

DELIVERING JANUARY 1 2025 | 58,502 SF

ESCONDIDO LOGISTICS CENTER

LOTS 16-18 CITRACADO PKWY, ESCONDIDO, 92029



DISTRIBUTION | WAREHOUSE | MFG | GMP

PROPERTY OVERVIEW

LOT SIZE
3.83 AC

BUILDING SIZE
58,502 SF

OFFICE
4,421 SF

- 2,539 SF 1ST FLOOR
- 2,382 SF MEZZ

DEMISABLE
2 TENANTS
±30,000 SF

DOCK LOADING
19

GRADE LOADING
5

POWER
1,600A 277/480V

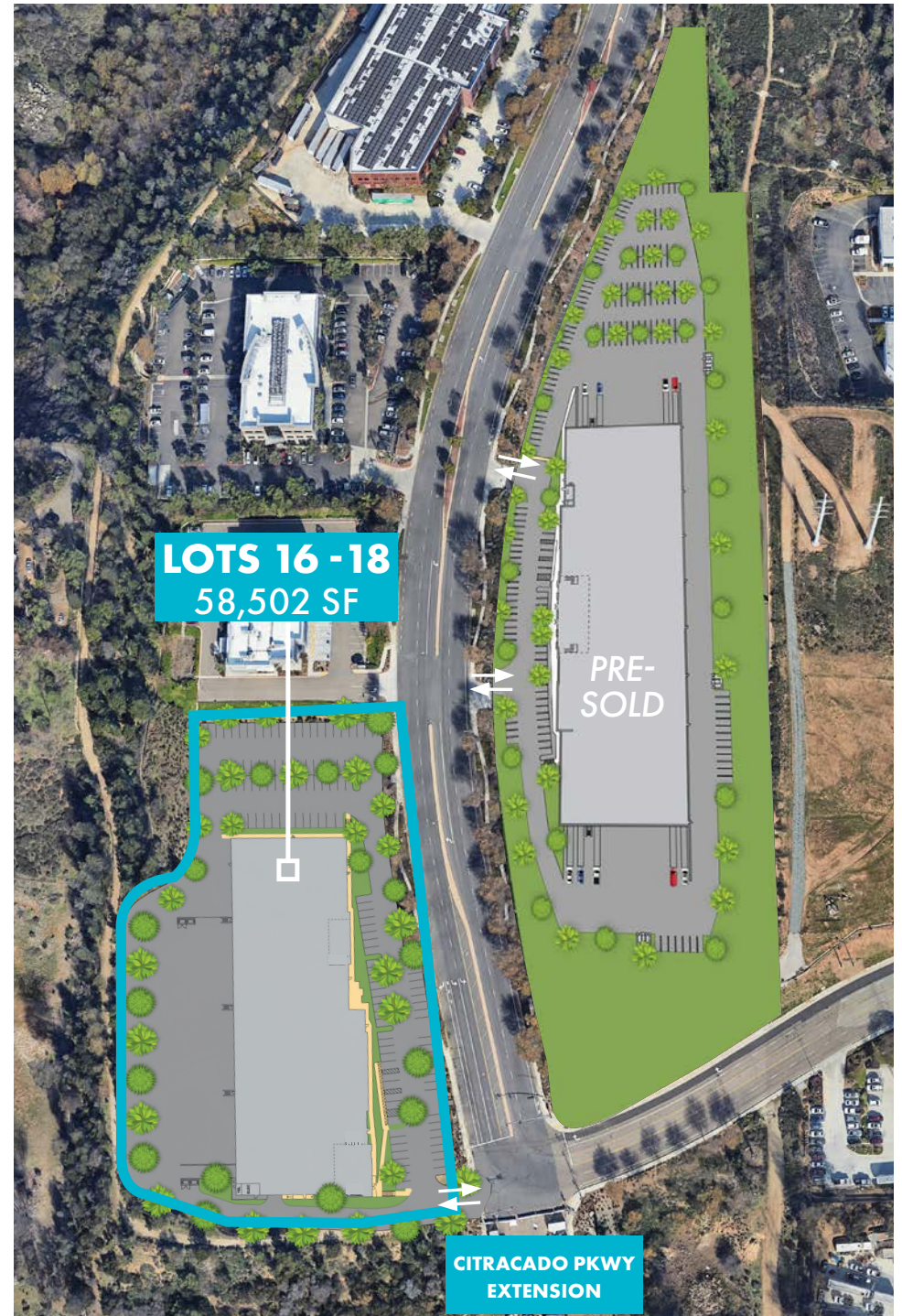
SPRINKLERS
YES

CLEAR HEIGHT
28'

