

# Lake Center Business Park

1553 Simpson Way, Escondido CA 92029



**Industrial/Office Condo For Lease**

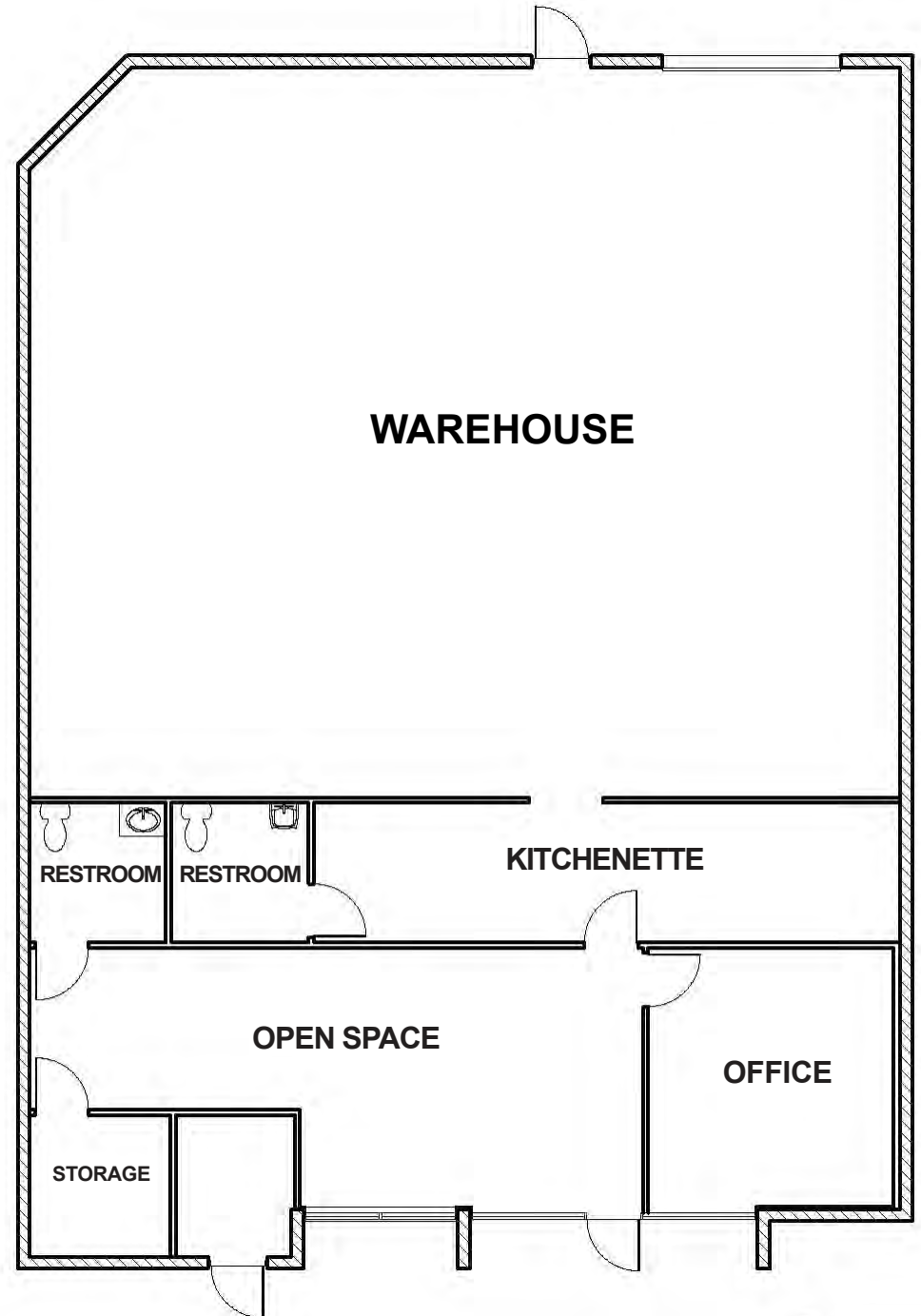
3 SPACE OPTIONS: 3,316 SF | 976 SF | 825 SF



# Space Features

## Option 1 - Entire Space

- ± 3,316 SF -70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
- Office area includes 1 private office, storage room, open space & bathroom
- Warehouse area includes kitchenette, break area and bathroom
- \$1.60/SF + Utl.

