

FOR LEASE - 3,324 SF Freestanding Industrial Building

Fenced Yard/Parking

410 S QUINCE ST, ESCONDIDO

PROPERTY HIGHLIGHTS

- ± 3,324 SF freestanding building (2-Metal Buildings Connected)
- ±13,056 net rentable area
- Approx. 9,700 SF fenced yard/parking
- Power: Two (2) electric meters
240 Volt 2-Phase & 3-Phase
- Truck Doors:
1 Gr. Level 9'10" x 10'5"
1 ramp 8' x 7' (3' dock loading)
- APN 233-131-01

\$6,000 NNN per month

(\$0.46/SF on 13,056 SF land area with buildings)

NNN = Approx. \$1,900 per month



For more information contact:

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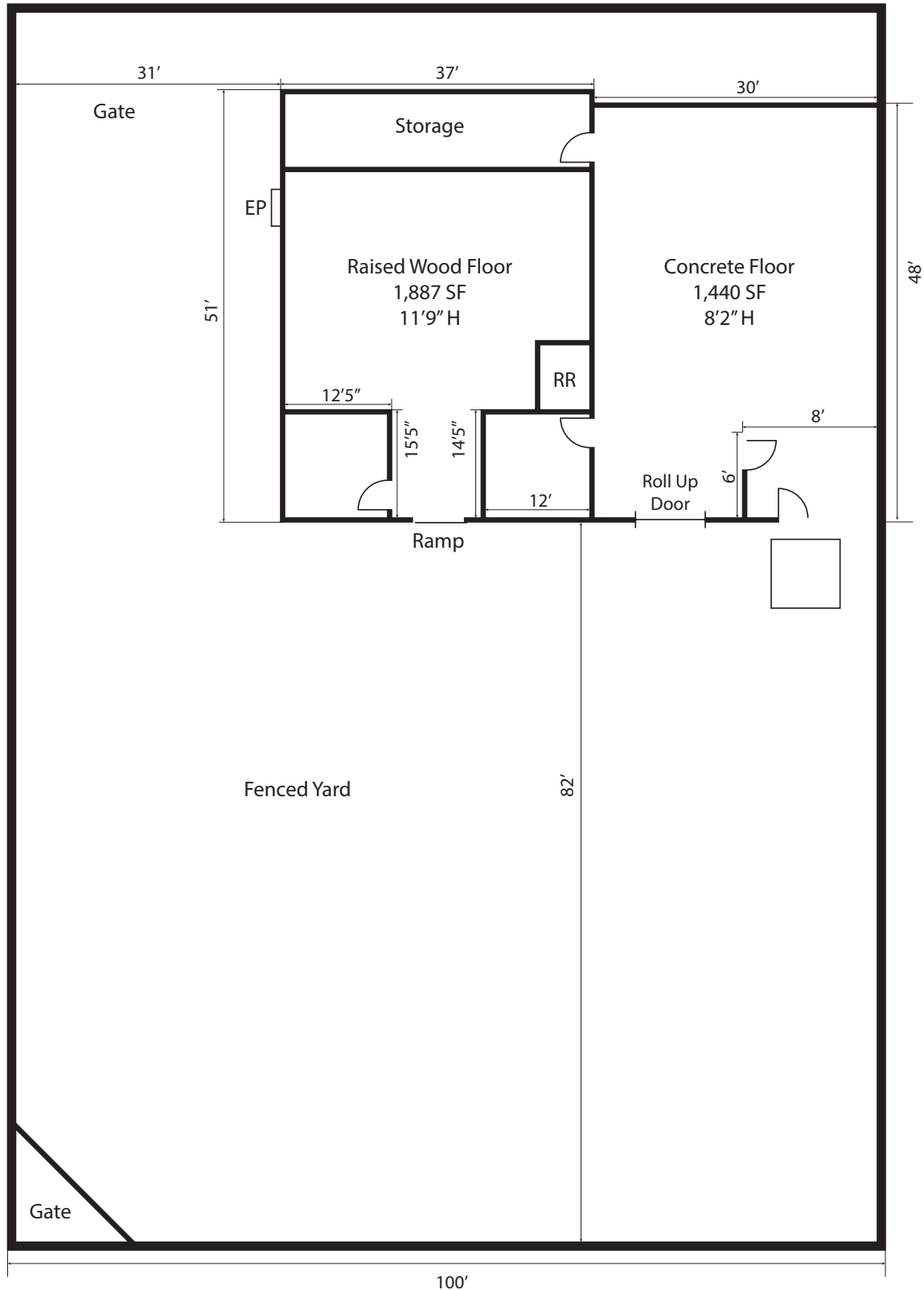
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SITE PLAN



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Zoning: South Centre City Specific Plan - West Mercado District and the WM Commercial Subdistrict

Existing industrial uses will be permitted to operate, a transition to light manufacturing. Light manufacturing uses are similar to those within the M1 zone. ** Confirm with the City of Escondido.

Existing industrial use has been licensed as construction services business with the City of Escondido.

Under [General plan compatibility](#) they include [General Industrial](#), Industrial office and [Light Industrial](#). Under [Light Industrial](#) the zoning is [\(M-1\)](#) and [Industrial Park \(I-P\)](#)

[Building materials](#) is a Permitted Use under M-1 and I-P

[Construction services](#) is a Permitted Use under M-1 and I-P

[Manufacturing](#) is a Permitted Use under M-1 and I-P

[Warehousing and distribution](#) is a Permitted Use under M-1 and I-P

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