

FOR SALE

7,680 SF FREESTANDING AUTOMOTIVE BUILDING

395 PAUMA PLACE • ESCONDIDO, CA 92029



CORNER PARCEL AT INDUSTRIAL AVENUE & PAUMA PLACE



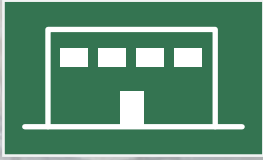
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1225 East Vista Way
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92084

SUBJECT PROPERTY
395 Pauma Place





7,680 Square Feet
Single Tenant Building



Improved Area
*Approx. 1,680 SF
(21.9%)*



Warehouse Footprint
Approx. 6,150 SF (78.1%)



Heavy Power
*800 Amps,
120/208V
3-phase power*



Clear Height
18' Minimum



Grade Level Loading
*Two (2) Grade
Level Doors
10'W x 12'H*



Rear Fenced Area
Approx. 2,000 SF



Sprinkler System
Fire Sprinklers



AT A GLANCE

PROPERTY HIGHLIGHTS



SUBJECT PROPERTY
395 Pauma Place

Industrial Ave

Pauma Place

PREMISES OVERVIEW

STREET ADDRESS:	395 Pauma Place Escondido, CA 92029
BUSINESS PARK:	Vineyard industrial Area
TOTAL SQUARE FEET:	7,680 Square Feet
IMPROVED AREA:	Approx. 1,680 SF (21.9%)
WAREHOUSE AREA:	Approx. 6,150 SF (78.1%)
LOT SIZE:	0.5 Acre Parcel (23,087 SF)
LOADING:	Two (2) Grade Level Roll Up Doors 10' w x 12' h
POWER:	800 Amps, 120/208V, 3-phase power

YEAR BUILT:	1982
CLEAR HEIGHT:	18' Minimum
PARKING RATIO:	1.56/1,000 SF - 12 Stalls
ZONING:	M-2
SPRINKLER SYSTEM:	Fire Sprinkler
Single-Tenant:	City Electric Supply Lease Expires 3/31/2028 5 year Option to Renew



Call Brokers to Schedule Showing