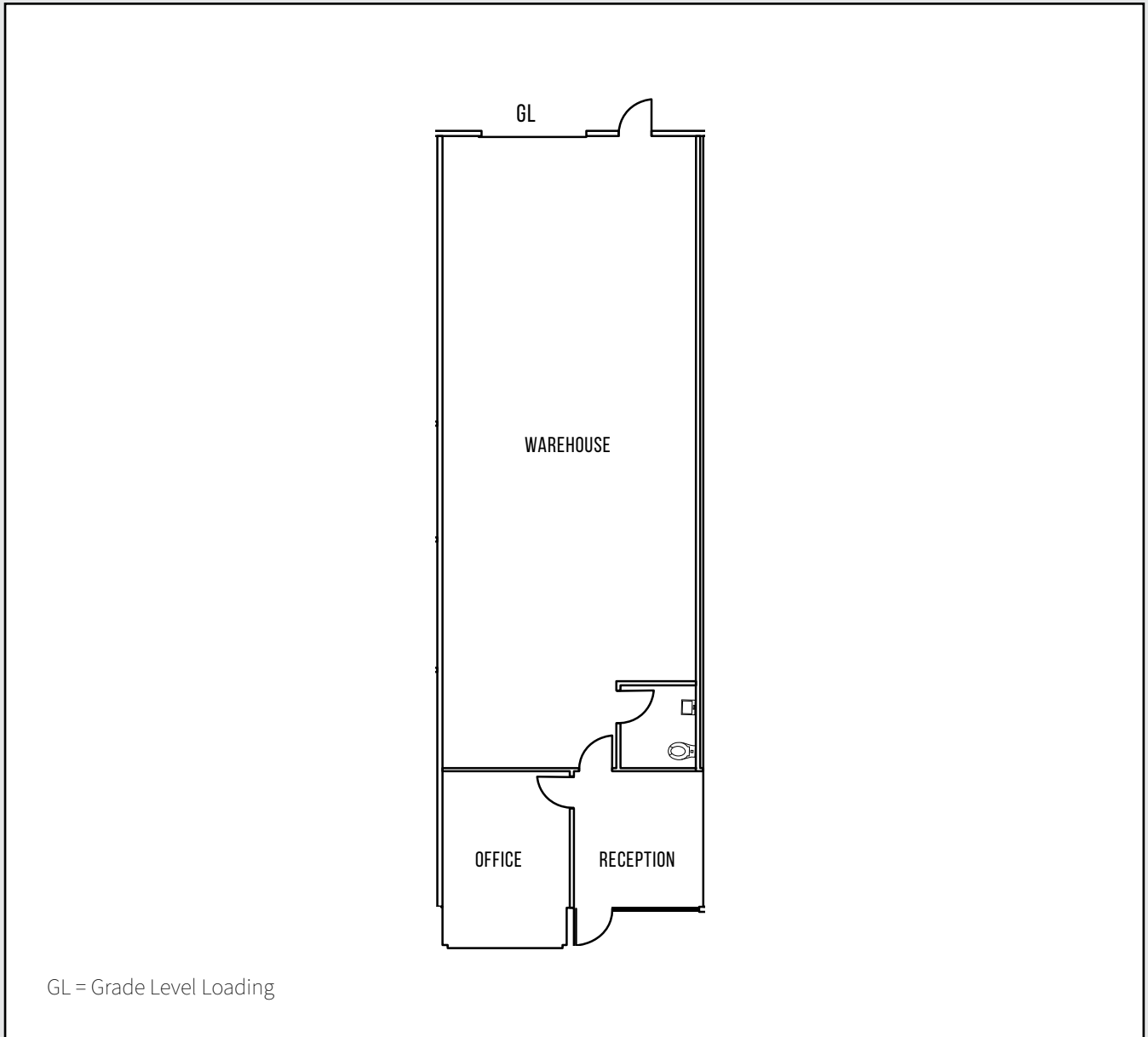
540 S. ANDREASEN DRIVE

Suite I

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600-F | **1,891 SF**

Available

600 S. ANDREASEN DRIVE

Suite F

