



FOR LEASE

10,566 SF Industrial Building with Large Yard

236 N. Hale Avenue | Escondido, CA 92029



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FOR LEASE: RARE LOW COVERAGE INDUSTRIAL BUILDING WITH EXCESS LAND

Building Size
±10,566 SF

Lot
1.16 AC

Availability
July 1, 2026

Lease Rate
Contact
Broker

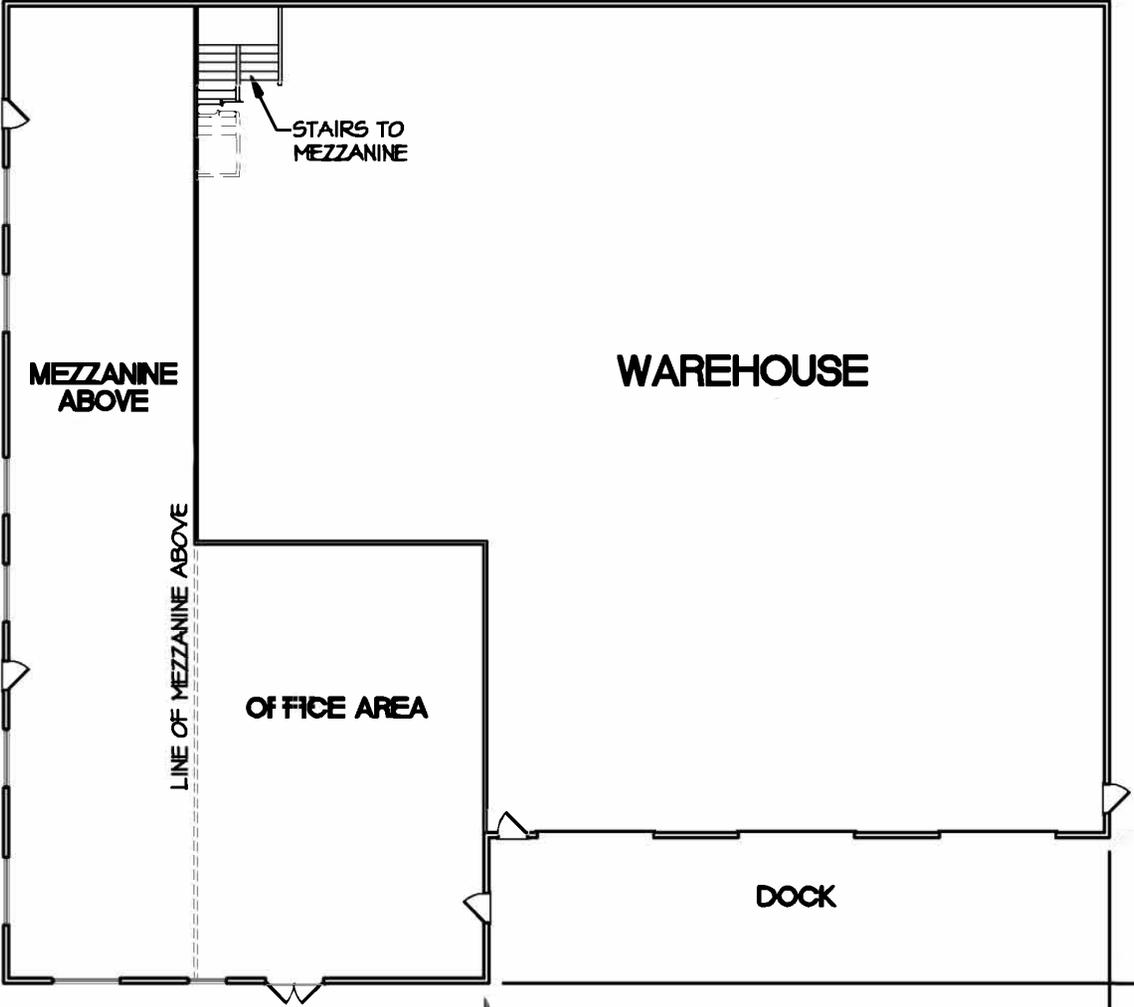
PROPERTY HIGHLIGHTS

- Approximately 10,566 SF Building
- 1.16 acre (50,530 SF) lot
- Approximately 80% warehouse /20% office
- 20' clear height
- Rear fenced yard
- Dock platform with 3 loading doors
- Excellent freeway access to I-15
- M-1 zoning



Floor Plan

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Property Photos

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Site Aerial

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Escondido Submarket

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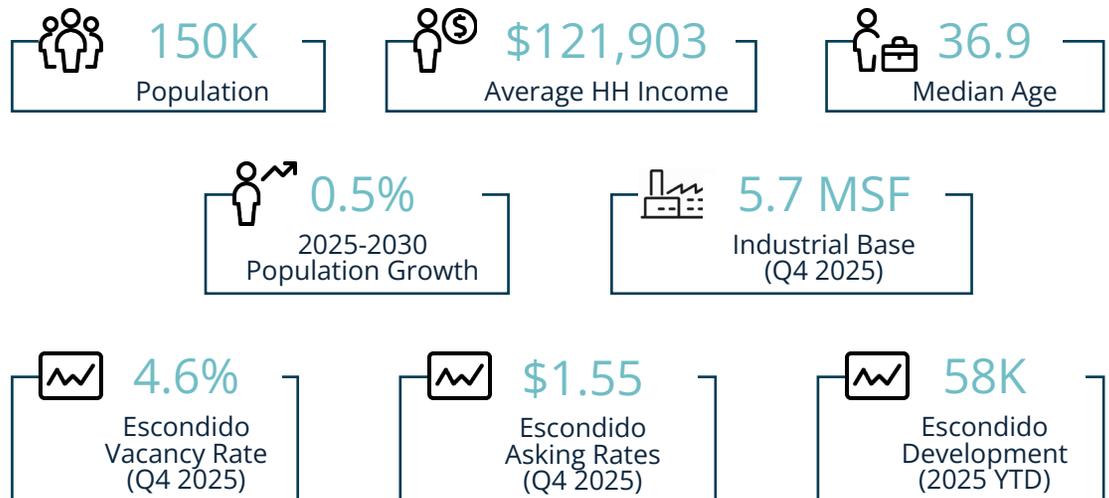


ESCONDIDO SUBMARKET

Set within a broad valley in the coastal mountains of Southern California, Escondido, Spanish for “hidden”, is located approximately 18 miles inland, 30 miles northeast of San Diego, and 100 miles south of Los Angeles. Framed by rolling hills and historic avocado and citrus groves, Escondido offers a diverse, dynamic environment that blends small-town character with metropolitan energy.

From technology and life sciences to communications and advanced industries, North County is where innovation meets lifestyle. Along the forward-thinking communities of the Highway 78 Corridor, creative leaders and entrepreneurs in Escondido converge to build a walkable, live-work-play environment. With a revitalized downtown district, Escondido is a vibrant urban hub where talent, ideas, and opportunity come together. Escondido offers a compelling environment for growth and is where the next generation of innovation takes shape.

AREA DEMOGRAPHICS





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