

# BRICKYARD INDUSTRIAL PARK

1310-1344 INDUSTRIAL AVE, ESCONDIDO, CA 92029

INDUSTRIAL SUITES FOR LEASE



UNDER NEW  
OWNERSHIP



Lee & Associates Commercial Real Estate Services, Inc. - NSDC  
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1310-1344 INDUSTRIAL AVE,  
ESCONDIDO, CA 92029



ZONED M2, INDUSTRIAL



TWO INDUSTRIAL MANUFACTURING BUILDINGS  
TOTALING ±37,540 SF



MINIMAL OFFICE BUILDOUT WITH RESTROOMS IN  
EACH SUITE



GRADE LEVEL ROLL-UP LOADING DOORS



CONVENIENT ACCESS TO HWY 78 & I-15



UNDER NEW OWNERSHIP & LOCAL MANAGEMENT



STRONG LOCAL EMPLOYMENT BASE &  
DEMOGRAPHICS



EXTENSIVE RENOVATIONS UNDERWAY (ROOF, PAINT,  
LANDSCAPING, PARKING LOT & TENANT IMPROVEMENTS)



NATURAL GAS POTENTIALLY AVAILABLE





Walmart **COSTCO**  
WHOLESALE

Freddy's McDonald's TACO BELL Starbucks

Jersey Mike's crumbl cookies **HOOTERS**

rubio's GUITAR Center **Felix's**  
RESTAURANT

**PALOMAR HEALTH**  
MEDICAL GROUP  
Reimagining Healthcare

**BRICKYARD INDUSTRIAL PARK**

Escondido  
Car Dealerships

IN-N-OUT BURGER Chick-fil-A

Chick-fil-A **Cané's**  
CRICKEN FINGERS

Chick-fil-A Starbucks BURGER KING TARGET

Holiday Inn Applebee's PANERA BREAD & CO.

