

# 900 W WASHINGTON AVE

*±5,600 SF Industrial Building with Large  
Fenced Yard For Lease in Escondido*





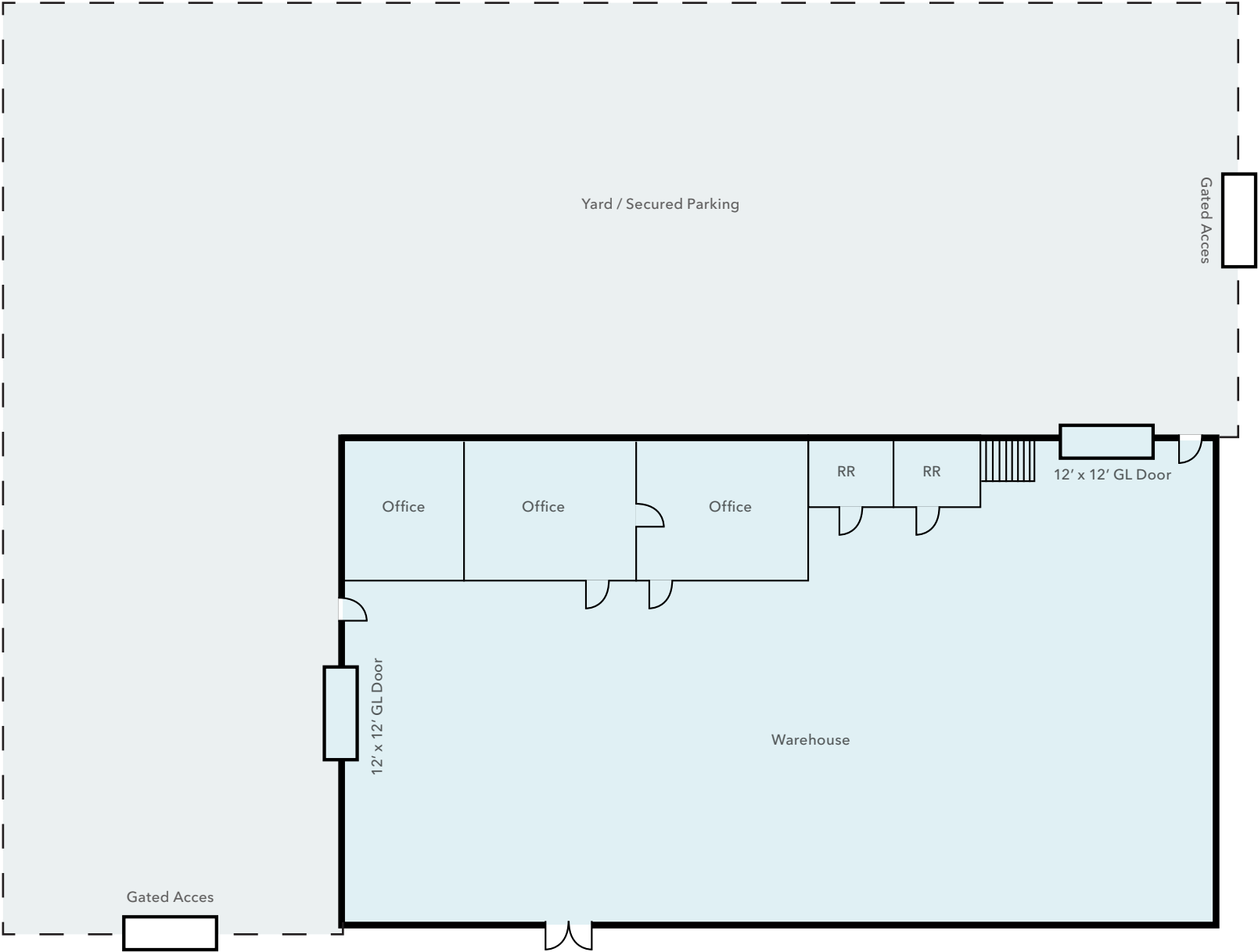
## PROPERTY FEATURES

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

With its heavy zoning and secure fenced yard, this property offers a combination of features that is difficult to find in today's market.

