

FOR LEASE

# INDUSTRIAL SUITE

1145 Industrial Avenue | Escondido, CA 92029

± 1,440 - 1,536 SF SUITE



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TRENT FRANCE**  
760.929.7838  
tfrance@lee-associates.com  
CalDRE Lic#00984842

**CHRISTIAN THOMPSON**  
760.481.1016  
cthompson@lee-associates.com  
CalDRE Lic#02105771

LEE & ASSOCIATES | 1902 WRIGHT PLACE, SUITE 180 | CARLSBAD, CA 92008 | T - 760.929.9700 | F - 760.929.9977

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 withdrawal without notice.



## PROPERTY FEATURES:

- Office Area
- Restroom
- 1 Ground Level Truck Door
- Drive Around Access

**LEASE RATE: \$1.30/SF NNN**

(plus NNN \$0.42/SF)

## AVAILABILITY:

- Suite D: 1,440 SF
- Suite J: 1,536 SF