THE HOME DEPOT Wendy's

Albertsons CVS

Escondido Promenade

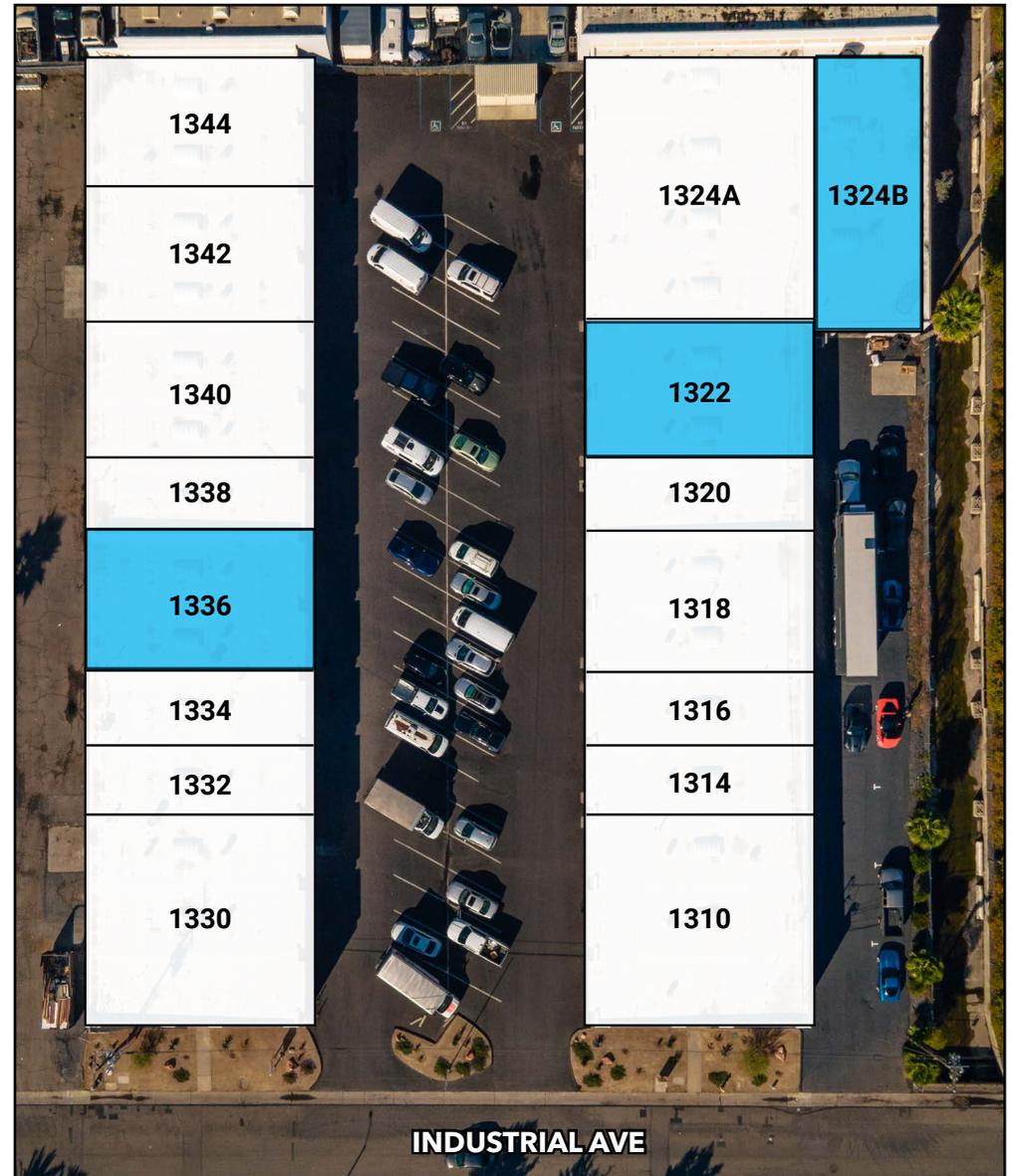
TARGET **ROSS**  
DRESS FOR LESS®

five BEL'W VANS planet fitness

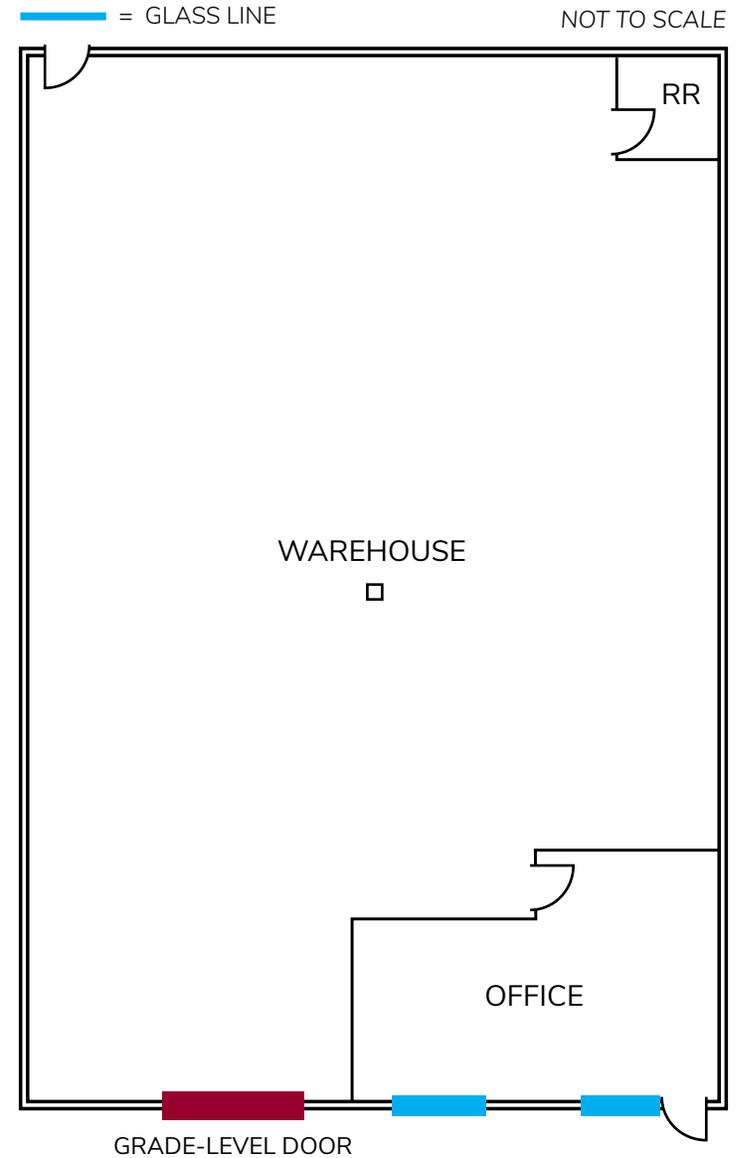
GameStop ULTA

**AVAILABILTY**

SUITE	SF	LEASE RATE	AVAILABILITY
1322	2,487	\$1.60/SF + \$0.10/SF CAM	Now
1324B	3,025	\$1.60/SF + \$0.10/SF CAM	Now
