

# BRICKYARD INDUSTRIAL PARK

1310-1344 INDUSTRIAL AVE, ESCONDIDO, CA 92029

INDUSTRIAL SUITES FOR LEASE



UNDER NEW  
OWNERSHIP



Lee & Associates Commercial Real Estate Services, Inc. - NSDC  
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**1310-1344 INDUSTRIAL AVE,  
ESCONDIDO, CA 92029**



**ZONED M2, INDUSTRIAL**



**TWO INDUSTRIAL MANUFACTURING BUILDINGS  
TOTALING ±37,540 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**





Walmart \* COSTCO WHOLESALE

Freddy's STEAKBURGERS McDonald's TACO BELL Starbucks

Jersey Mike's SUBS crumbl cookies HOOTERS

Rubio's RESTAURANT & BAR Guitar Center Felix's FRESH MEXICAN SOULS

**PALOMAR HEALTH**  
MEDICAL GROUP  
Reimagining Healthcare

**BRICKYARD INDUSTRIAL PARK**

Escondido Car Dealerships

IN-N-OUT BURGER Chick-fil-A

Chick-fil-A's BOY CHICKEN SANDWICHES Raising Cane's CRICKEN FINGERS

Starbucks BURGER KING TARGET

Holiday Inn Applebee's STEAK & BAR Panera BREAD & COFFEE

THE HOME DEPOT Wendy's

Albertsons CVS

Escondido Promenade

TARGET ROSS DRESS FOR LESS

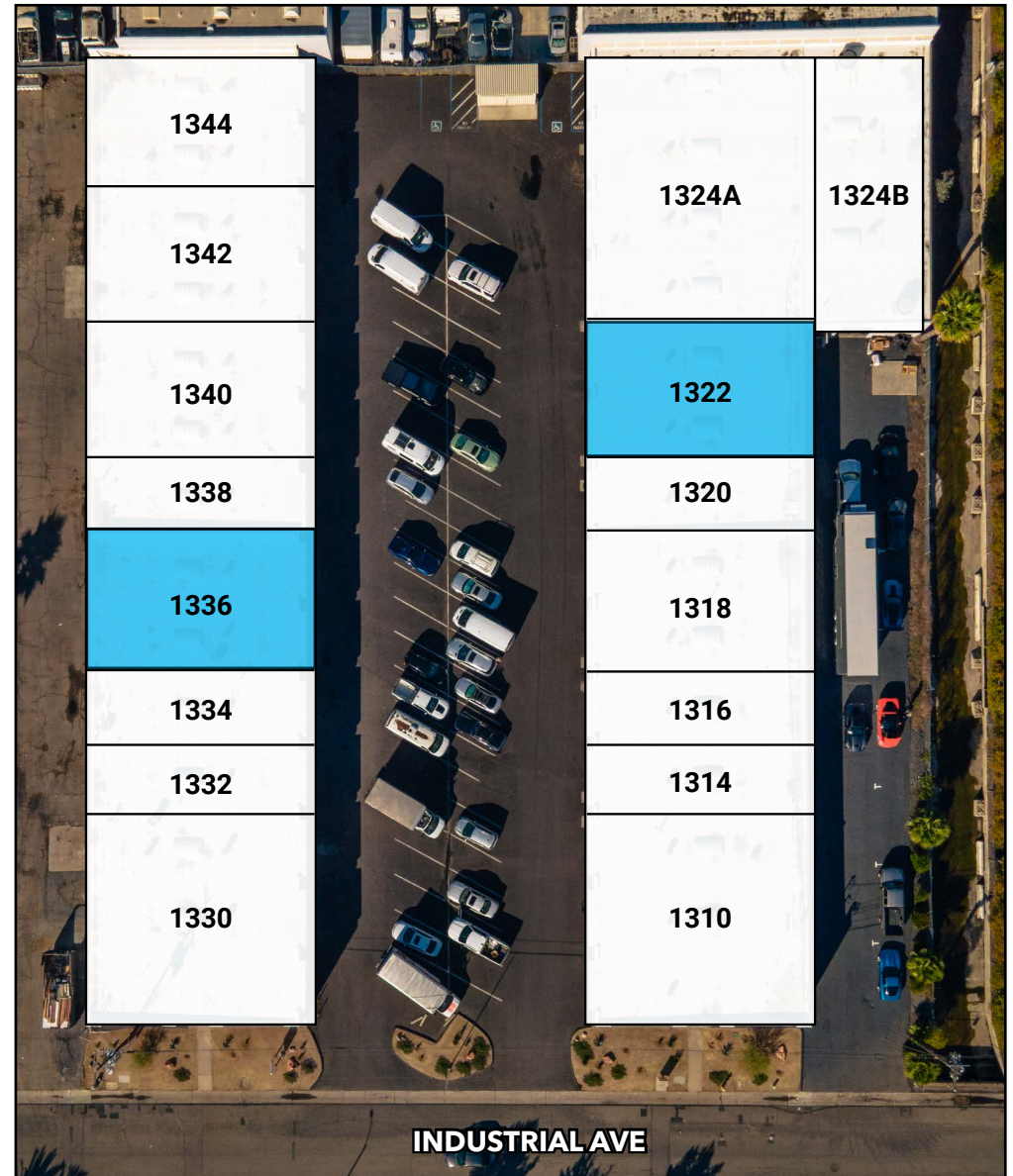
TARGET TJ-MAXX

five BELOW VANS planet fitness

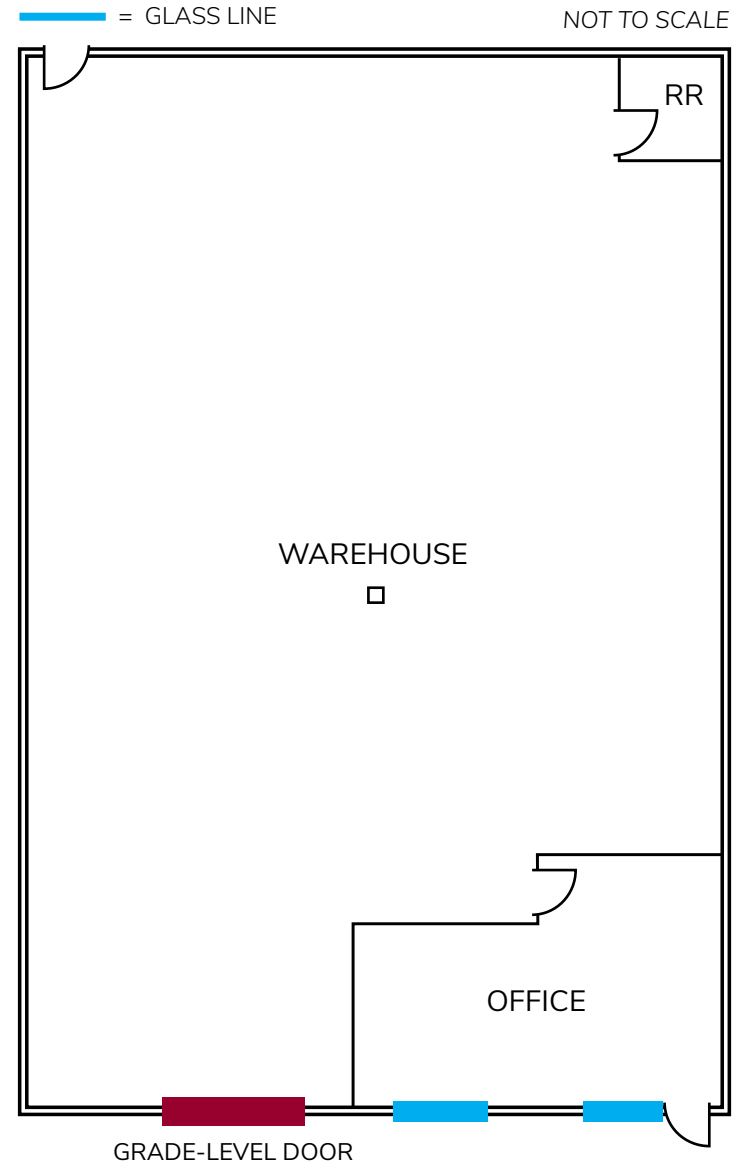
GameStop ULTA

**AVAILABILTY**

SUITE	SF	LEASE RATE	AVAILABILITY
