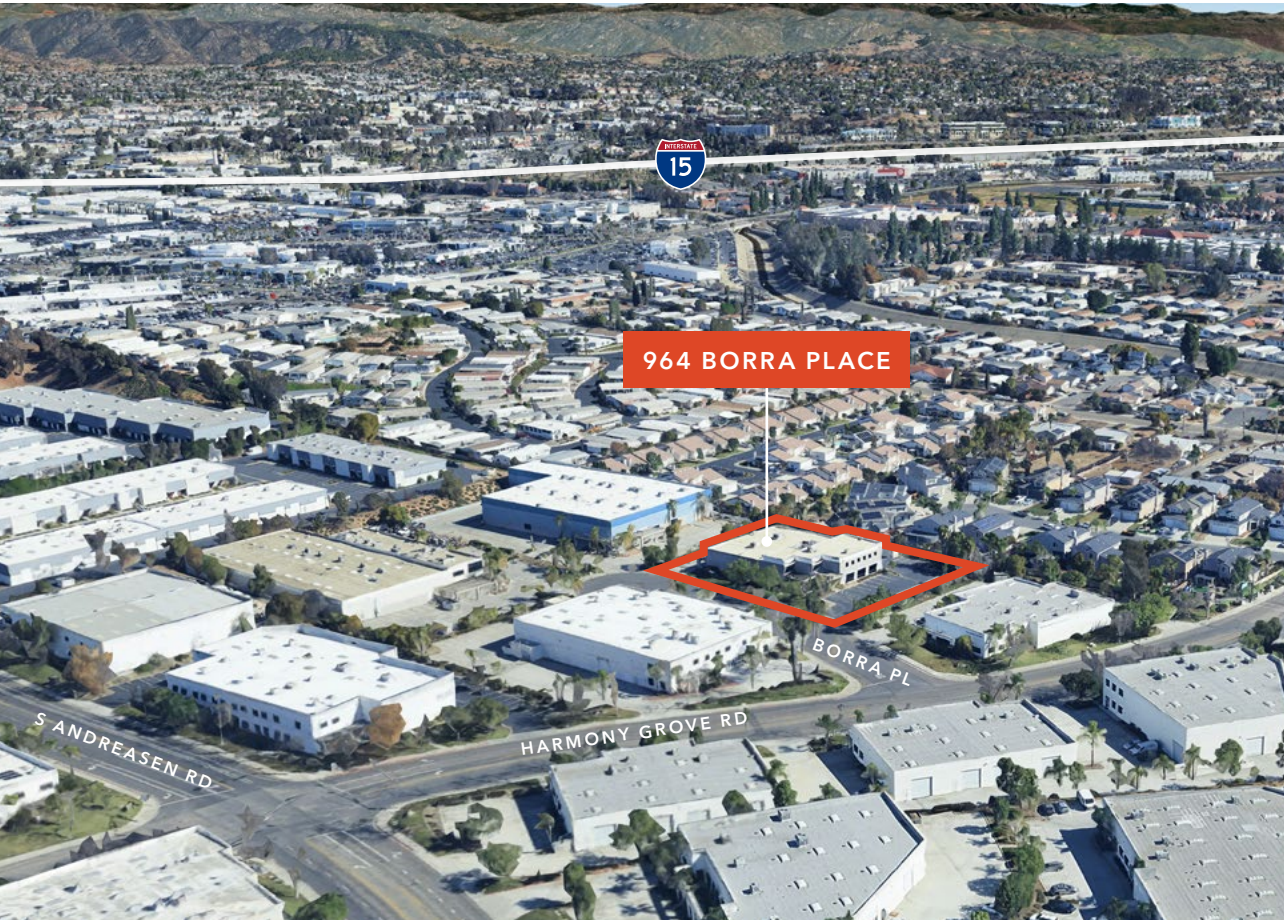




WINERIDGE BUSINESS PARK

*±14,061 SF Industrial Building
For lease in Escondido, CA*

964 BORRA PLACE, ESCONDIDO, CA



PROPERTY FEATURES

Located in Escondido's industrial corridor, this property offers convenient access to SR-78 and I-15

With its heavy parking ratio of 3.1/1,000 SF and secured parking/loading area, this property offers a combination of features that is difficult to find in today's market.