1336	2,512	\$1.60/SF + \$0.10/SF CAM	Now

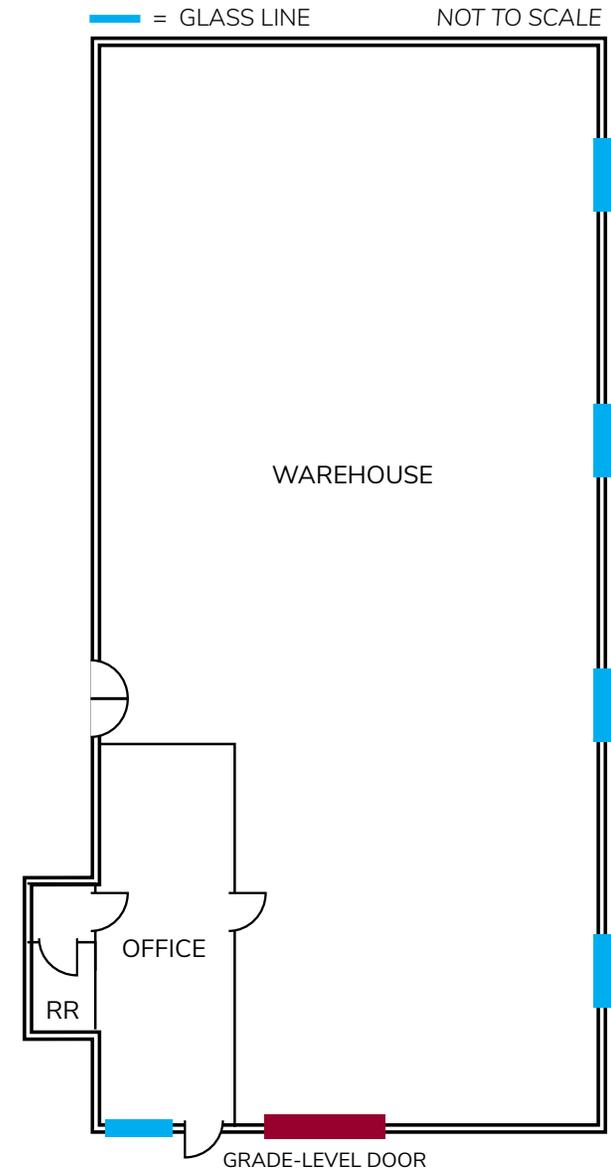


SUITE DESCRIPTION	
<b>ADDRESS:</b>	1322 Industrial Ave
<b>SQUARE FEET:</b>	2,487 SF
<b>COMMENTS:</b>	Office, restroom, and warehouse with one grade-level door.
<b>POWER:</b>	One 100 AMP single-phase panel
<b>LEASE RATE:</b>	\$1.60/SF + \$0.10/SF CAM
<b>AVAILABILITY:</b>	Now