Chris Baumgart, SIOR

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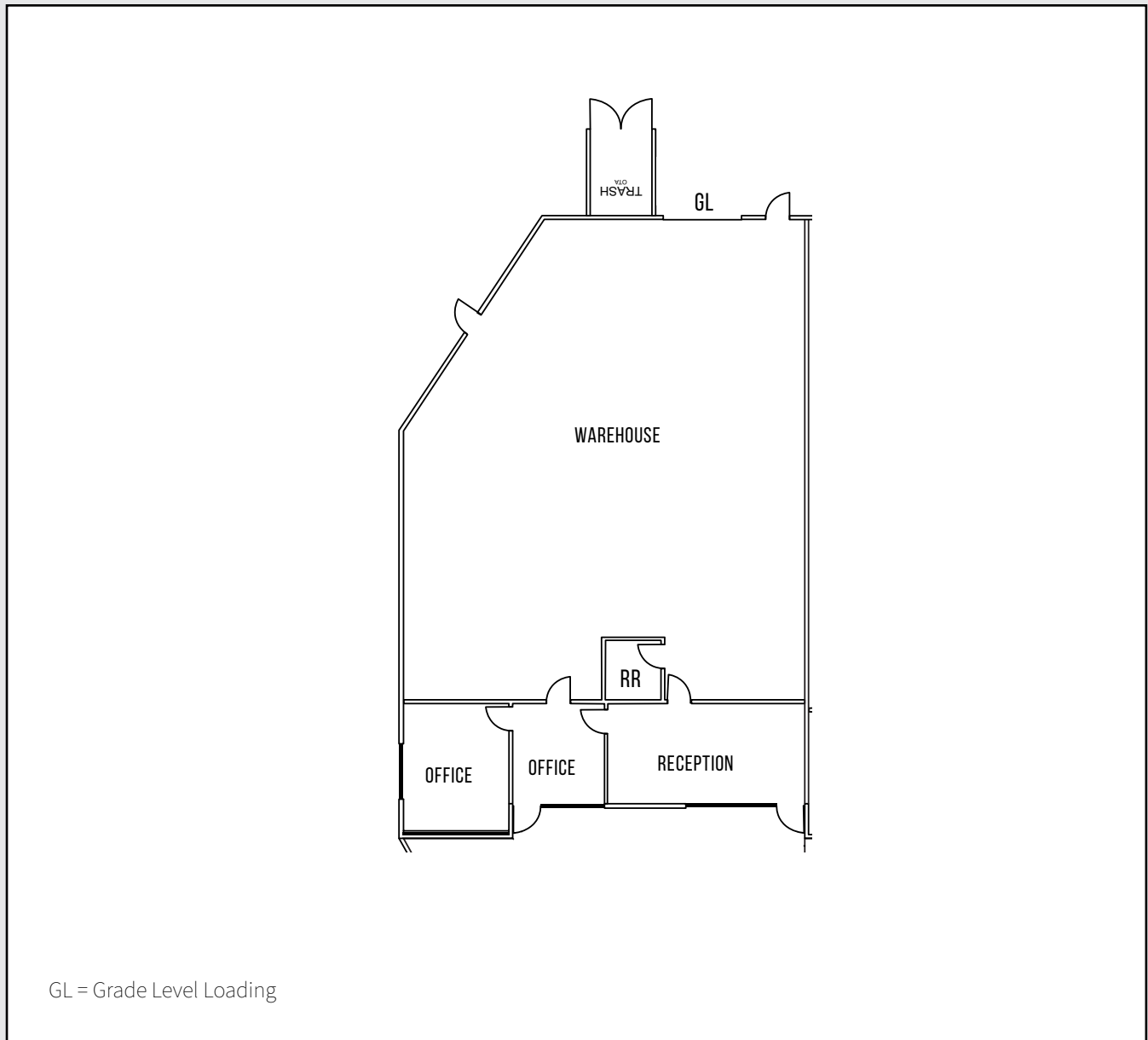
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GL = Grade Level Loading