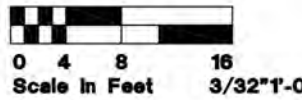
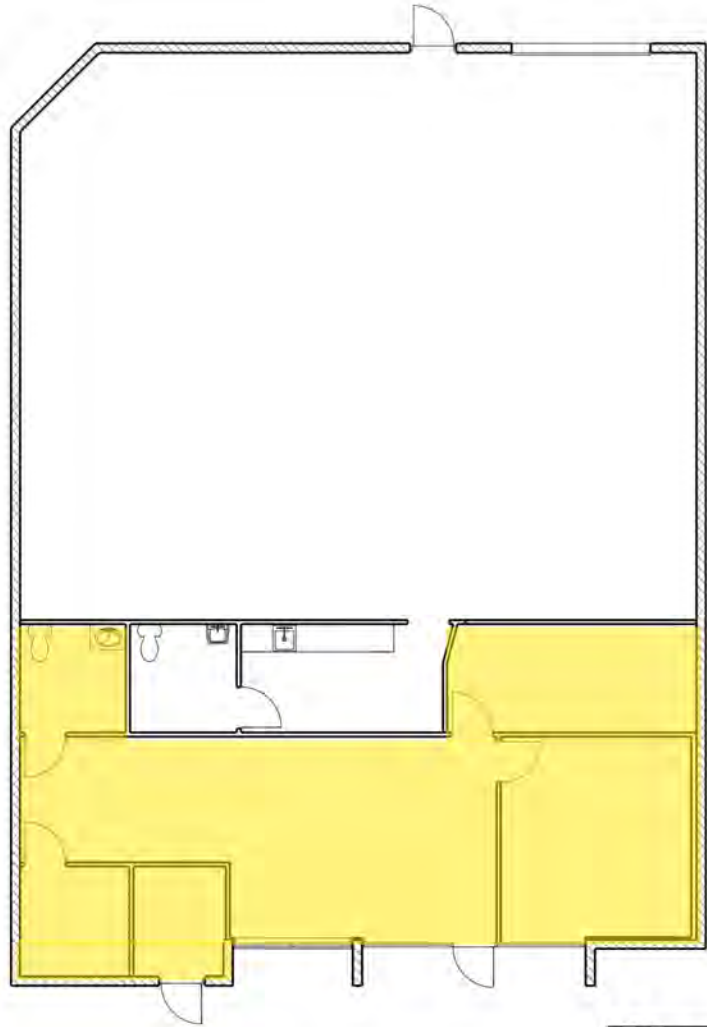


Space plan not to scale; for reference purposes only

Lake Center Business Park 1533  
SIMPSON WAY | ESCONDIDO, CA 92029

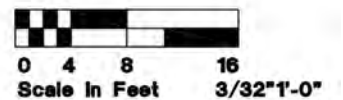
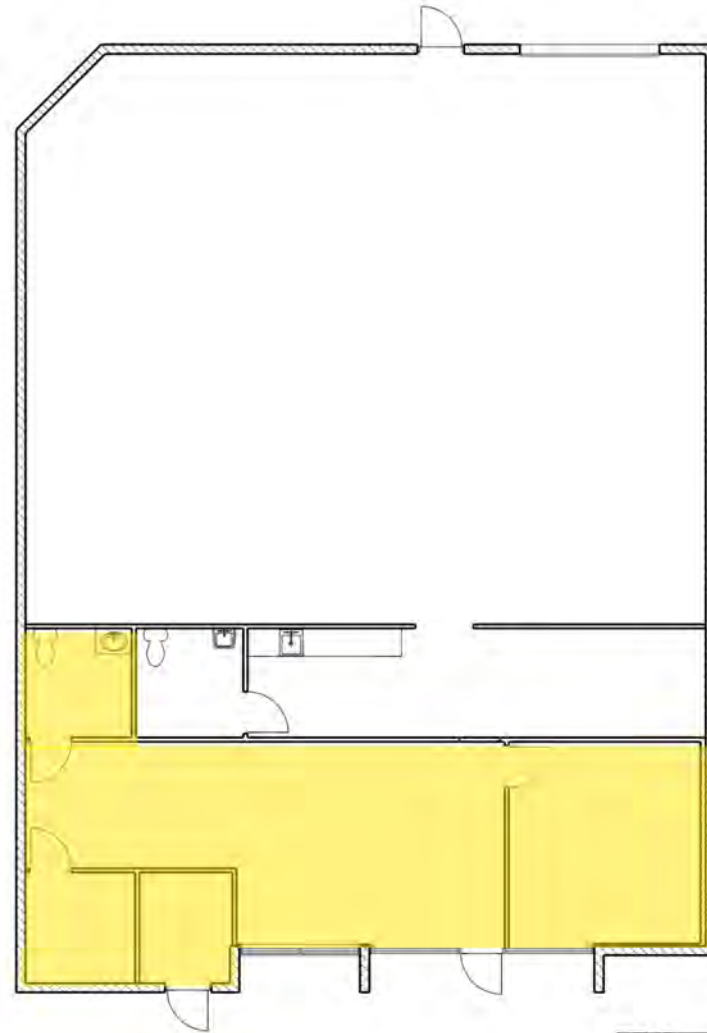
# Space Features

