



655 Alpine Way, Escondido, CA 92029 CONTRACTOR YARD FOR LEASE

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PROPERTY SUMMARY

	PROPERTY ADDRESS	655 Alpine Way, Escondido
	PROPERTY TYPE	Contractor Yard
	LOT SIZE	± 18,513 SF Lot
	ZONING	M-1
	LEASE RATE	Contact Agent

PROPERTY HIGHLIGHTS

	Compact Gravel
	Two (2) Containment Pads
	Gated and Fenced
	Has Power and Water



*This rendering is a conceptual illustration for marketing purposes only. Actual building design, materials, dimensions, and site conditions may vary.
All plans are subject to change without notice and should not be relied upon as a final representation of the property.

Grow Your Business in Escondido



655 ALPINE WAY
ESCONDIDO, CA 92029

Strategically positioned in North San Diego County, Escondido offers contractors and businesses the ideal combination of accessibility, affordability, and business-friendly infrastructure—creating a smarter place to operate and grow.



STRATEGIC CENTRAL LOCATION

Easy access to I-15 and SR-78 connects businesses to North County, inland markets, and greater San Diego.



BUILT FOR CONTRACTORS

Escondido supports construction, trades, equipment storage, and industrial service businesses.



COST-EFFECTIVE OPERATIONS

Lower occupancy and operating costs than many coastal markets help businesses stay competitive.



BUSINESS-FRIENDLY COMMUNITY

A strong workforce base and practical industrial environment support long-term growth.



DURABLE & SECURE YARD SPACE

Contractor yards in Escondido are well suited for fenced outdoor storage, fleet parking, and operational flexibility.



KEY DISTANCES

DRIVE TIMES

	I-15 On-Ramp 1.0 mi	3 min
	SR-78 Freeway 2.5 mi	6 min
	Construction Supply (HD) 1.2 mi	4 min
	Construction Supply (Lowes) 2.1 mi	6 min
	Port of San Diego 30.5 mi	35 min
	Downtown San Diego 31.0 mi	35 min
	Escondido 2.5 mi	6 min
	Oceanside 16.0 mi	18 min
	Carlsbad 20.0 mi	24 min
	San Marcos 6.5 mi	12 min
	Poway 15.5 mi	20 min

