

741 W 4TH AVE

FOR LEASE | ± 2,375 SF INDUSTRIAL BUILDING



CONTACT BROKER FOR INFORMATION

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PROPERTY HIGHLIGHTS



741 W 4th Ave, Escondido CA 92025



Parking Spaces: 6



Lease Rate: Contact Agent



Paint Booth



± 2,375 SF



Clear Height: 15'



Year Built: 1979



Grade Level Doors: 2 (8'x10')



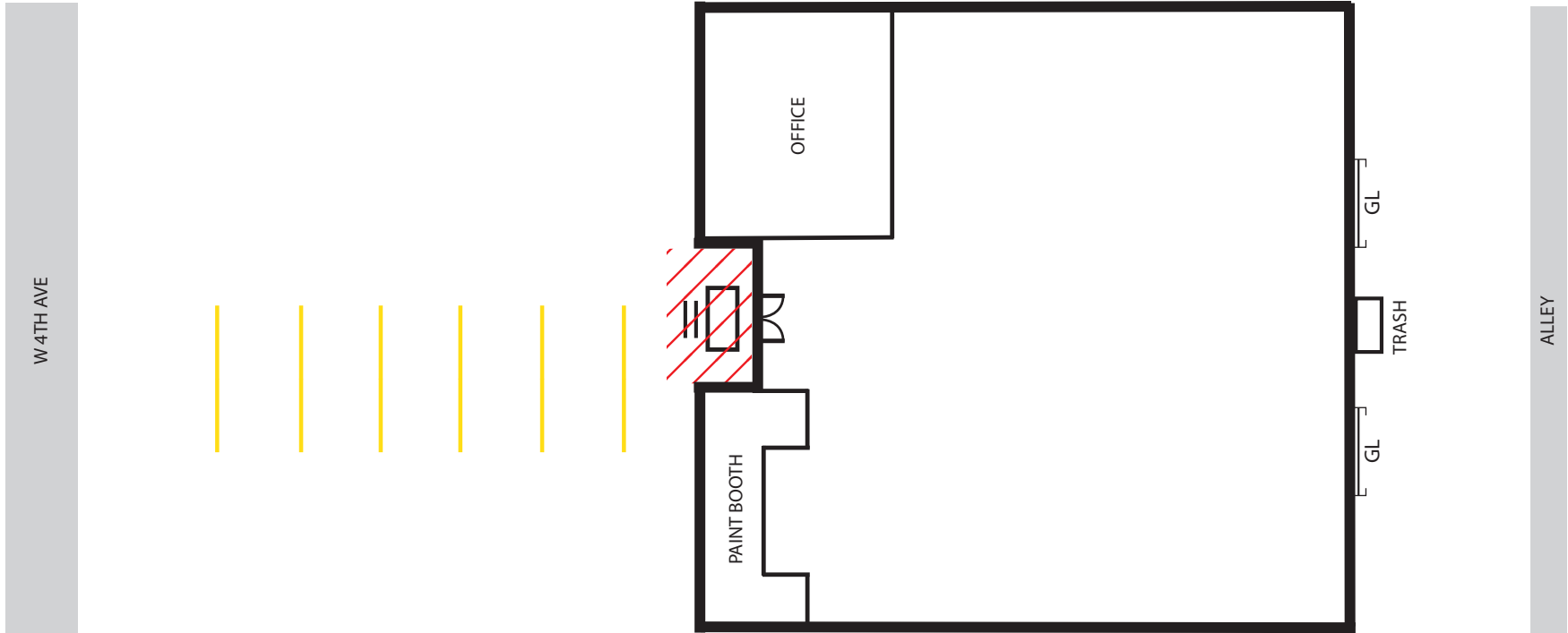
Zoning: M-1



Proximity to I-15 and 78 Freeways