Option 2 - 976 SF



1533 Simpson Way

Option 3 - 825 SF



1533 Simpson Way

Space plan not to scale; for reference purposes only

# Property Highlights

- Excellent proximity to I-15 and Hwy 78
- Space is 70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
- Office area includes 1 private office, storage room, open space & bathroom
- Warehouse area includes kitchenette, break area and bathroom
- Additional Space Options:
  - Option 2: 976 SF - Office Space + Restroom
  - Option 3: 825 SF - Office Space + Restroom

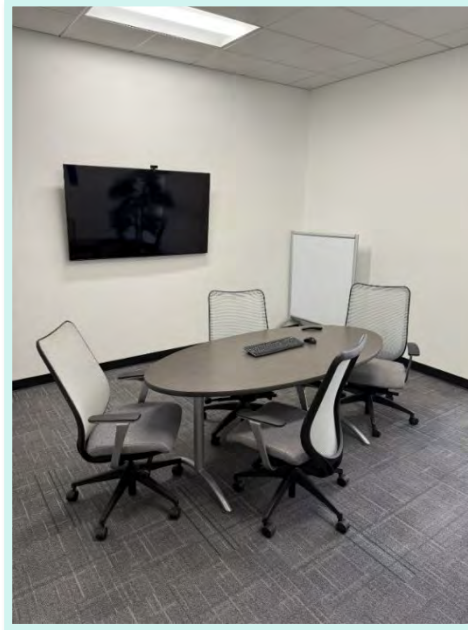