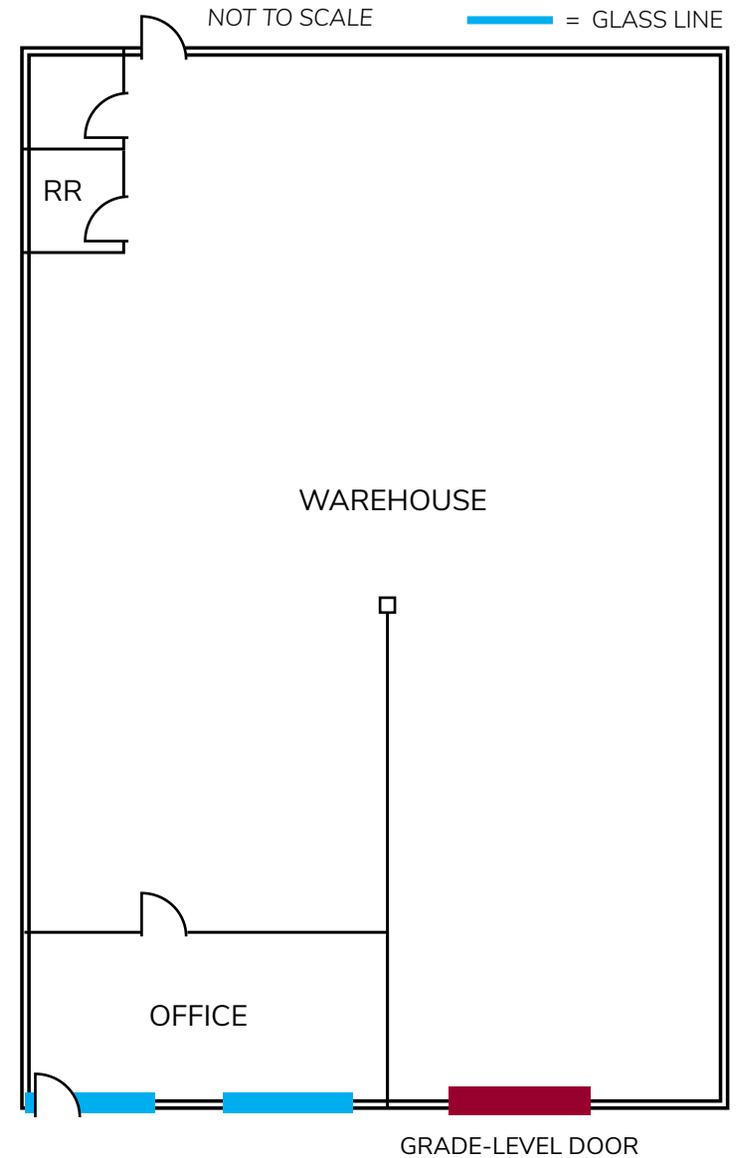
No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

SUITE DESCRIPTION	
<b>ADDRESS:</b>	1324B Industrial Ave
<b>SQUARE FEET:</b>	3,025 SF
<b>COMMENTS:</b>	Office, restroom, and warehouse with one grade-level door.
<b>POWER:</b>	One 200 AMP three-phase panel
<b>LEASE RATE:</b>	\$1.60/SF + \$0.10/SF CAM
<b>AVAILABILITY:</b>	Now



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SUITE DESCRIPTION	
<b>ADDRESS:</b>	1336 Industrial Ave
<b>SQUARE FEET:</b>	2,512 SF
<b>COMMENTS:</b>	Office, restroom, and warehouse with one grade-level door.
<b>POWER:</b>	One 100 AMP single-phase panel
<b>LEASE RATE:</b>	\$1.60/SF + \$0.10/SF CAM
<b>AVAILABILITY:</b>	Now



