

FOR LEASE

6,800 SF Industrial Buildings + Fenced Lot

135-215 N ENGEL ST, ESCONDIDO, CA 92029



FEATURES

- 5,000 SF main building
- 1,800 SF 2-sided building
- 5 offices, 2 restrooms, warehouse
- Double Lot: .58 acres / 25,230 SF
- Zoning: M-1
- Fenced Yard
- 2 Ground level loading doors

LEASE RATE: \$8,500 IG

Trent France

tfrance@lee-associates.com
760.929.7838

Christian Thompson

cthompson@lee-associates.com
760.481.1016



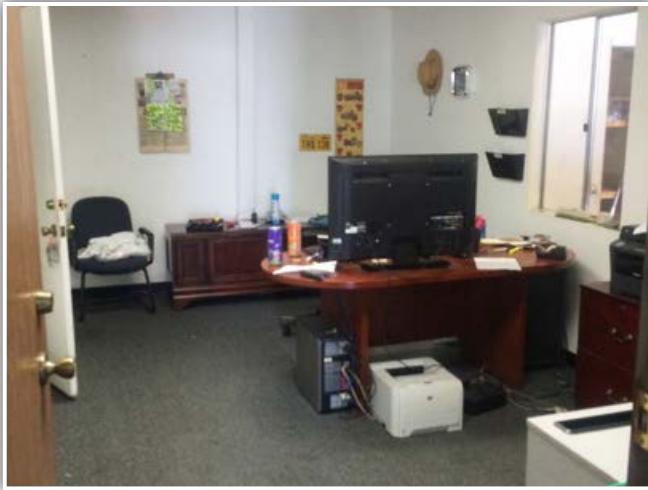
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

6,800 SF Industrial Buildings + Fenced Lot

135-215 N ENGEL ST, ESCONDIDO, CA 92029

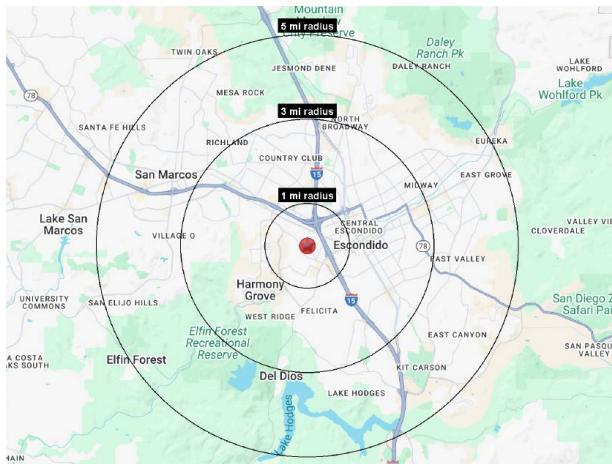
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE

6,800 SF Industrial Buildings + Fenced Lot

135-215 N ENGEL ST, ESCONDIDO, CA 92029



DEMOGRAPHICS

	1 Mile	3 Miles	5 Mile
Population (2025)	6,865	119,290	224,734
Projected Population (2030)	6,584	114,933	217,278
Households	2,495	39,728	73,486
Employees	16,593	46,602	71,039
Median Age	37.5	36.3	36.6
Median Household Income	\$85,691	\$95,458	\$110,509

**FOR MORE INFORMATION,
CONTACT US:**



Trent France
tfrance@lee-associates.com
760.929.7838



Christian Thompson
cthompson@lee-associates.com
760.481.1016