600-KL | 3,879 SF

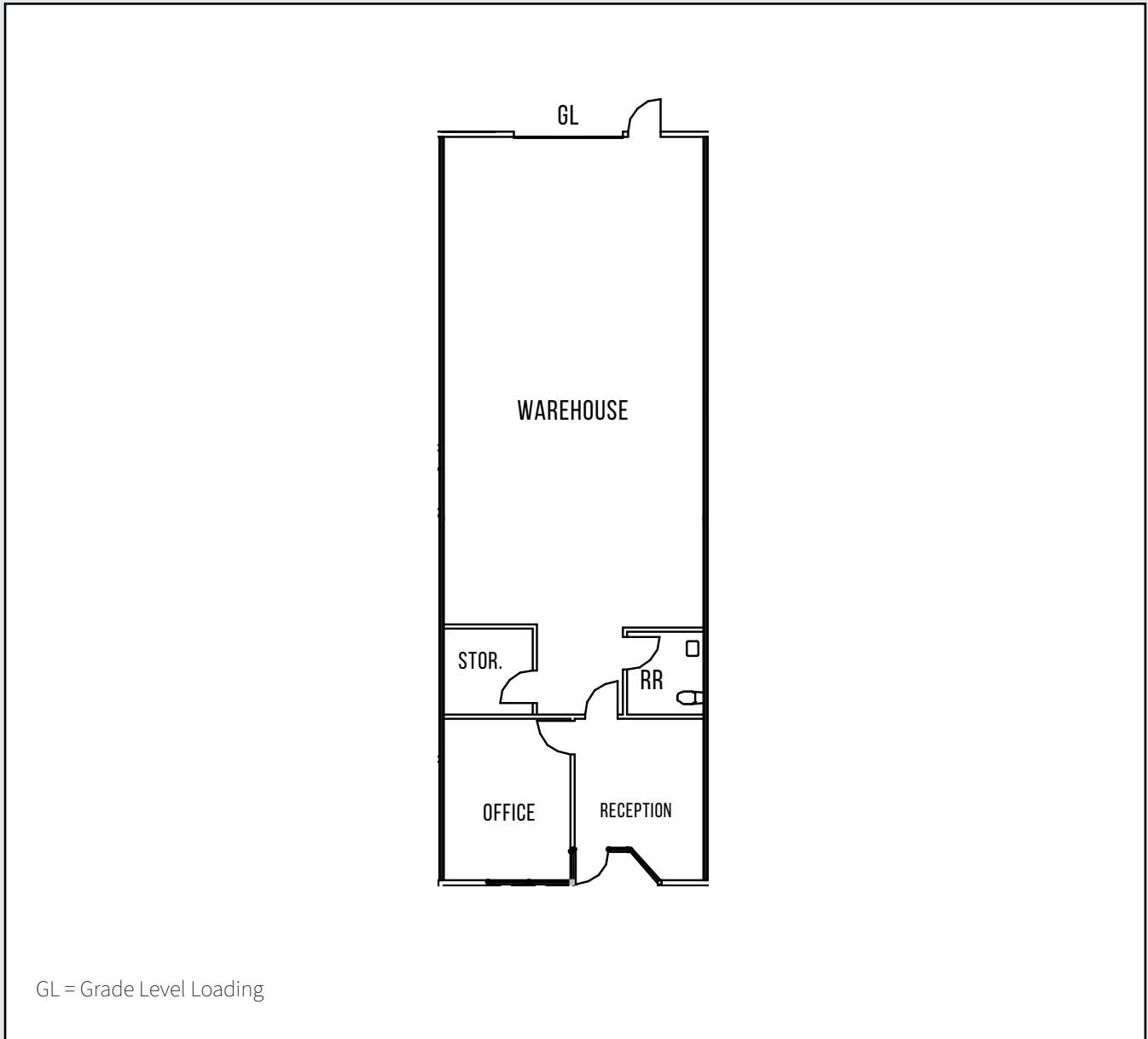
Available

600 S. ANDREASEN DRIVE
Suite KL

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926-109 | **1,689 SF**

Available

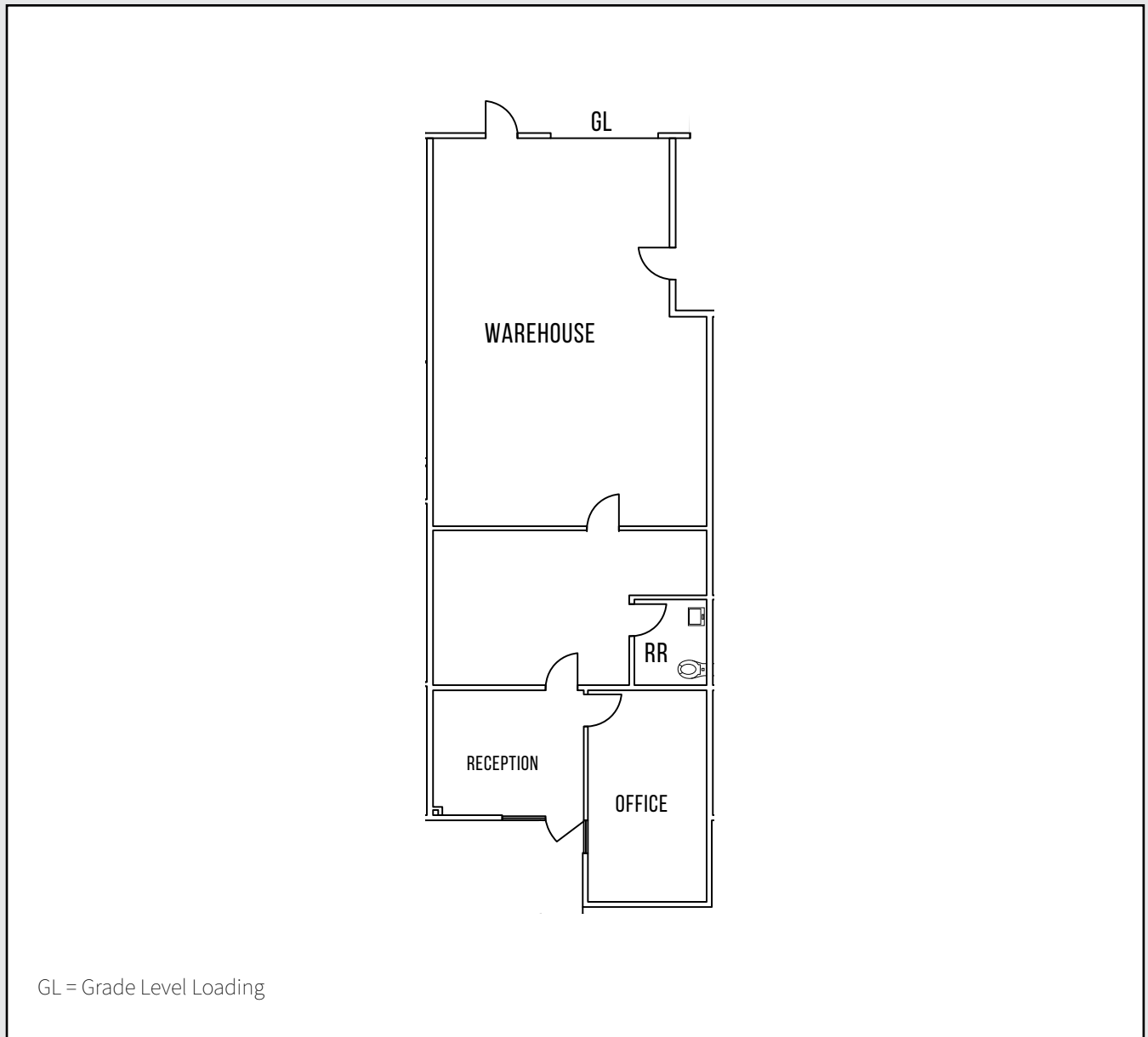