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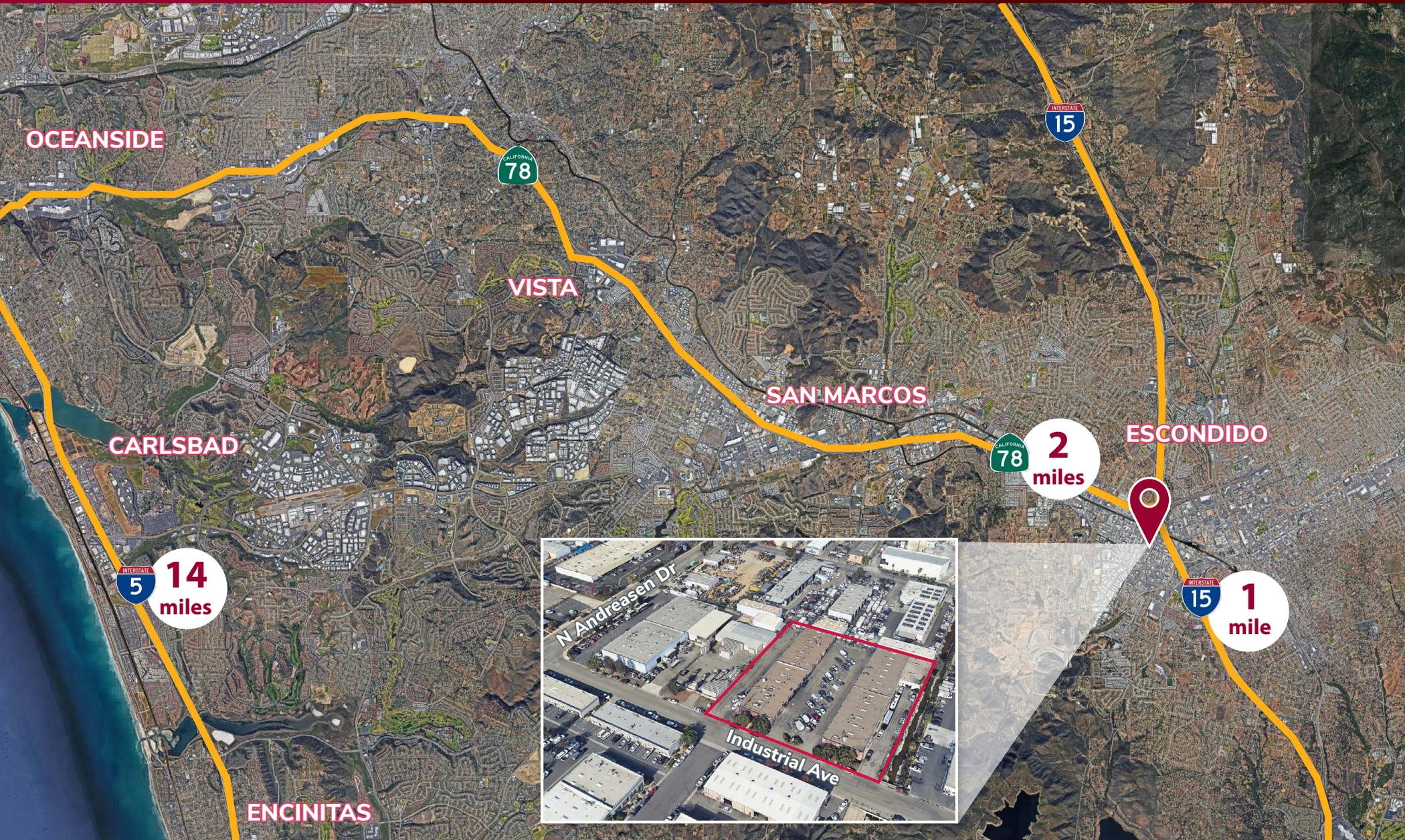


**ESCONDIDO, CALIFORNIA**, located in San Diego County, is a dynamic city known for its blend of natural beauty and industrial activity. Its landscape features a mix of manufacturing facilities and scenic surroundings, with industries ranging from electronics and aerospace to food production. Escondido's strategic location near major transportation routes and the San Diego metro area makes it a key hub for industrial businesses, which contribute significantly to the local economy and job market.

In addition to industry, Escondido thrives on tourism. Attractions like the San Diego Zoo Safari Park, local vineyards, and a historic downtown draw visitors year-round, supporting a variety of businesses such as hotels, restaurants, and entertainment venues. This economic diversity helps ensure the city's continued stability and growth.



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FOR MORE INFORMATION, CONTACT BROKER:



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