



605 Venture St, Escondido, CA 92029

CONTRACTOR YARD FOR SUBLEASE

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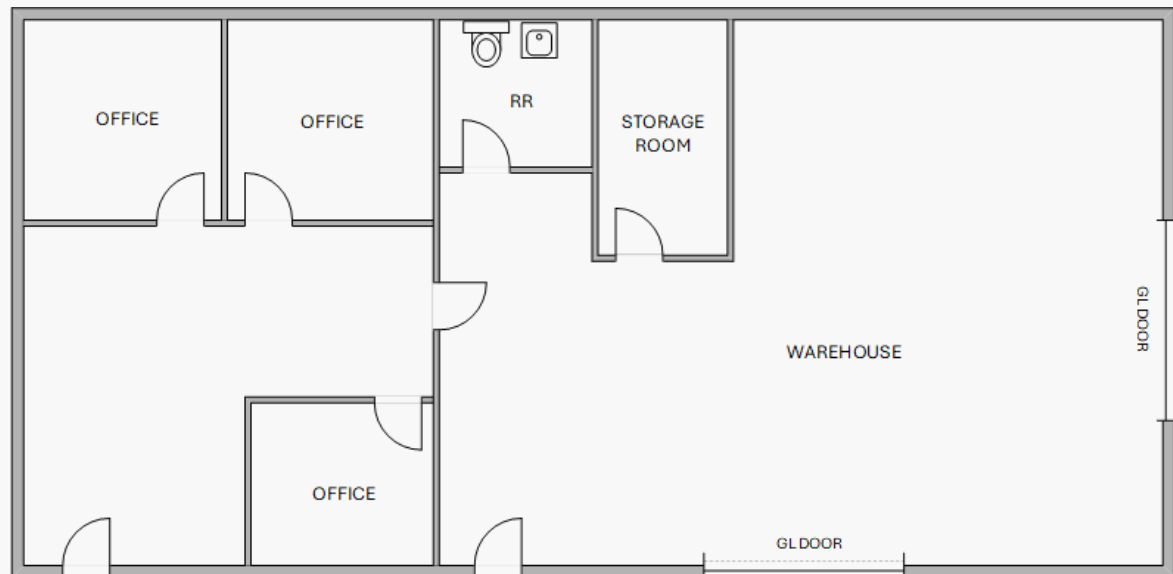
PROPERTY SUMMARY

	Property Address	605 Venture St, Escondido
	Property Type	Industrial Warehouse
	Lot SF	± 16,705 SF
	Available SF	± 200 SF Office ± 2,600 SF Warehouse
	Zoning	M-2 (click for details)
	Lease Rate	Contact Agent



PROPERTY HIGHLIGHTS

	± 2,600 SF Warehouse
	± 200 SF Office
	Two (2) 9' x 8' Offices
	One (1) 8' x 10' Office
	Onsite Parking: 6 Spaces + 1 Handicap



Grow Your Business in Escondido



605 VENTURE ST

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.



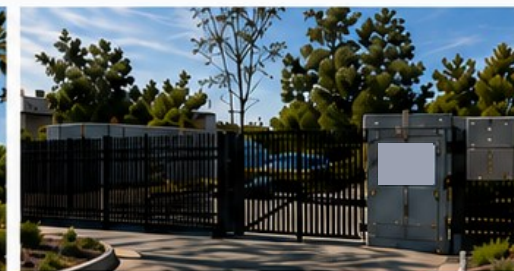
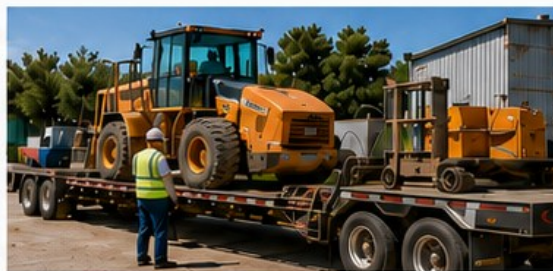
BUSINESS-FRIENDLY COMMUNITY

