

BRICKYARD INDUSTRIAL PARK

1310-1344 INDUSTRIAL AVE, ESCONDIDO, CA 92029

INDUSTRIAL SUITES FOR LEASE



UNDER NEW
OWNERSHIP



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**1310-1344 INDUSTRIAL AVE,
ESCONDIDO, CA 92029**



ZONED M2, INDUSTRIAL



**TWO INDUSTRIAL MANUFACTURING BUILDINGS
TOTALING ±37,472 SF**



**MINIMAL OFFICE BUILDOUT WITH RESTROOMS IN
EACH SUITE**



GRADE LEVEL ROLL-UP LOADING DOORS



CONVENIENT ACCESS TO HWY 78 & I-15



UNDER NEW OWNERSHIP & LOCAL MANAGEMENT



**STRONG LOCAL EMPLOYMENT BASE &
DEMOGRAPHICS**



**EXTENSIVE RENOVATIONS COMPLETED (ROOF, PAINT,
LANDSCAPING, PARKING LOT & TENANT IMPROVEMENTS)**



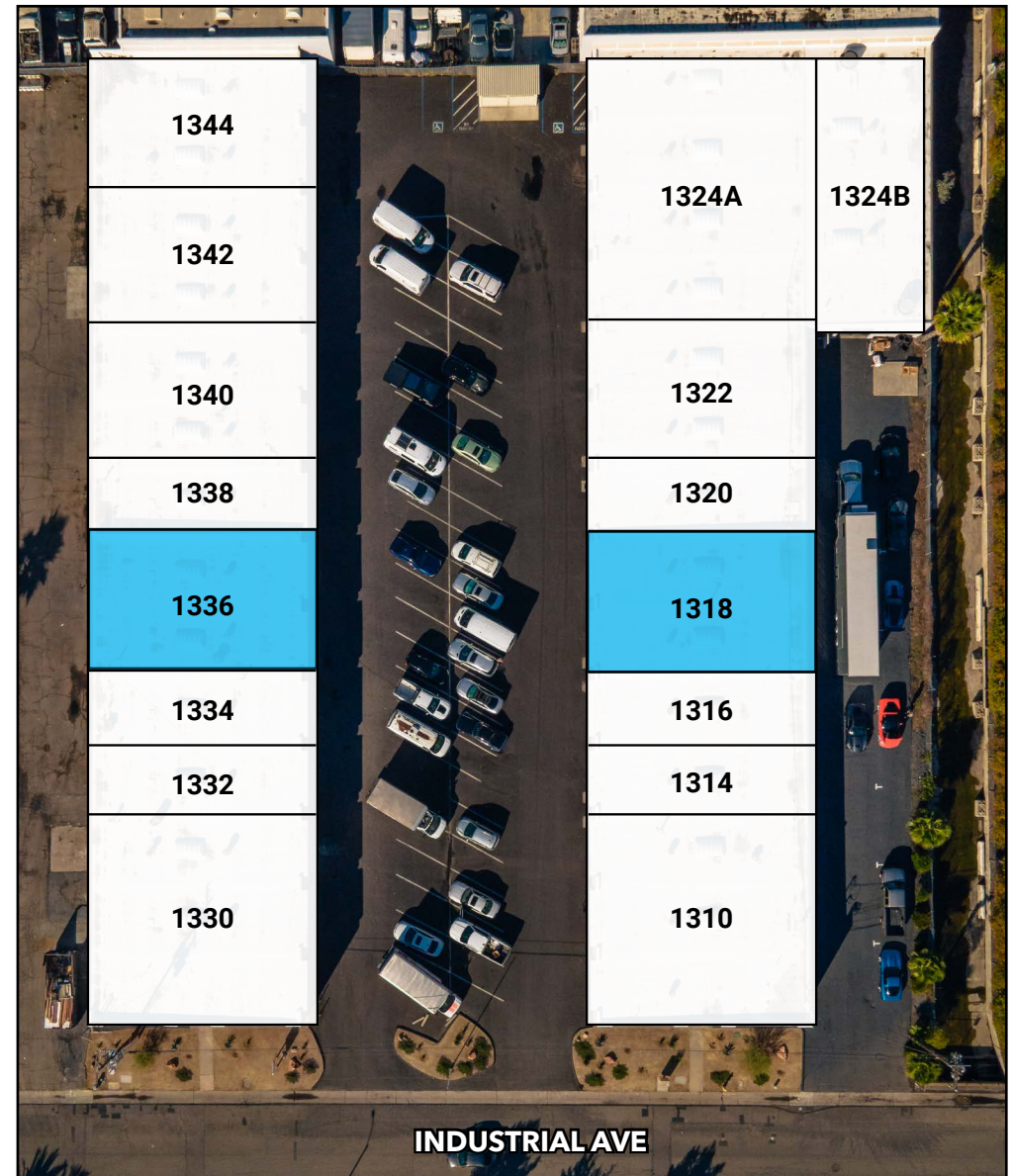
NATURAL GAS POTENTIALLY AVAILABLE





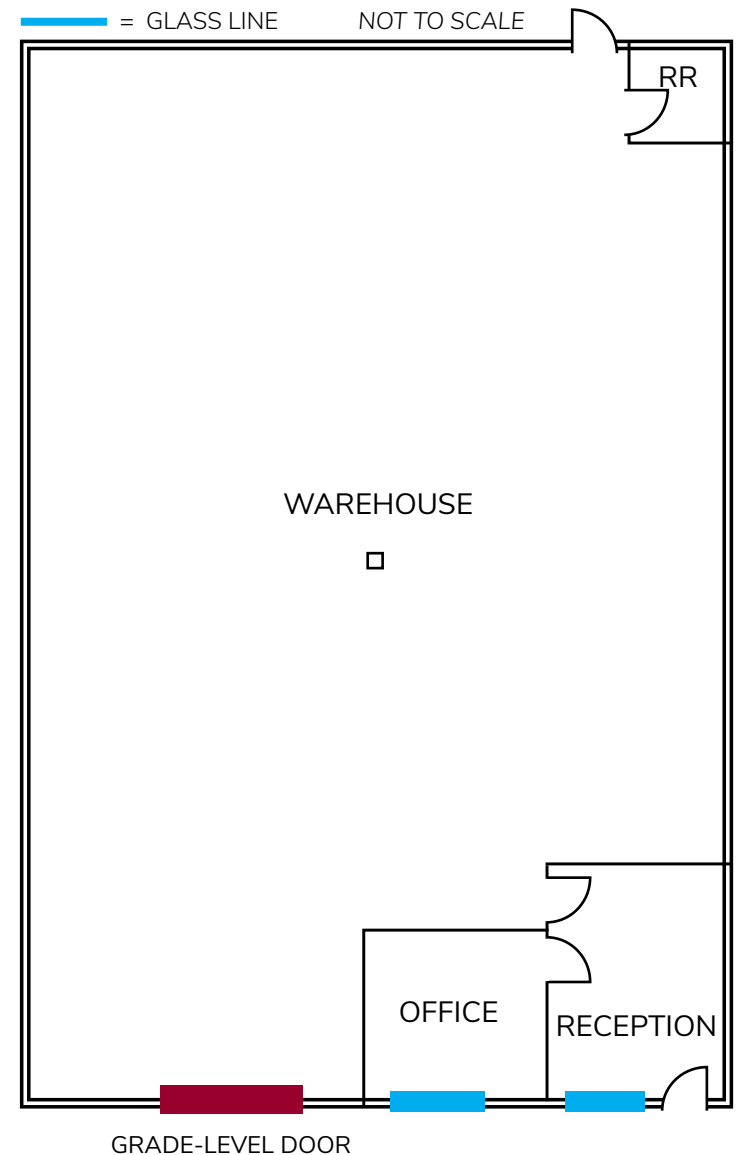
AVAILABILITY