Five restrooms

Fire sprinklered

1,000 amps | 208 V | 3-Phase

24' clear height

2 grade level roll-up doors (10'x 12')

43 parking stalls (3.1/1,000 SF)

Secured parking/loading area

Zoning: I-P (Light Industrial)

Available November 2026

Lease Rate: \$1.60/SF Modified Gross (\$22,500/mo.)

+14,061

FREESTANDING
INDUSTRIAL BUILDING SF

+2,430

1ST FLOOR
OFFICE SF

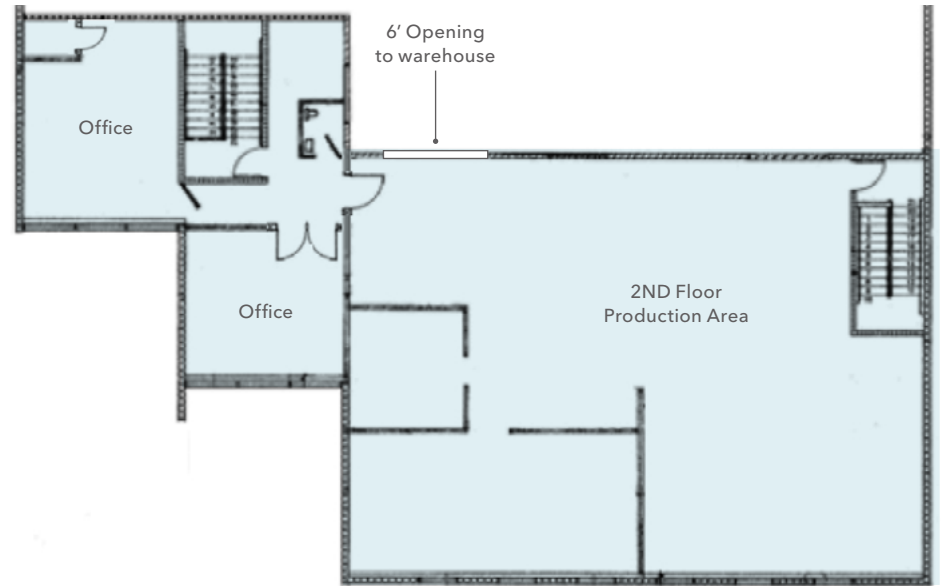
+1,000

2ND FLOOR
OFFICE SF

+2,502

2ND FLOOR
PRODUCTION SF

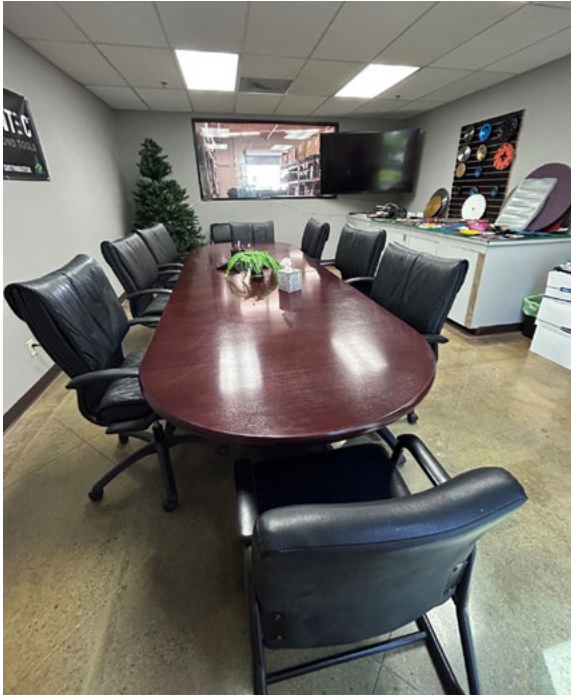
FLOOR PLANS



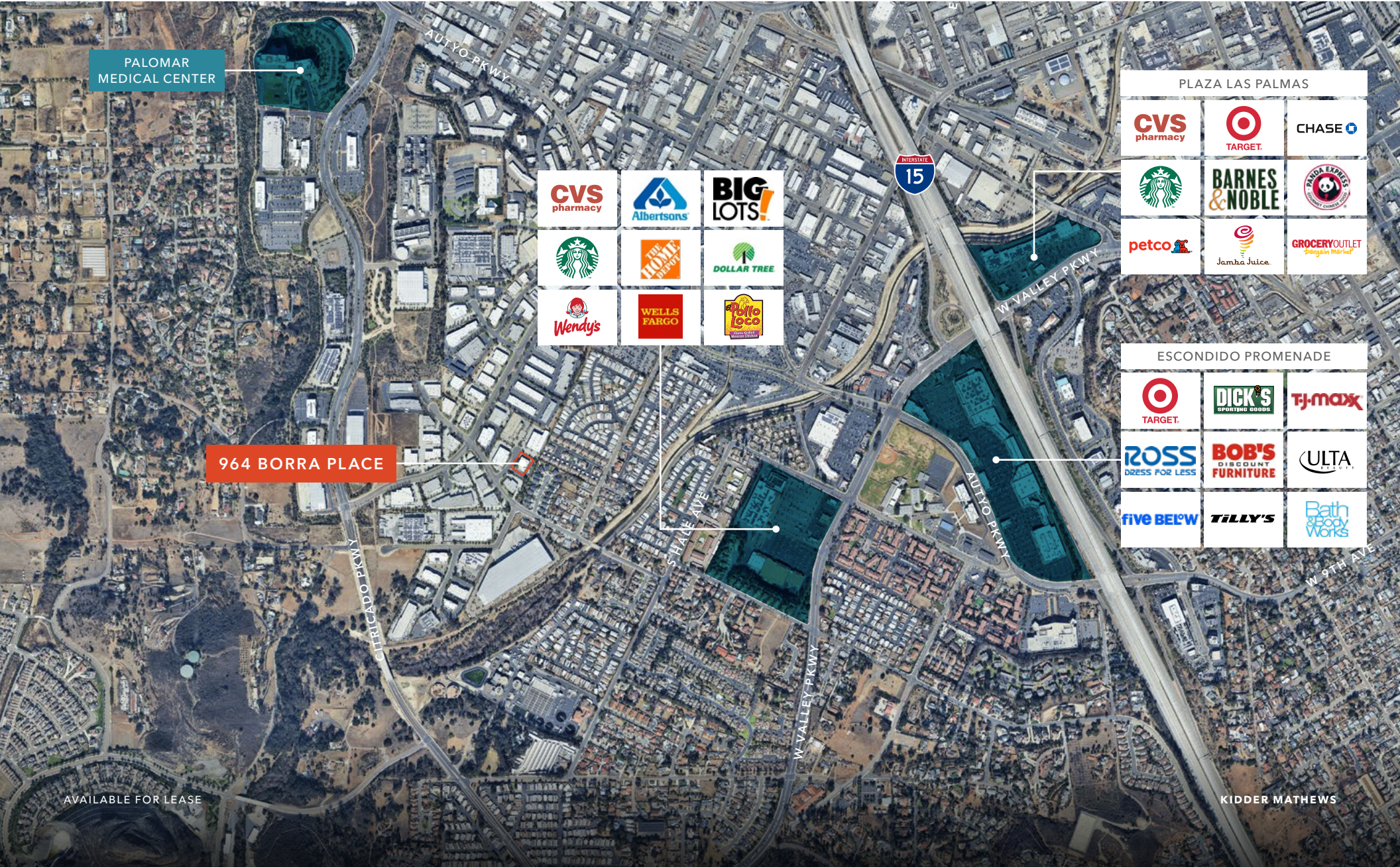
Second Floor

*Not to scale





AMENITIES MAP



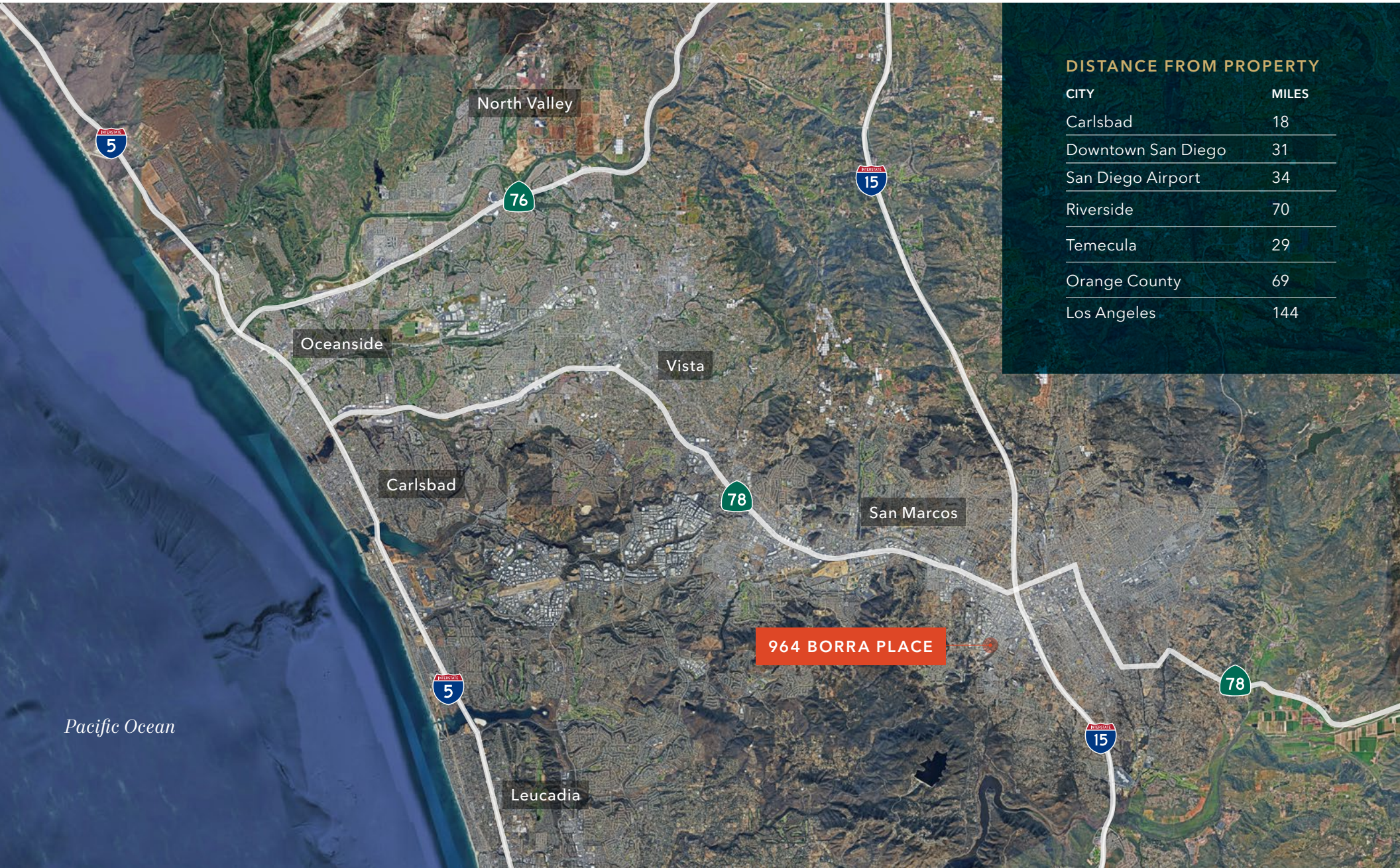
PALOMAR
MEDICAL CENTER

964 BORRA PLACE

PLAZA LAS PALMAS

ESCONDIDO PROMENADE

LOCATION MAP



DISTANCE FROM PROPERTY

CITY	MILES
Carlsbad	18
Downtown San Diego	31
San Diego Airport	34
Riverside	70
Temecula	29
Orange County	69
Los Angeles	144

Pacific Ocean



964 BORRA PLACE

*For more information on
this property, please contact*

JIM BENSON
760.822.7428
jim.benson@kidder.com
LIC N° 01204845

KIDDER.COM

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