



Colliers

For
Lease

David Harper

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Colliers

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±6,250 SF Industrial Space

529 W 4TH Avenue | Escondido, CA

PROPERTY HIGHLIGHTS

- ±6,250 SF Available Space
 - ±6,800 SF Fenced Yard
 - Flexible 2nd Floor
 - Three Restrooms
 - One Truck Door
 - APN: 233-131-16
- Shell Space of Approx. 2,250 SF

NEW LOWERED RENT SCHEDULE PROMOTION

First Year Promotion at only \$1.00/SF Gross and Two (2) months Rental Abatement for a 5-year lease term

For a 3-Year lease term – at \$1.12/SF Gross and One (1) month Rental Abatement

For a 5-year lease term:

- Year 1: \$6,250 per month Gross + Utilities (\$1.00/SF Gross)
- Year 2: \$7,500 per month Gross + Utilities (\$1.20/SF Gross)
- Year 3: \$8,450 per month Gross + Utilities (\$1.35/SF Gross)
- Year 4: \$8,750 per month Gross + Utilities (\$1.40/SF Gross)
- Year 5: \$9,075 per month Gross + Utilities (\$1.45/SF Gross)

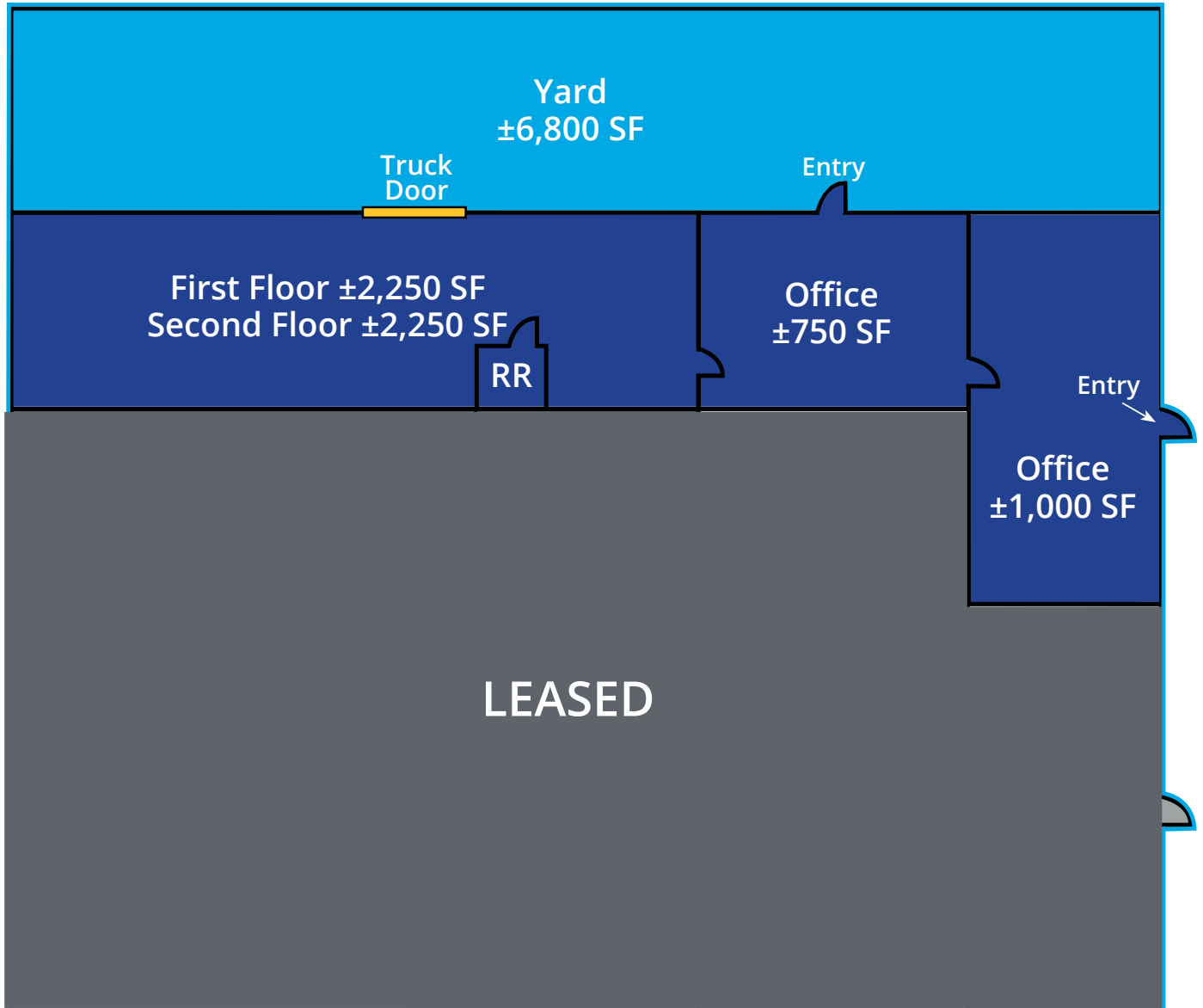
For a 3-year lease term:

- Year 1: \$7,000 per month Gross + Utilities (\$1.12 /SF Gross)
- Year 2: \$8,000 per month Gross + Utilities (\$1.28/SF Gross)
- Year 3: \$9,000 per month Gross + Utilities (\$1.44/SF Gross)

Accelerating success.

For Lease

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*Site Plan not to scale

- ±6,250 SF • 4,000 SF 1st Floor & approx. 2,250 SF 2nd floor warehouse, & office

For more information contact:

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S Quince St

W 4TH Ave

Alley

For Lease

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Zoning: South Centre City Specific Plan - West Mercado District and the WM Commercial Subdistrict - (WM General)

Existing industrial uses will be permitted to operate, a transition to light manufacturing.

Light manufacturing uses are similar to those within the M1 zone.

**** Confirm with the City of Escondido.**

Prior industrial use has been a landscaping company, licensed as construction services business with the City of Escondido.

Under **General plan compatibility** they include **General Industrial**, Industrial office and **Light Industrial**. Under **Light Industrial** the zoning is (M-1) and **Industrial Park (I-P)**

Building materials is a Permitted Use under M-1 and I-P

Construction services is a Permitted Use under M-1 and I-P

Manufacturing is a Permitted Use under M-1 and I-P

Warehousing and distribution is a Permitted Use under M-1 and I-P

Vehicle Repair Limited is permitted, **Vehicle Repair General** is permitted with Minor CUP,

Vehicle Repair Commercial is permitted with CUP

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