

FOR LEASE: APPROXIMATELY 2,612 SF | 2,698 SF | 5,436 SF
FULL BUILDING WITH ALL SUITES COMBINED: 10,746 SF



976 SOUTH ANDREASEN DRIVE
ESCONDIDO, CA 92029



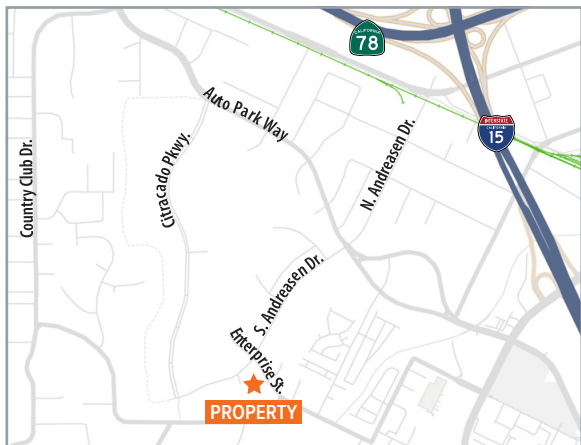
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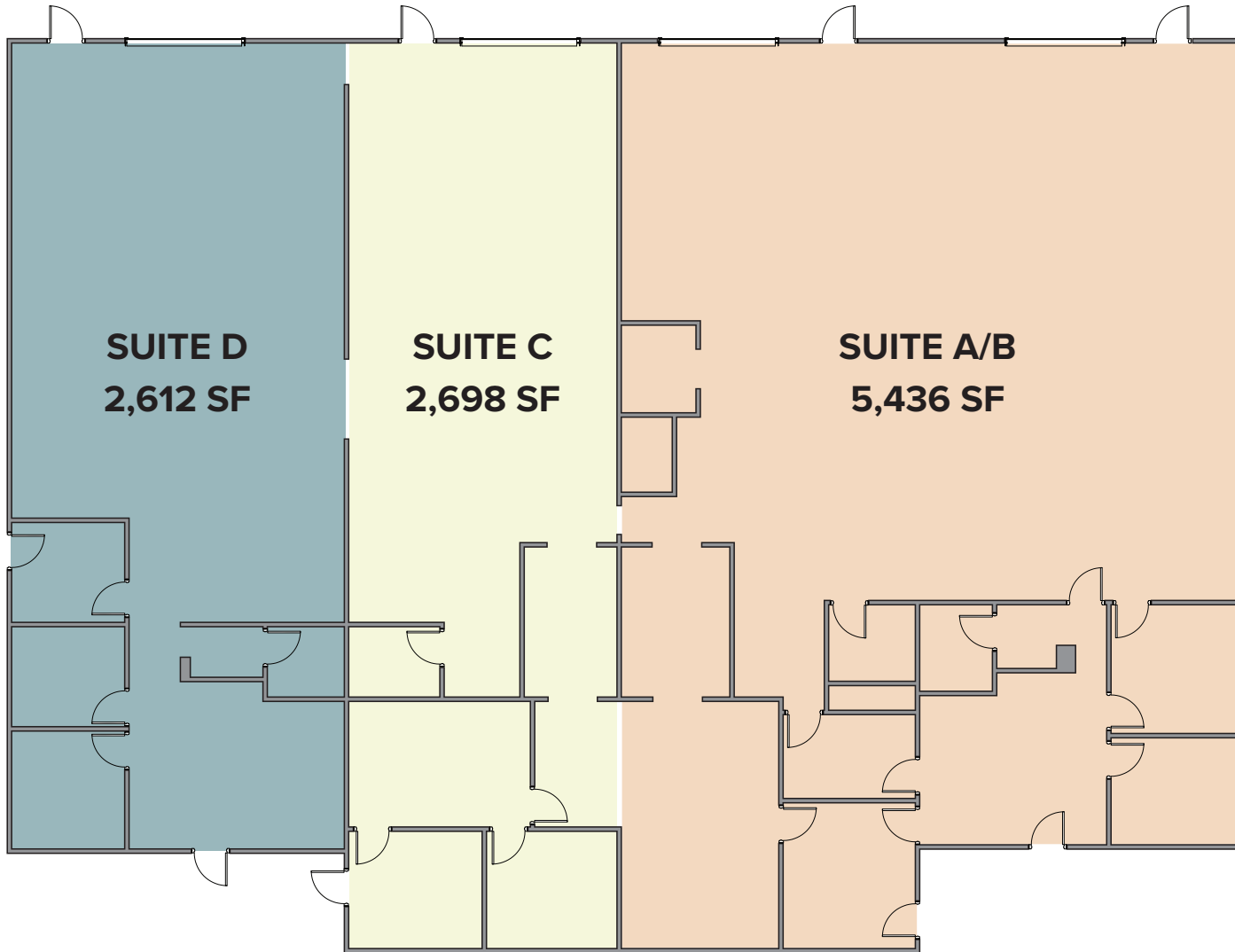


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PROPERTY HIGHLIGHTS

- High image, freestanding industrial building with prominent corner location (S. Andreasen Dr / Enterprise St)
- Full building option: 10,746 SF
- Can be leased as separate suites of: 2,612 SF | 2,698 SF | 5,436 SF
- Over-sized (14' wide) roll-up doors (one each for small suites, two for 5,436 sf suite and four for whole building)
- Approximately 25% improved with office
- High image, professional corporate headquarters project feel
- Approximately 16' clear height
- Drive-around truck access
- Building be refurbished upon move-out of existing tenant
- Excellent access to Interstate 15, Highway 78, Del Dios Highway and Elfin Forest
- LEASE RATE: \$1.65/SF (NO CAM CHARGE)



SUITES MAY BE LEASED SEPARATELY OR COMBINED IN ANY COMBINATION UP TO THE FULL BUILDING



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LOCATION



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