

**FOR LEASE**  
**3,986 SF INDUSTRIAL SUITE**  
450 State Pl | Escondido, CA 92029

**TENANT INCENTIVE:**  
**TWO (2) MONTHS OF FREE RENT**  
\*MINIMUM 3-YEAR LEASE TERM REQUIRED



**PROPERTY FEATURES**

- Approx. 3,986 SF industrial suite
- Reception, three (3) offices, warehouse & restroom
- Parking - Six (6) unreserved
- Available Aug 1, 2024
- Call to show

**LEASE RATE: \$1.50 PSF MG**  
**CAM FEE: \$0.10 PSF**



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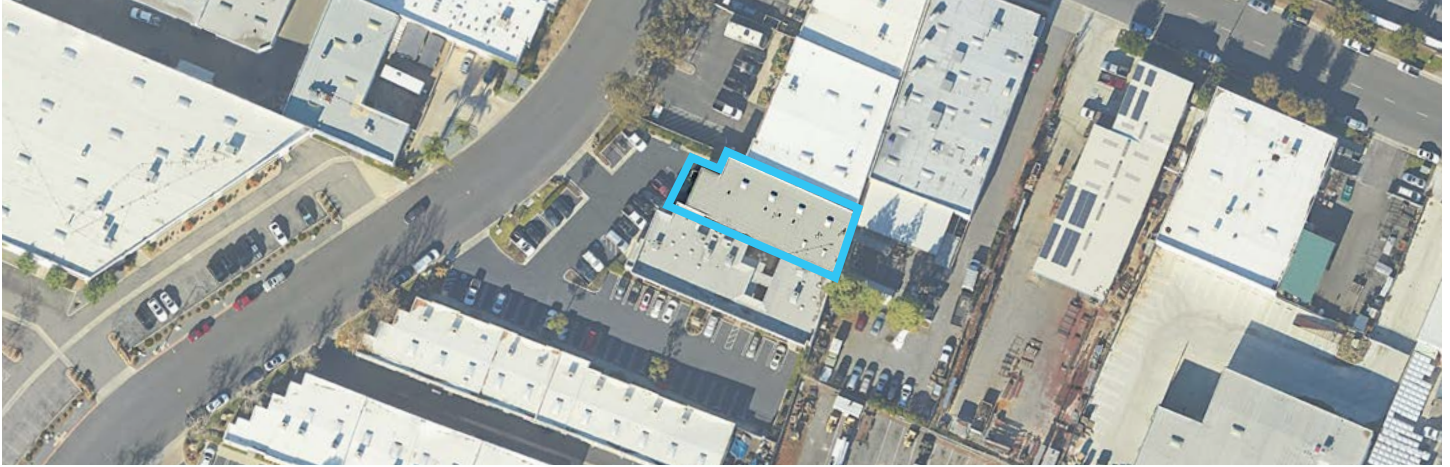
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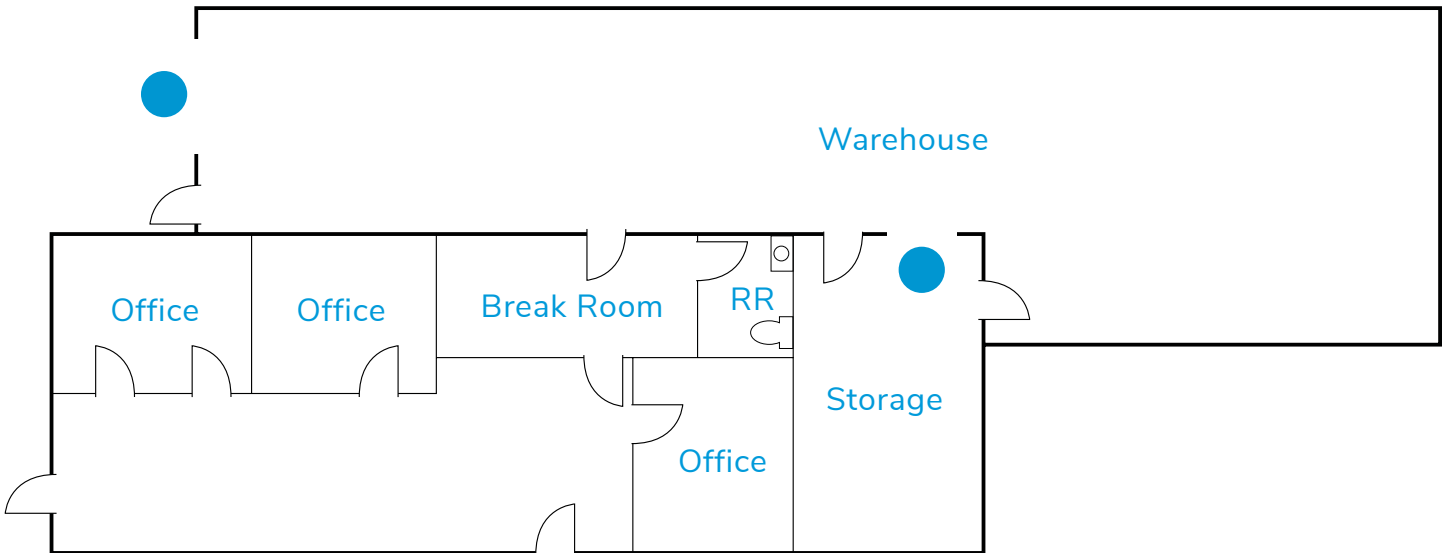
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**AERIAL VIEW**



**FLOOR PLAN**



● **GRADE LEVEL DOOR**  
\*Floorplan not to scale

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