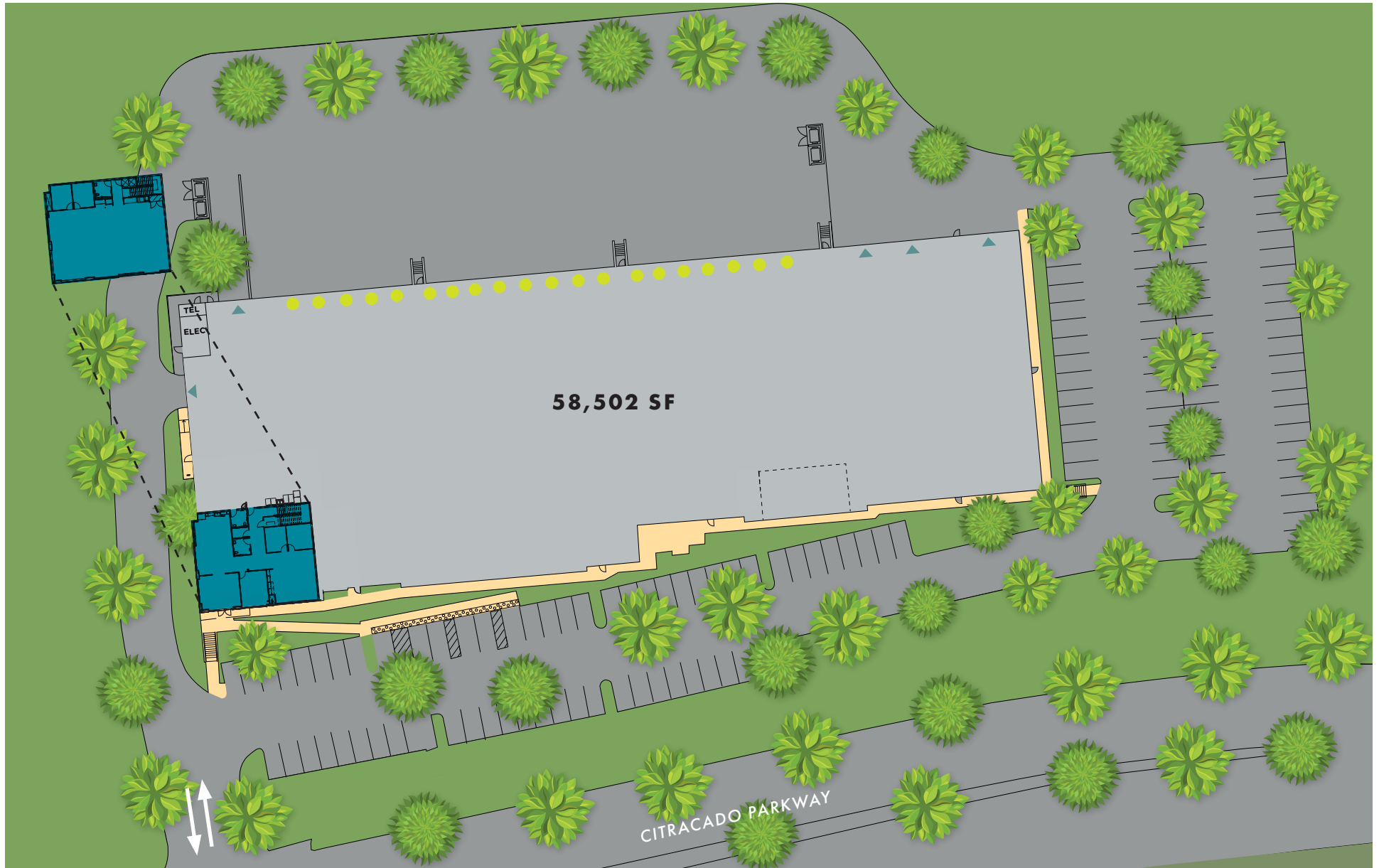
COLUMN SPACING
63'X52' (TYPICAL)

ACCESS
VIA ONE CURB CUT

ROOFTOP SOLAR
SOLAR READY



FLOOR PLAN



▲ GRADE DOORS:
5

● DOCK DOORS:
19

■ EXISTING
OFFICE

□ POTENTIAL 2ND
OFFICE LOCATION

CONCEPTUAL RENDERINGS



IDEAL INDUSTRIAL LOCATION



PROPERTY HIGHLIGHTS & DRIVE TIMES

- Located in the High-Image Master Planned Escondido Research Technology Park
- Elevated sites allow for great views and visibility
- Corporate Neighbors include McKenna Medical, Palomar Medical Center and Stone Brewing



4 MINUTES / 1.7 MILES
I-15



4 MINUTES / 1.7 MILES
HWY 78



20 MINUTES / 11.2 MILES
PALOMAR AIRPORT



25 MINUTES / 14 MILES
I-5



27 MINUTES / 18.8 MILES
BEACH TERRACE



40 MINUTES / 33.2 MILES
DOWNTOWN



50 MINUTES / 44 MILES
US/MEXICO BORDER



55 MINUTES / 59.3 MILES
ORANGE COUNTY





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