SUITE	SF	LEASE RATE	AVAILABILITY
1318	2,509	\$1.60/SF + \$0.10/SF CAM	Now
1336	2,512	\$1.60/SF + \$0.10/SF CAM	Now



SUITE DESCRIPTION

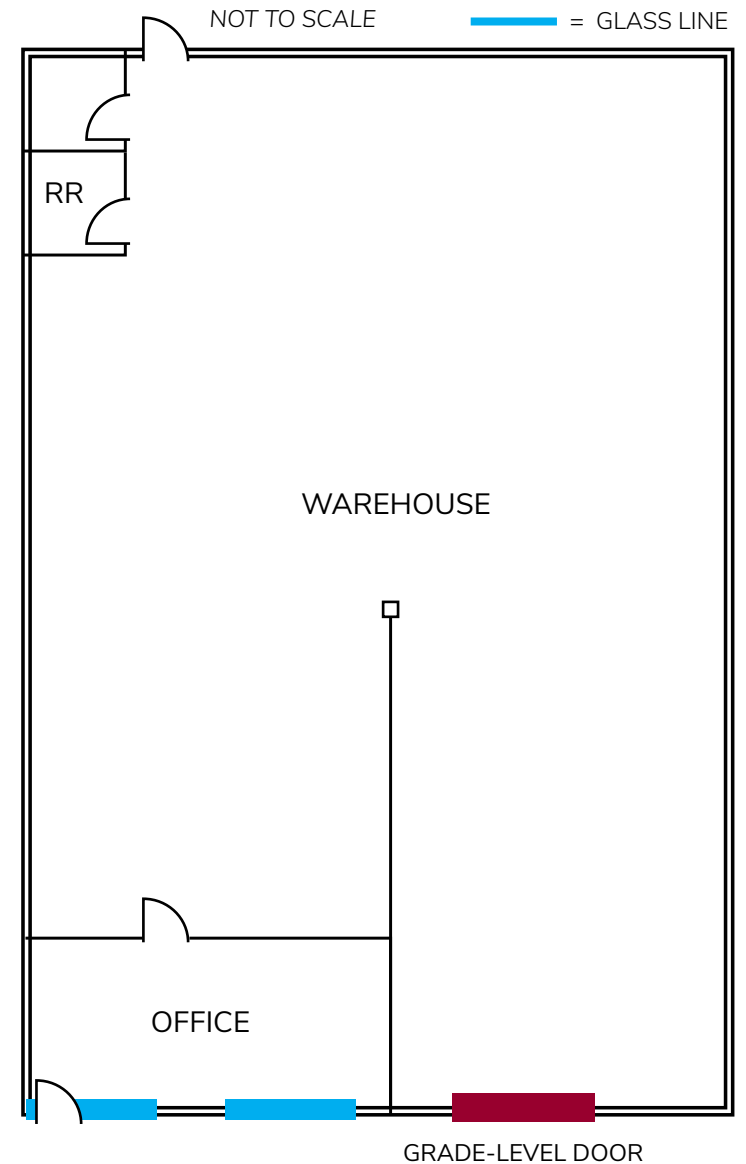
ADDRESS:	1318 Industrial Ave
SQUARE FEET:	2,509 SF
COMMENTS:	Reception, office, restroom, and warehouse with one grade-level door.
POWER:	One 100 AMP single-phase panel
LEASE RATE:	\$1.60/SF + \$0.10/SF CAM
AVAILABILITY:	Now



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

ADDRESS:	1336 Industrial Ave
SQUARE FEET:	2,512 SF
COMMENTS:	Office, restroom, and warehouse with one grade-level door.
POWER:	One 100 AMP single-phase panel
LEASE RATE:	\$1.60/SF + \$0.10/SF CAM
AVAILABILITY:	Now



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ESCONDIDO, CALIFORNIA, located in San Diego County, is a dynamic city known for its blend of natural beauty and industrial activity. Its landscape features a mix of manufacturing facilities and scenic surroundings, with industries ranging from electronics and aerospace to food production. Escondido's strategic location near major transportation routes and the San Diego metro area makes it a key hub for industrial businesses, which contribute significantly to the local economy and job market.

In addition to industry, Escondido thrives on tourism. Attractions like the San Diego Zoo Safari Park, local vineyards, and a historic downtown draw visitors year-round, supporting a variety of businesses such as hotels, restaurants, and entertainment venues. This economic diversity helps ensure the city's continued stability and growth.



