

For Lease

1238 SIMPSON WAY

*±12,100 SF Industrial Suite With a Fenced Yard
& Loading Dock*

1238 SIMPSON WAY, SUITE B, ESCONDIDO, CA 92029



EXCLUSIVELY LEASED BY

PC PALOMAR
COMMERCIAL

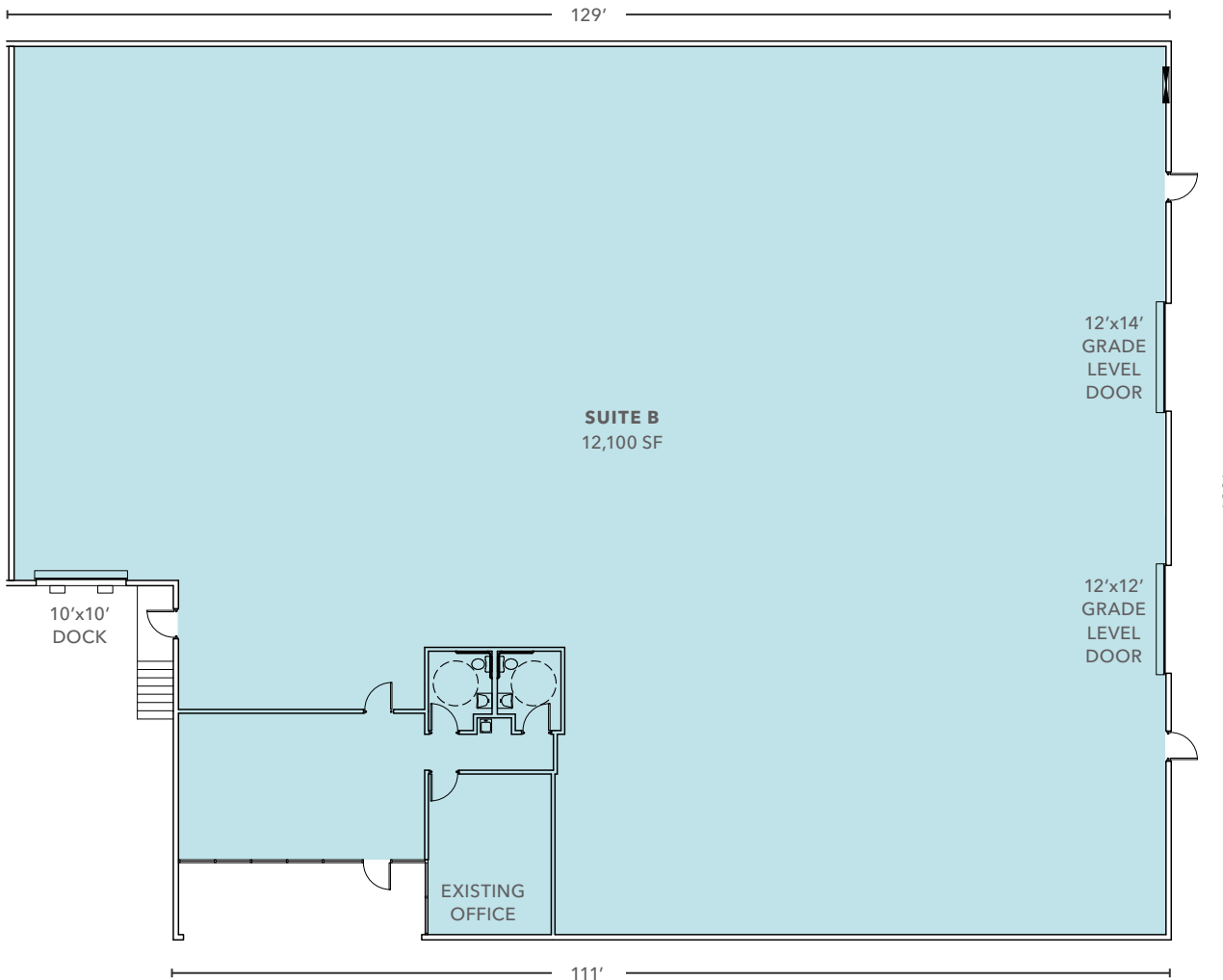
km Kidder
Mathews



Property Highlights

- ±12,100 SF Industrial Suite
- Fenced Yard Area
- 18' Clear Height
- 1 Dock-High Loading Door & 2 Grade-Level Doors (12'x12' & 12'x14')
- Heavy Zoning, M-2
- ±850 SF Office with 2 restrooms
- 400Amps, 120/280V, 3Phase
- Natural Gas to Premises
- Sprinklers Throughout
- Convenient Access to I-15 & CA-78
- Do Not Disturb Tenant
- Lease Rate: \$1.25/SF NNN (NNN Est. \$0.23/SF)
- Call to Show
- Available March 1, 2026

SUITE B FLOOR PLAN



12,100 SF

AVAILABLE

18'

MINIMUM CLEAR HEIGHT

\$1.25 NNN

LEASE RATE (SF/MO) NNN: \$0.23/SF

CALL

BROKER TO SHOW

3/1/26

DATE AVAILABLE

1238 SIMPSON WAY

ESCONDIDO



W MISSION RD

W MISSION AVE

AUTO PARK WY

SIMPSON WY

N ANDREASEN DR

CENTRE CITY PARK

SUBJECT PROPERTY



ICE-PLEX



ESCONDIDO AUTO PARK



ESCONDIDO PROMENADE

SAN MARCOS SHOPPING CENTER

1500 WEST VALLEY SHOPPING CENTER

AVAILABLE FOR LEASE

PALOMAR COMMERCIAL | KIDDER MATHEWS



1238 SIMPSON WAY



AVAILABLE FOR LEASE

PALOMAR COMMERCIAL | KIDDER MATHEWS

1238 SIMPSON
WAY

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