# Office Area Features

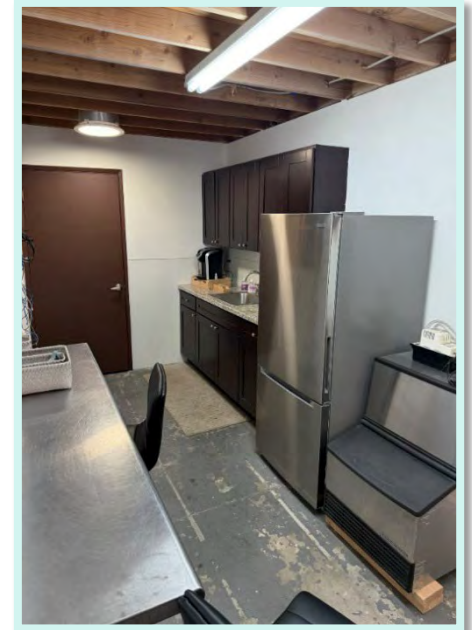
Open Space



Private Office



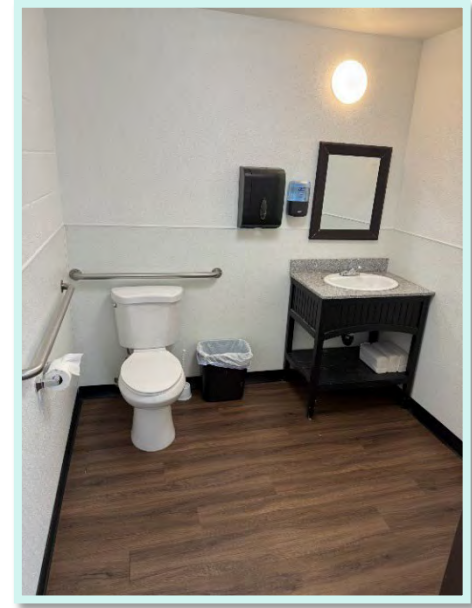
Kitchenette



Storage Room



Rest Room



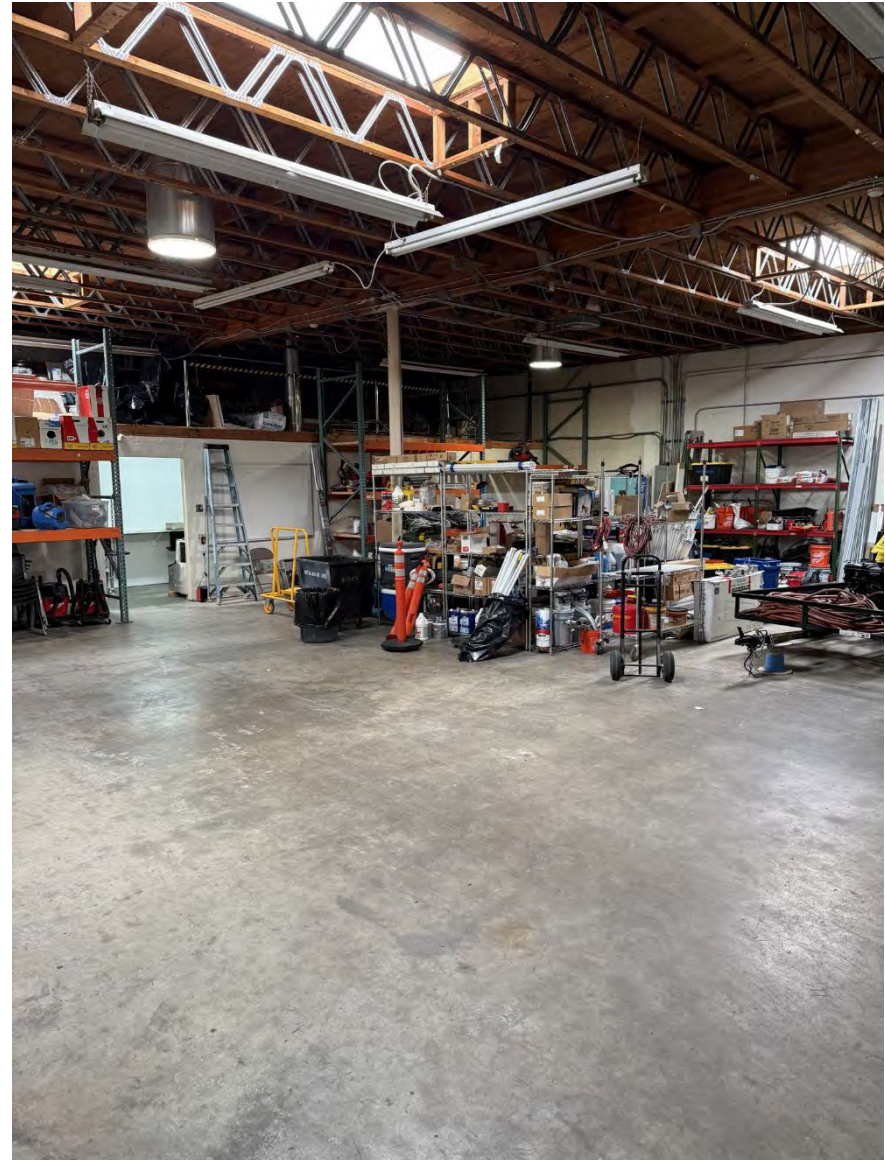
# Warehouse Features

Loading/Delivery

10-ft x 12-ft Grade-level Roll up Door

Clear Height

16-ft



# Get in Touch.

**NATE WHITE**

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1533

Simpson Way

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## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

DRE Lic #02208857

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