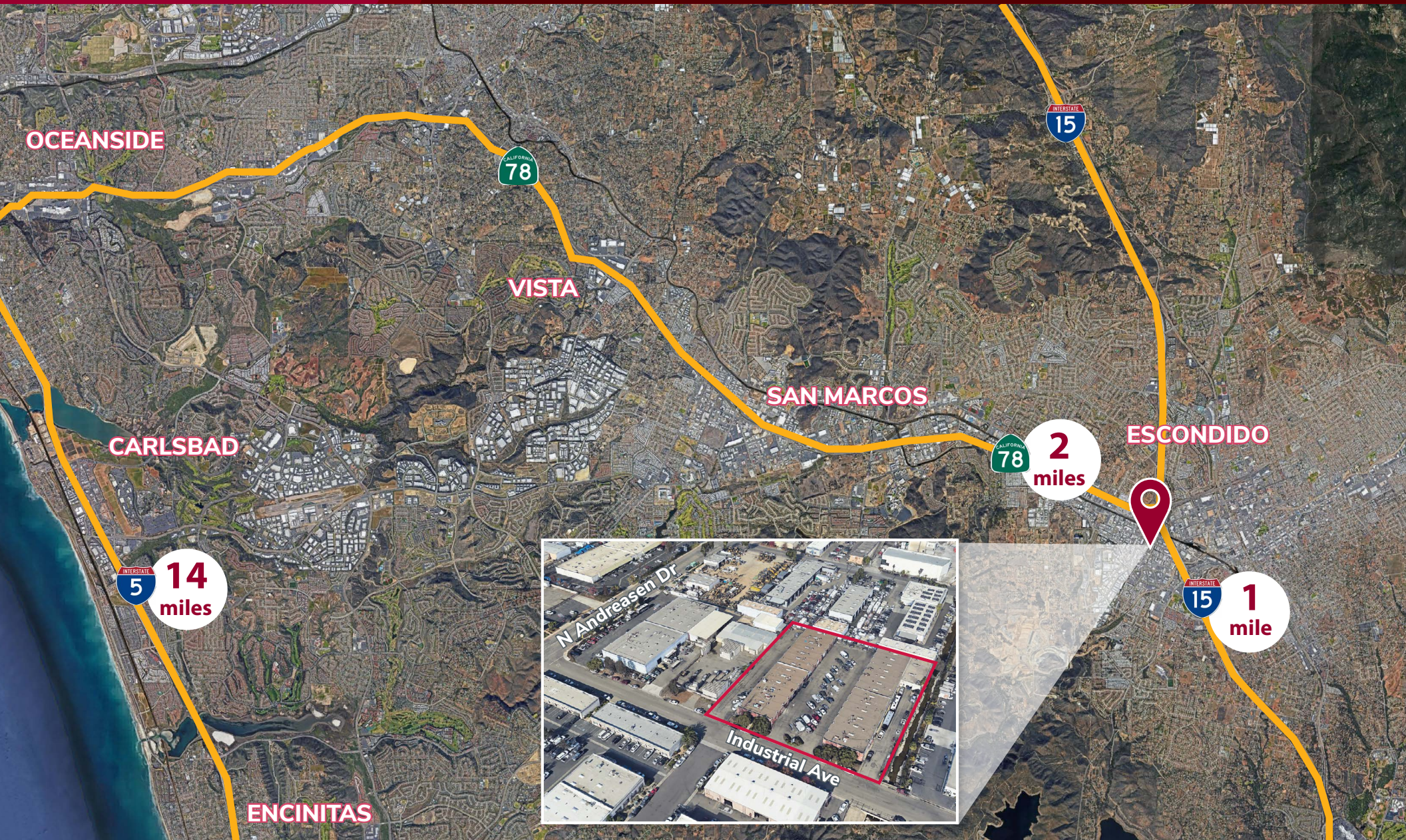
150,627
POPULATION

\$94,534
AVERAGE HH INCOME

34.9
AVERAGE AGE

5,781
TOTAL BUSINESSES

54,550
TOTAL EMPLOYEES



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FOR MORE INFORMATION, CONTACT BROKER:



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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