

# BRICKYARD INDUSTRIAL PARK

1310-1344 INDUSTRIAL AVE, ESCONDIDO, CA 92029

INDUSTRIAL SUITES FOR LEASE



UNDER NEW  
OWNERSHIP



Lee & Associates Commercial Real Estate Services, Inc. - NSDC  
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**1310-1344 INDUSTRIAL AVE,  
ESCONDIDO, CA 92029**



**ZONED M2, INDUSTRIAL**



**TWO INDUSTRIAL MANUFACTURING BUILDINGS  
TOTALING ±37,472 SF**



**MINIMAL OFFICE BUILDOUT WITH RESTROOMS IN  
EACH SUITE**



**GRADE LEVEL ROLL-UP LOADING DOORS**



**CONVENIENT ACCESS TO HWY 78 & I-15**



**UNDER NEW OWNERSHIP & LOCAL MANAGEMENT**



**STRONG LOCAL EMPLOYMENT BASE &  
DEMOGRAPHICS**



**EXTENSIVE RENOVATIONS COMPLETED (ROOF, PAINT,  
LANDSCAPING, PARKING LOT & TENANT IMPROVEMENTS)**



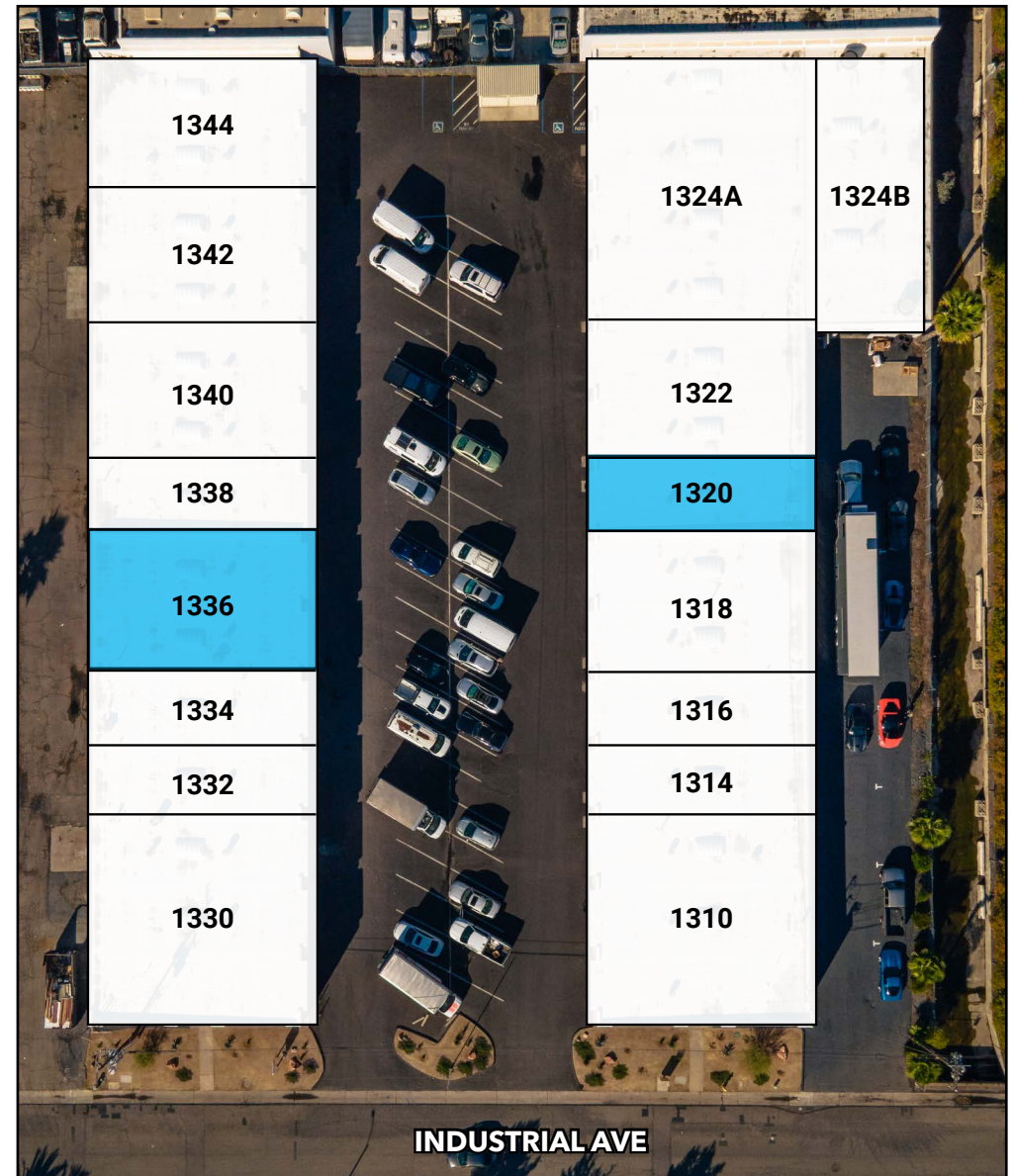
**NATURAL GAS POTENTIALLY AVAILABLE**





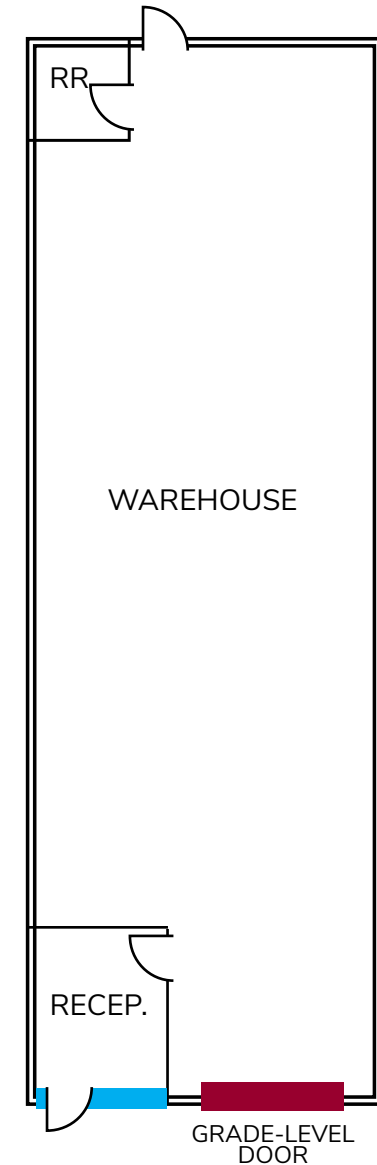
## AVAILABILITY

| SUITE | SF    | LEASE RATE                | AVAILABILITY |
|-------|-------|---------------------------|--------------|
| 1320  | 1,222 | \$1.65/SF + \$0.10/SF CAM | Now          |
| 1336  | 2,512 | \$1.60/SF + \$0.10/SF CAM | Now          |