926 S. ANDREASEN DRIVE

Suite 109

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GL = Grade Level Loading

934-H | 1,392 SF

Available

934 S. ANDREASEN DRIVE

Suite H

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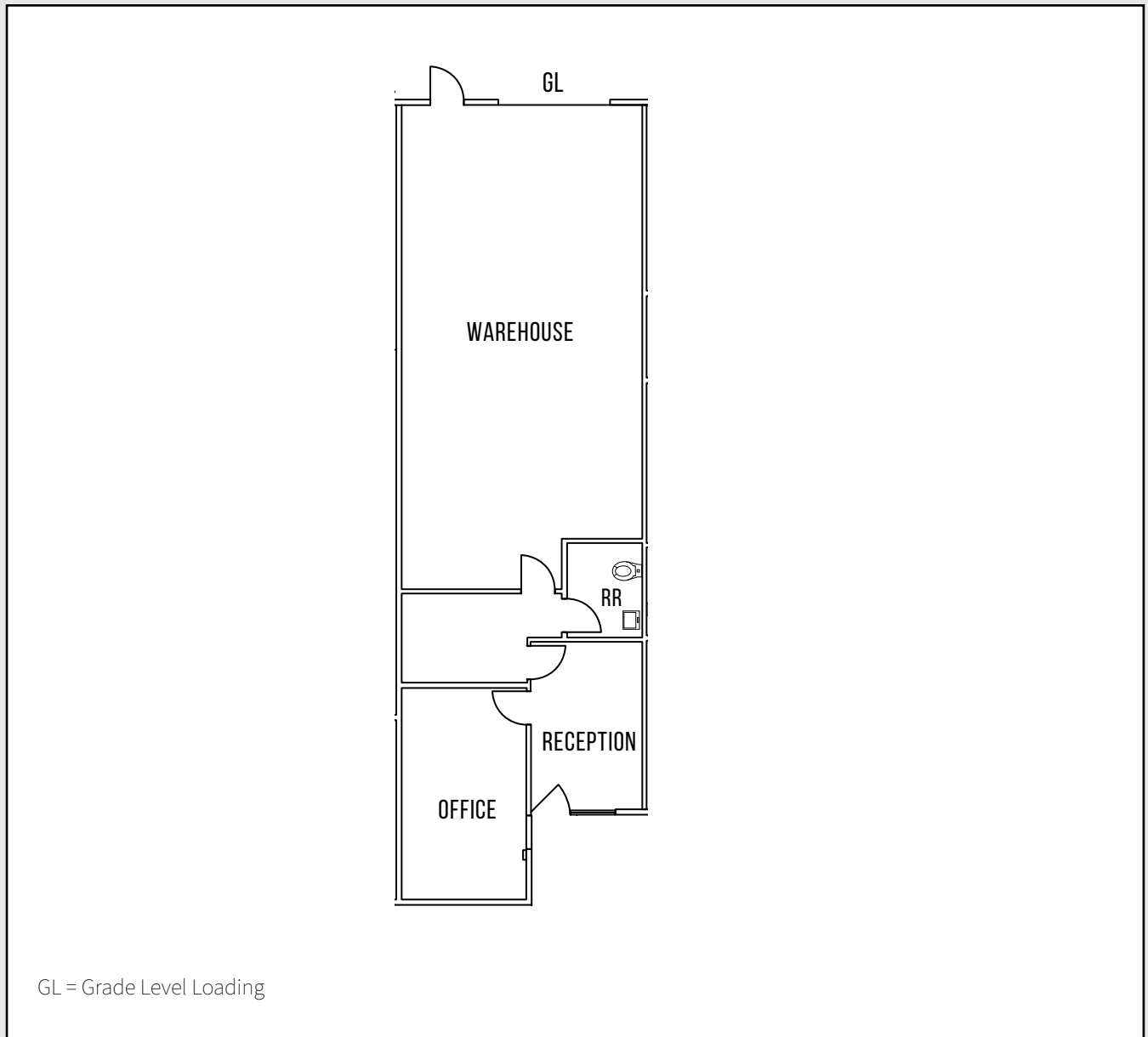
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938-B | 1,545 SF

Available

938 S. ANDREASEN DRIVE

Suite B

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55 MINUTES TO U.S. - MEXICO BORDER

