

FOR LEASE

RARE M2 HEAVY INDUSTRIAL SITE 660 SUPERIOR ST, ESCONDIDO, CA 92029



*Image reflects approx. site clean-up which is in progress

Christian Thompson

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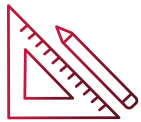
tfrance@lee-associates.com

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CONTACT BROKERS TO SCHEDULE FOR TOURS
DO NOT DISTURB TENANT

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Site Area	±36,590 SF
Building Area	5,000 SF
Zoning	M-2
Access	I-15, Hwy 78
Yard	Fenced, Concrete & Asphalt
Crane	Commercial Grade Mounted Crane
Metal Structure	Bonus Metal Structure Included
Available	Now



± 1,000 SF Office
± 2,000 SF HVAC Manufacturing
± 2,000 SF Warehouse



±12' clear height



Two (2) grade level loading doors



Bonus metal structures included



M2 zoning: [CLICK TO VIEW LINK](#)
**Heavy industrial, outdoor manufacturing,
& storage**



Heavy Power to yard & building

\$ Lease Rate: \$15,900/Month NNN

Walmart
COSTCO WHOLESALE
 Freddy's STEAKBURGERS
 McDonald's
 TACO BELL
 Starbucks
 Jersey Mike's SUBS
 crumbl cookies
HOOTERS
 Rubio's RESTAURANT & BAR
 Guitar Center
 Felie's OLD FASHIONED

VONS
 HARVEY KALISH
 Eucalyptus
 SUBWAY
 Jack In the Box
 7 ELEVEN
 76
 Wendy's
 KILLER PIZZA FROM MARS

VONS
 ROSS DRESS FOR LESS
 DOLLAR TREE
 DQ
 CHASE
 Pollo Pasa
 CVS pharmacy
 IHOP
 Starbucks

Walmart
 Save money. Live better.
 THE LOCAL MARKET
 Albertsons
 GROCERY OUTLET
 Dragon Market
 VALLEJO SUPERMARKETS
 BIG LOTS!
 ROSS DRESS FOR LESS
 Starbucks COFFEE
 Carl's Jr.
 IHOP
 Farmer Boys
 ALDI
 Pizza hut
 McDonald's
 TACO BELL



PALOMAR HEALTH
 MEDICAL GROUP
 Reimagining Healthcare

Ali Baba
 Mediterranean Cuisine

the Habit
 BURGER GRILL

TT TACOS

REGAL
 Smart&Final
 COLD STONE CREAMERY
 Shakey's EST. 1934 PIZZA PARLOR
 Starbucks
 JILBERTO'S TACO SHOP
 Chin's Gourmet

IN-N-OUT BURGER
 Chick-fil-*l*e
 Chick-fil-*l*e
 Cane's ORIGINAL CHICKEN FINGERS
 Starbucks
 BURGER KING
 TARGET
 Holiday Inn
 Applebees
 Panera BREAD.

**RARE ±5,000 SF BUILDING ON ±36,590 SF OF LAND
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