NOT TO SCALE — = GLASS LINE

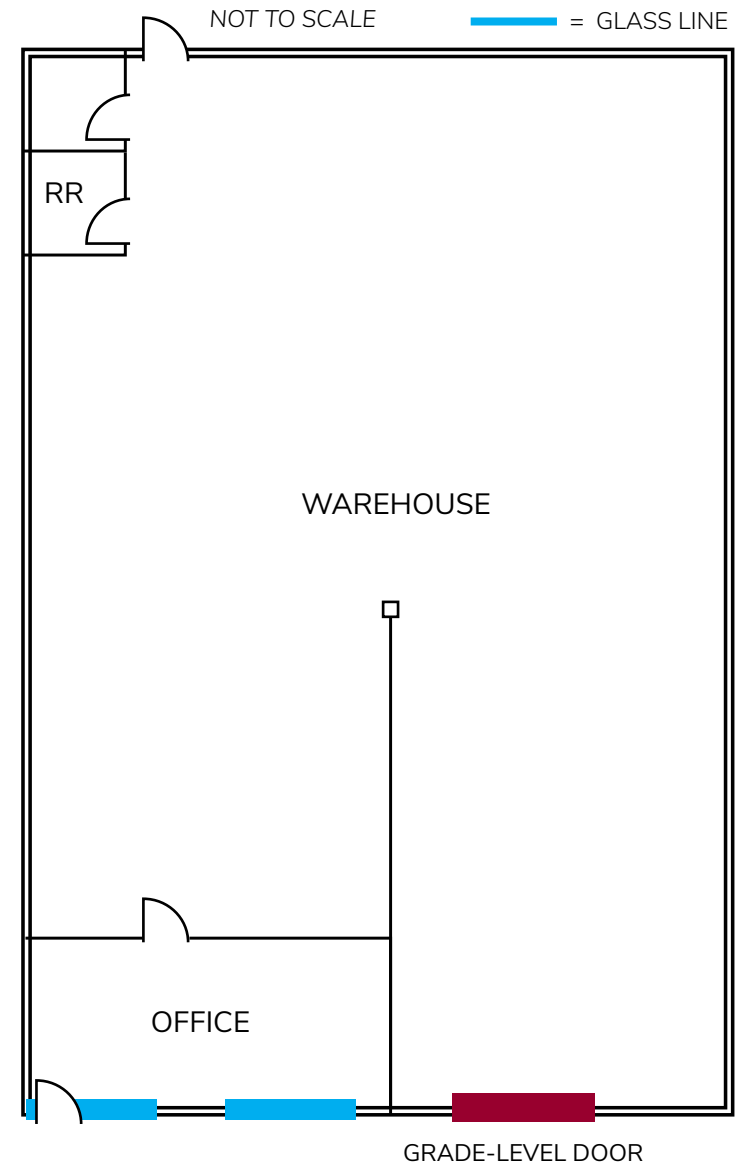
| SUITE DESCRIPTION |                                                               |
|-------------------|---------------------------------------------------------------|
| ADDRESS:          | 1320 Industrial Ave                                           |
| SQUARE FEET:      | 1,222 SF                                                      |
| COMMENTS:         | Reception, restroom, and warehouse with one grade-level door. |
| POWER:            | One 100 AMP single-phase panel                                |
| LEASE RATE:       | \$1.65/SF + \$0.10/SF CAM                                     |
| AVAILABILITY:     | Now                                                           |



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

## SUITE DESCRIPTION

|                      |                                                            |
|----------------------|------------------------------------------------------------|
| <b>ADDRESS:</b>      | 1336 Industrial Ave                                        |
| <b>SQUARE FEET:</b>  | 2,512 SF                                                   |
| <b>COMMENTS:</b>     | Office, restroom, and warehouse with one grade-level door. |
| <b>POWER:</b>        | One 100 AMP single-phase panel                             |
| <b>LEASE RATE:</b>   | \$1.60/SF + \$0.10/SF CAM                                  |
| <b>AVAILABILITY:</b> | Now                                                        |



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**ESCONDIDO, CALIFORNIA**, located in San Diego County, is a dynamic city known for its blend of natural beauty and industrial activity. Its landscape features a mix of manufacturing facilities and scenic surroundings, with industries ranging from electronics and aerospace to food production. Escondido's strategic location near major transportation routes and the San Diego metro area makes it a key hub for industrial businesses, which contribute significantly to the local economy and job market.

In addition to industry, Escondido thrives on tourism. Attractions like the San Diego Zoo Safari Park, local vineyards, and a historic downtown draw visitors year-round, supporting a variety of businesses such as hotels, restaurants, and entertainment venues. This economic diversity helps ensure the city's continued stability and growth.



**150,627**  
POPULATION

**\$94,534**  
AVERAGE HH INCOME

**34.9**  
AVERAGE AGE

**5,781**  
TOTAL BUSINESSES

**54,550**  
TOTAL EMPLOYEES



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**FOR MORE INFORMATION, CONTACT BROKER:**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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