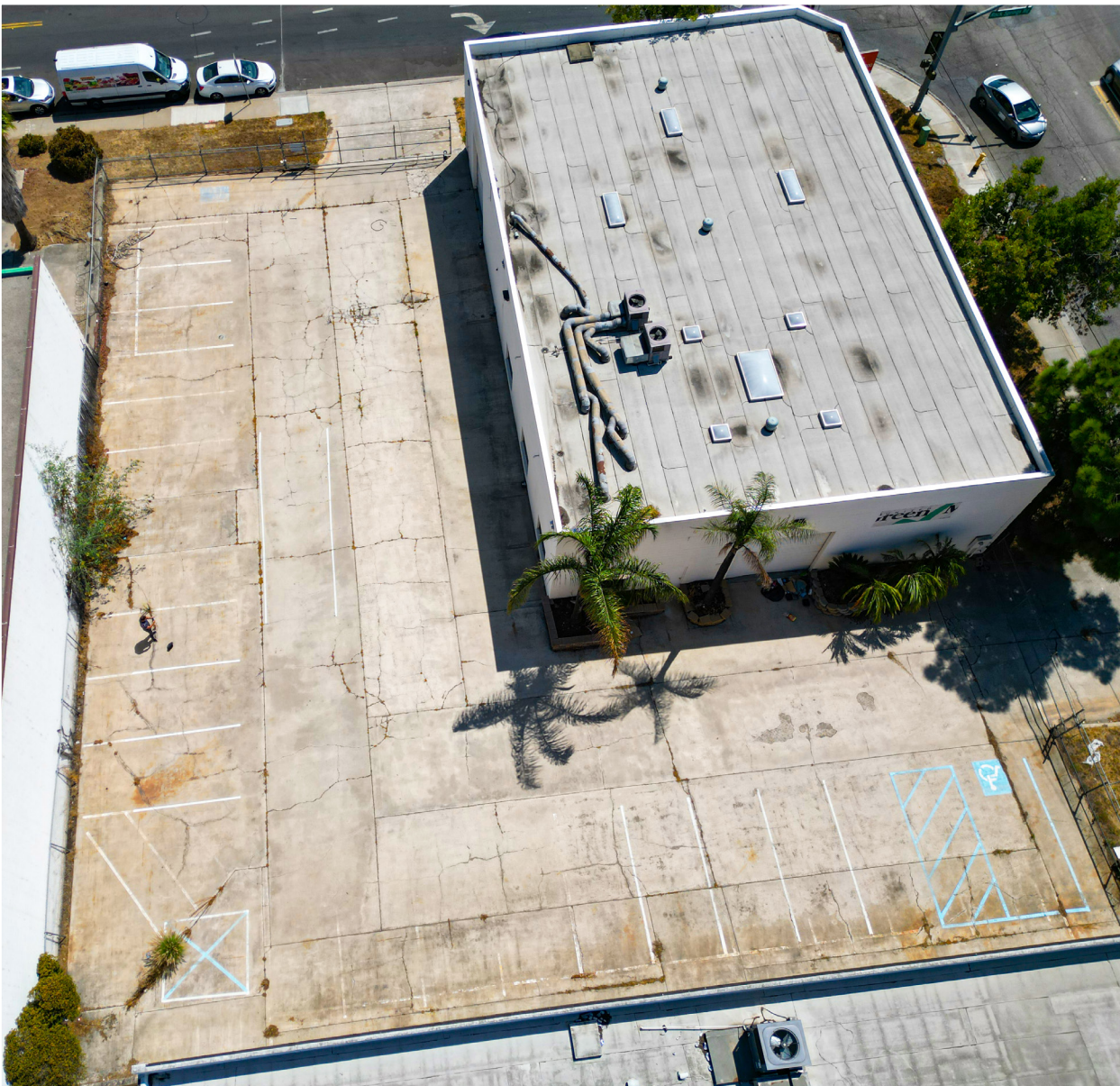
|               |                               |
|---------------|-------------------------------|
| BUILDING SIZE | ±5,600 SF                     |
| YARD          | Secured yard & parking        |
| OFFICE SIZE   | 20%                           |
| LOADING       | 2 Grade Level Doors (12'x12') |
| HEAVY POWER   | 400A, 120/208V, 3 phase       |
| CLEAR HEIGHT  | 16'-18'                       |
| ZONING        | M-2                           |
| LEASE RATE    | \$1.50/SF/NNN                 |
| NNN EXPENSES  | \$0.23/SF                     |

