

FOR SALE

16,202 SF FREESTANDING FLEX BUILDING

2080 WINERIDGE PLACE • ESCONDIDO, CA 92029



CORNER PARCEL AT S. ANDREASEN AVENUE & WINERIDGE PLACE



John Orlando
Broker
J. Orlando Commercial Real Estate

Tel (760) 214-7333
johnorlando@att.net
Lic. 01248992

1225 East Vista Way
Vista, California
92084

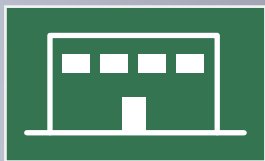
PREMISES OVERVIEW

STREET ADDRESS:	2080 Wineridge Place Escondido, CA 92029
BUSINESS PARK:	Wineridge Business Park
TOTAL SQUARE FEET:	16,202 Square Feet
IMPROVED AREA:	Approx. 4,861 SF (30%)
WAREHOUSE AREA:	Approx. 11,341 SF (70%)
LOT SIZE:	1.11 Acre Parcel (48,352 SF)
LOADING:	Four (4) Grade Level Roll Up Doors 10' w x 12' h
POWER:	2,400 Amps, 120/208V, 3-phase power

YEAR BUILT:	1989
CLEAR HEIGHT:	20' Minimum
PARKING RATIO:	2.6/1,000 SF - 24 Stalls
ZONING:	I-P
SPRINKLER SYSTEM:	Fire Sprinkler
AVAILABILITY:	Immediately
Multi-Tenant:	Rent Roll Available



Call Brokers to Schedule Showing



16,202 Square Feet
Single Tenant Building



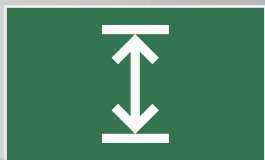
Improved Area
Approx. 4,861 SF (30%)



Warehouse Footprint
Approx. 11,341 SF (70%)



Heavy Power
*2,400 Amps 3phs
Tenant to Verify*



Clear Height
20' Minimum



Grade Level Loading
*Four (4) Grade
Level Doors
10'W x 12'H*



Excellent Parking
24 Stalls (2.6/1,000 SF)



Sprinkler System
Fire Sprinklers



AT A GLANCE

PROPERTY HIGHLIGHTS

S Andreasen Dr.
(8,900 VPD)

SUBJECT PROPERTY
2080 Wineridge Place

Wineridge
Place

S Vinewood St