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FLOOR PLAN



GL - Grade Loading

* Drawing not to scale

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LOCATION MAP

ESCONDIDO INDUSTRIAL MARKET



7 MM SF
INVENTORY



13,708 SF
YTD NET ABSORPTION



94,957 SF
YTD LEASING ACTIVITY



1.3%
DIRECT VACANCY

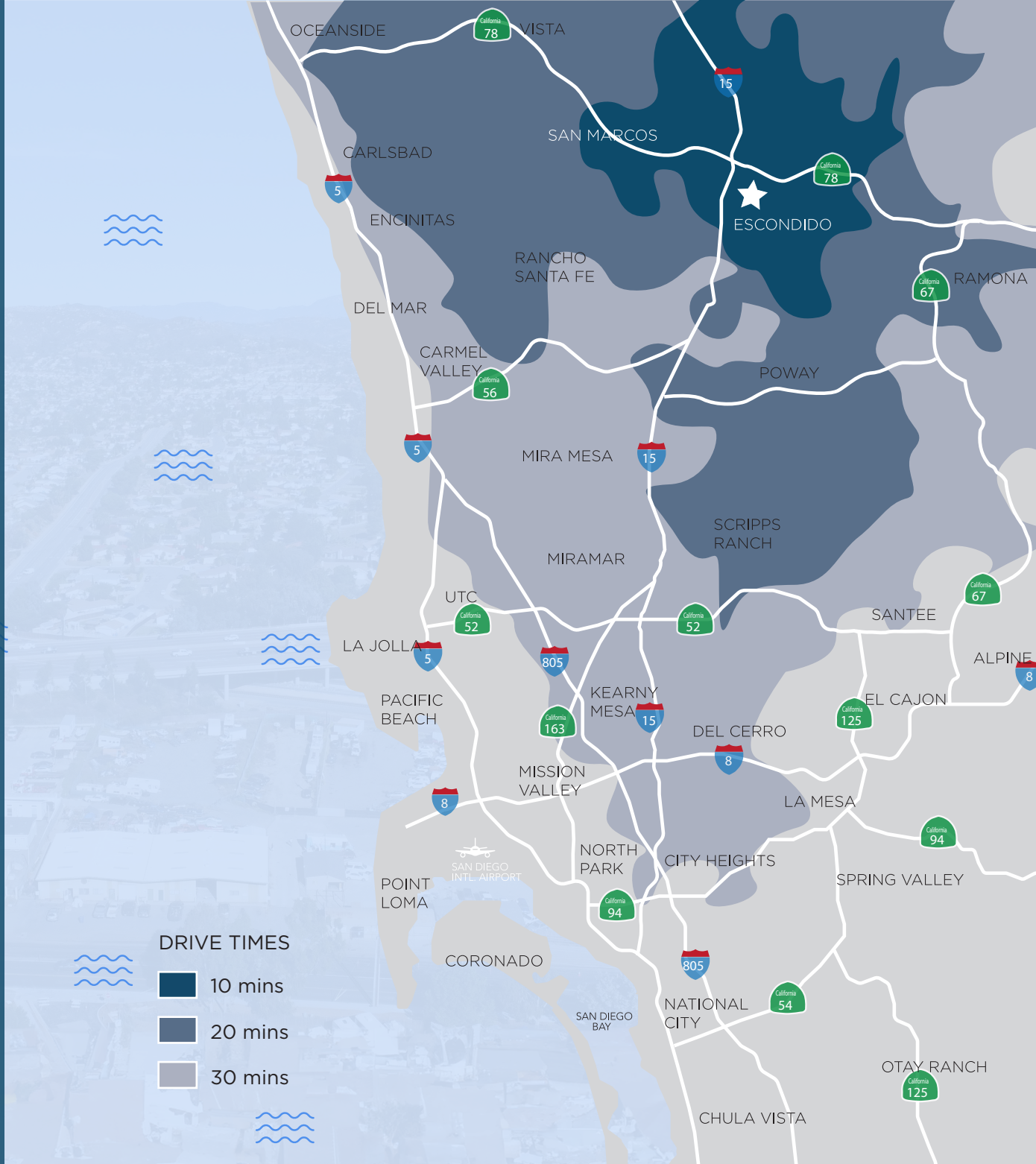


\$1.13
LOW-FINISH ASKING RATE



\$1.30
HIGH-FINISH ASKING RATE

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