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



DURABLE & SECURE YARD SPACE

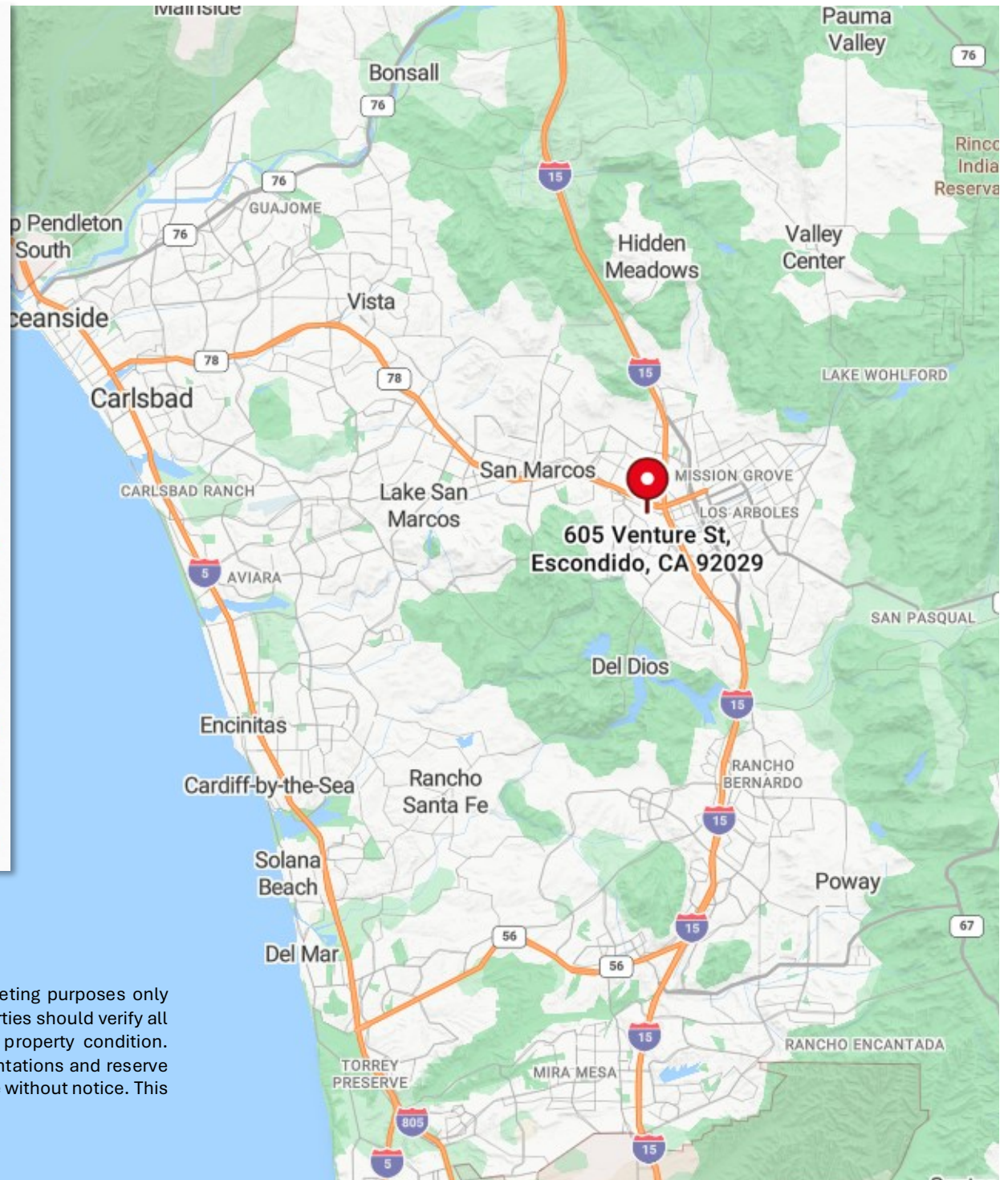
Contractor yards in Escondido are well suited for fenced outdoor storage, fleet parking, and operational flexibility.



Key Distances

Drive Times

	I-15 Freeway On-Ramp	1.3 mi / 3 min
	SR-78 Freeway	2.6 mi / 6 min
	Construction Supply (HD)	1.1 mi / 3 min
	Construction Supply (Lowes)	2.0 mi / 5 min
	Port of San Diego	30.2 mi / 34 min
	Downtown San Diego	30.6 mi / 33 min
	Escondido	2.4 mi / 6 min
	San Marcos	6.4 mi / 12 min
	Oceanside	15.6 mi / 18 min
	Carlsbad	19.8 mi / 24 min
	MCClellan-Palomar Airport	13.4 mi / 20 min



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