

FOR SALE

15,582 SF FREESTANDING FLEX BUILDING

545-565 COUNTRY CLUB DRIVE • ESCONDIDO, CA 92029



MULTI-TENANT INDUSTRIAL CONFIGURATION



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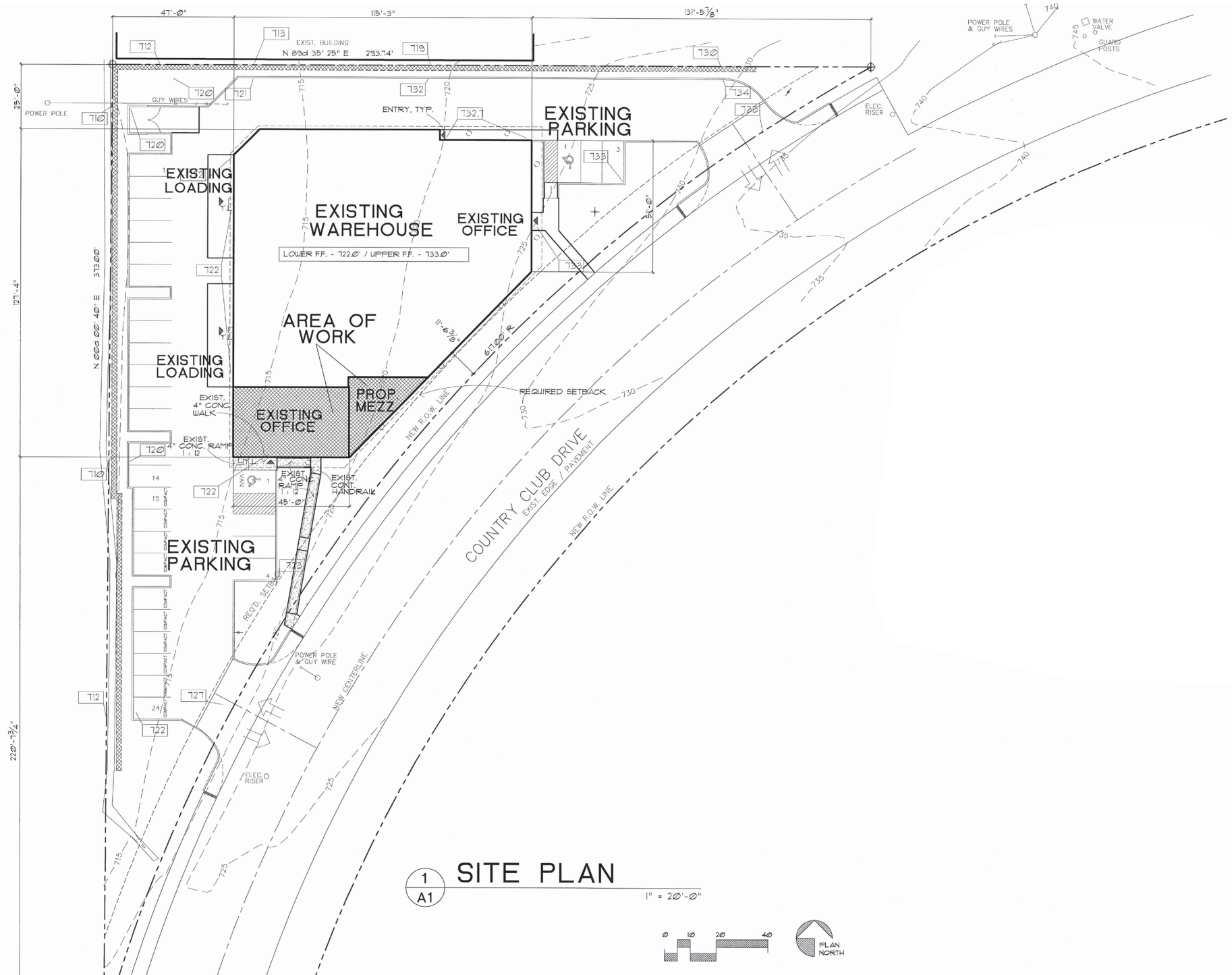
PREMISES OVERVIEW

STREET ADDRESS:	545-565 Country Club Drive Escondido, CA 92029
BUSINESS PARK:	Vineyard Industrial Area
TOTAL SQUARE FEET:	15,582 Square Feet
IMPROVED AREA:	Approx. 7,480 SF (48%)
WAREHOUSE AREA:	Approx. 8,102 SF (52%)
LOT SIZE:	0.91 Acre Parcel (38,640 SF)
LOADING:	Four (4) Grade Level Roll Up Doors 10' w x 12' h
POWER:	800 Amps, 120/208V, 3-phase power

YEAR BUILT:	2004
CLEAR HEIGHT:	25' Minimum
PARKING RATIO:	2.12/1,000 SF - 33 Stalls
ZONING:	M-1
SPRINKLER SYSTEM:	Fire Sprinkler
AVAILABILITY:	Immediately
Multi-Tenant:	Rent Roll Available



[Call Brokers to Schedule Showing](#)





AT A GLANCE

PROPERTY HIGHLIGHTS



15,582 Square Feet
Multi-Tenant Building



Improved Area
Approx. 7,480 SF (48%)



Warehouse Footprint
Approx. 8,102 SF (52%)



Heavy Power
*800 Amps, 120/208V
3-phase power*



Clear Height
25' Minimum



Grade Level Loading
*Four (4) Grade
Level Doors
10'W x 12'H*



Excellent Parking
33 Stalls (2.12/1,000 SF)



Sprinkler System
Fire Sprinklers

Highway 78

Opper St

SUBJECT PROPERTY
545-565 Country Club Drive

Country Club Dr