SITE PLAN



\*Not to scale

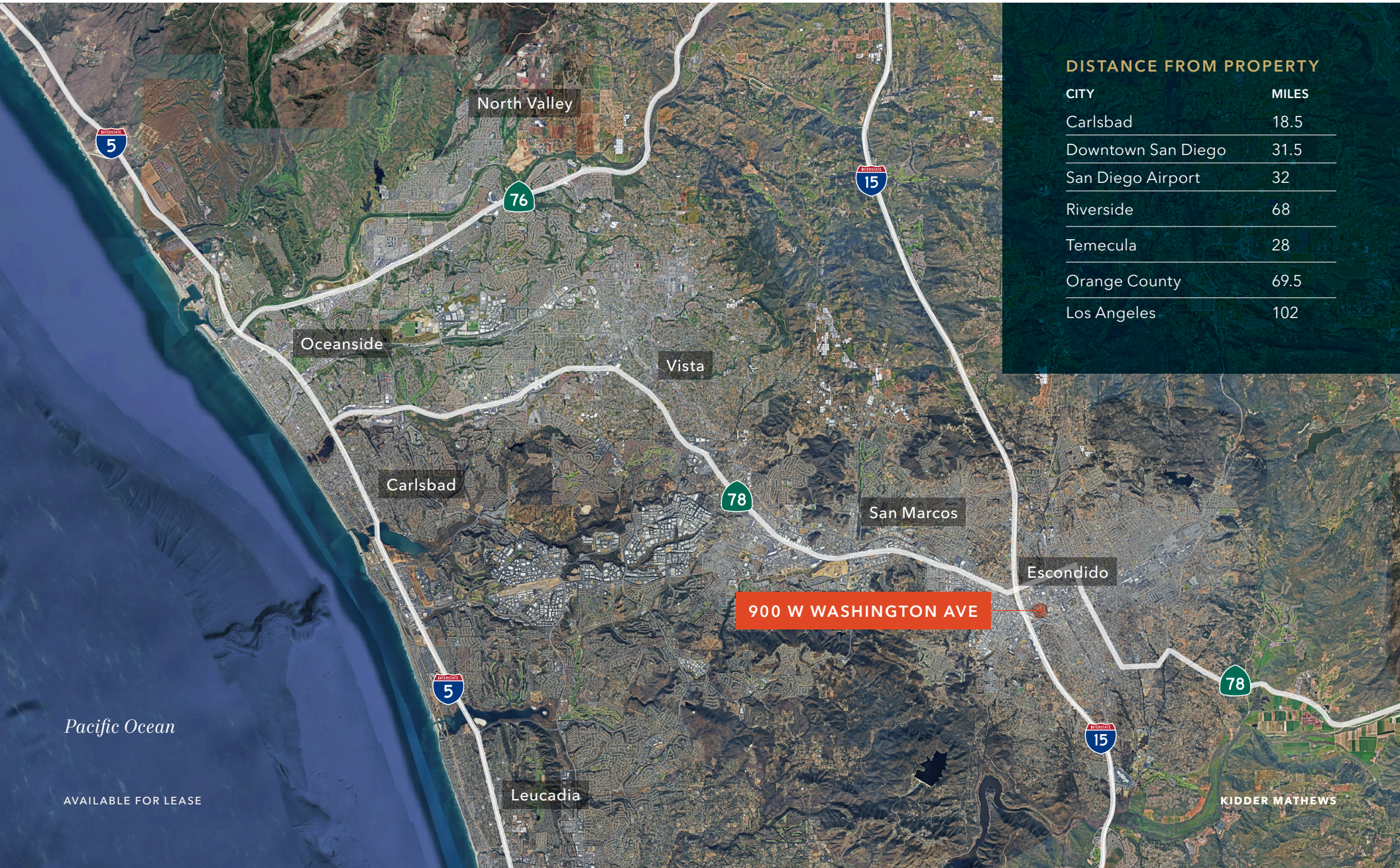




# AMENITIES MAP



LOCATION MAP



DISTANCE FROM PROPERTY

| CITY               | MILES |
|--------------------|-------|
| Carlsbad           | 18.5  |
| Downtown San Diego | 31.5  |
| San Diego Airport  | 32    |
| Riverside          | 68    |
| Temecula           | 28    |
| Orange County      | 69.5  |
| Los Angeles        | 102   |

Pacific Ocean

AVAILABLE FOR LEASE

KIDDER MATHEWS



## 900 W WASHINGTON AVE

*For more information on  
this property, please contact*

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