1322	2,487	\$1.60/SF + \$0.10/SF CAM	Now
1336	2,512	\$1.60/SF + \$0.10/SF CAM	Now

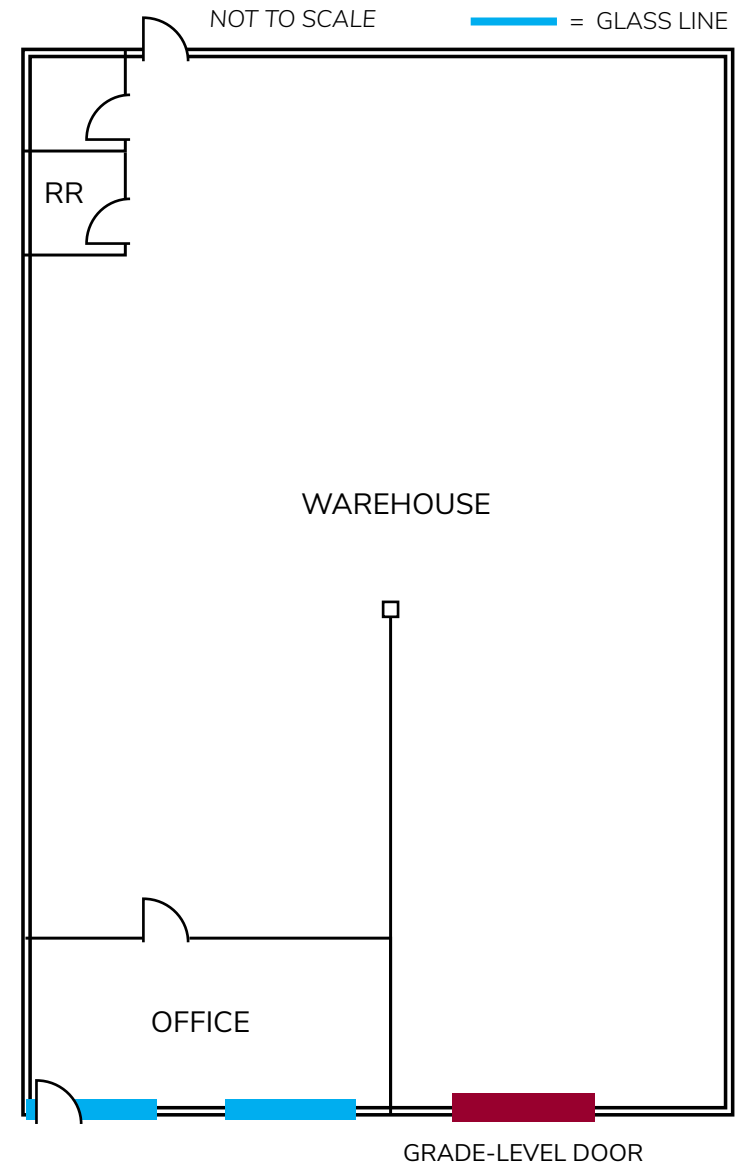


SUITE DESCRIPTION	
<b>ADDRESS:</b>	1322 Industrial Ave
<b>SQUARE FEET:</b>	2,487 SF
<b>COMMENTS:</b>	Office, restroom, and warehouse with one grade-level door.
<b>POWER:</b>	One 100 AMP single-phase panel
<b>LEASE RATE:</b>	\$1.60/SF + \$0.10/SF CAM
<b>AVAILABILITY:</b>	Now



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





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FOR MORE INFORMATION, CONTACT BROKER:



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