15 MINUTES TO OCEAN

15 MINUTES TO I-5

15 MINUTES TO PALOMAR AIRPORT

2 MINUTES TO I-15

2 MINUTES TO SR 78

35 MINUTES TO ORANGE COUNTY

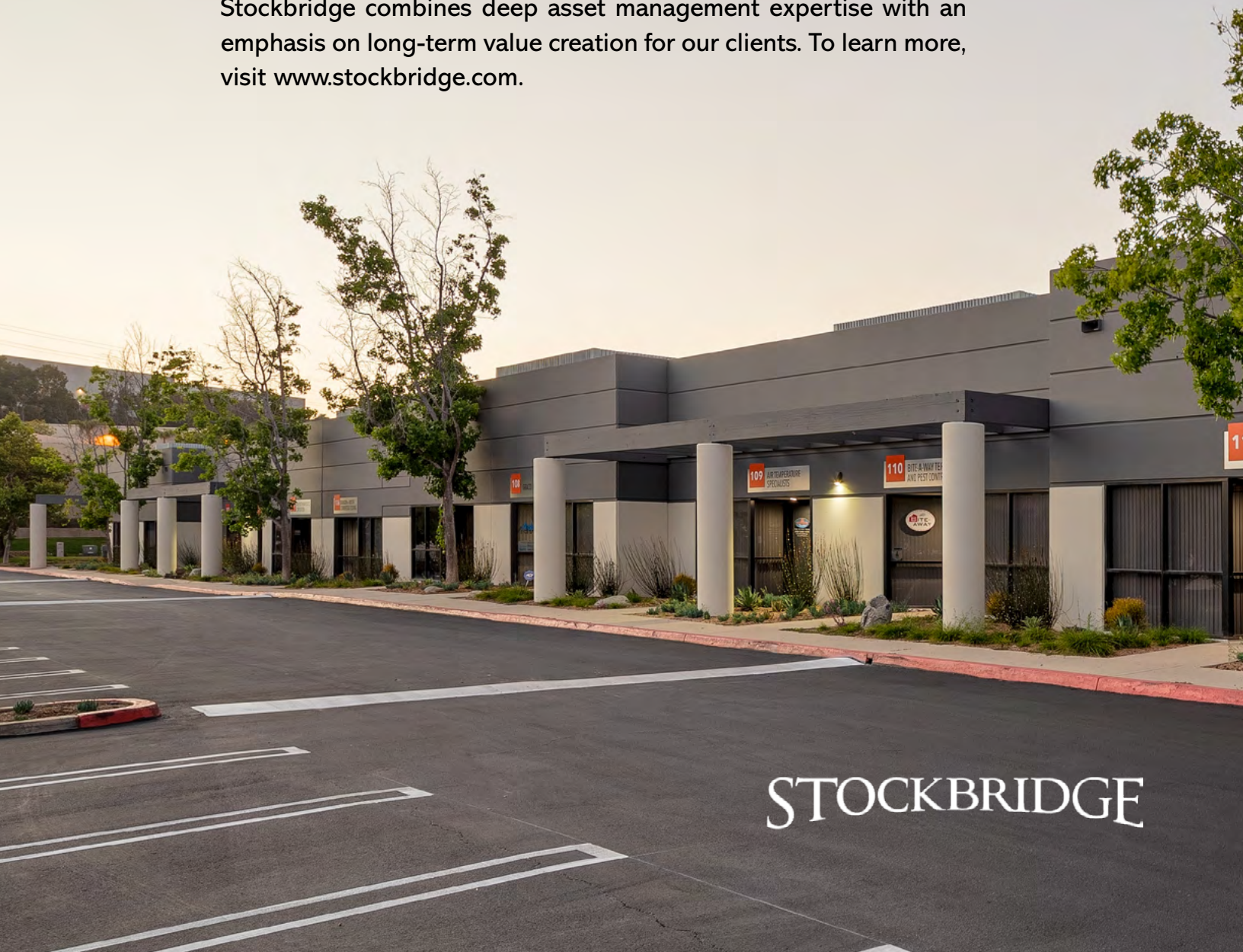


S. ANDREASON DRIVE



WHY STOCKBRIDGE?

Stockbridge is a real estate investment management firm led by seasoned professionals averaging 25+ years of real estate industry experience. The firm manages real estate equity investments across the risk spectrum within a variety of investment structures on behalf of U.S. and foreign institutional investors. Stockbridge has approximately \$32.8 billion of assets under management (as of June 30, 2022) spanning all major real estate property types, and certain specialty property types, throughout the United States. With more than 75 million square feet of industrial properties under management, Stockbridge is among the top 10 largest private owners and managers of industrial real estate in the U.S. Stockbridge combines deep asset management expertise with an emphasis on long-term value creation for our clients. To learn more, visit www.stockbridge.com.



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