

# 215 N. ANDREASEN DRIVE

ESCONDIDO, CA 92029



**FOR SALE 4,640 SF INDUSTRIAL BUILDING  
FOR LEASE 2,320 SF INDUSTRIAL SUITE**

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## PROPERTY HIGHLIGHTS

- Prominent location near the intersection of Auto Park Way & N Andreasen Dr.
- Located next to Escondido Auto Dealership.
- Currently divided as two(2) 2,320 SF suites.
- Approximates 20% office improvements.
- The building is ideal for owner user with ability to rent out half of the building.
- Zoning [M1](#)
- Suite B is leased month to month and can be delivered vacant by the close of escrow.

**PURCHASE PRICE: \$1,550,000.00 (\$334/SF)**

**LEASE RATE: SUITE A 2,320 SF - \$1.60/SF GROSS**

\*Available immediately call to show



CLOSE TO  
I-15 & FWY 78



PARKING  
10 SPACES



2 GRADE  
LEVEL DOORS

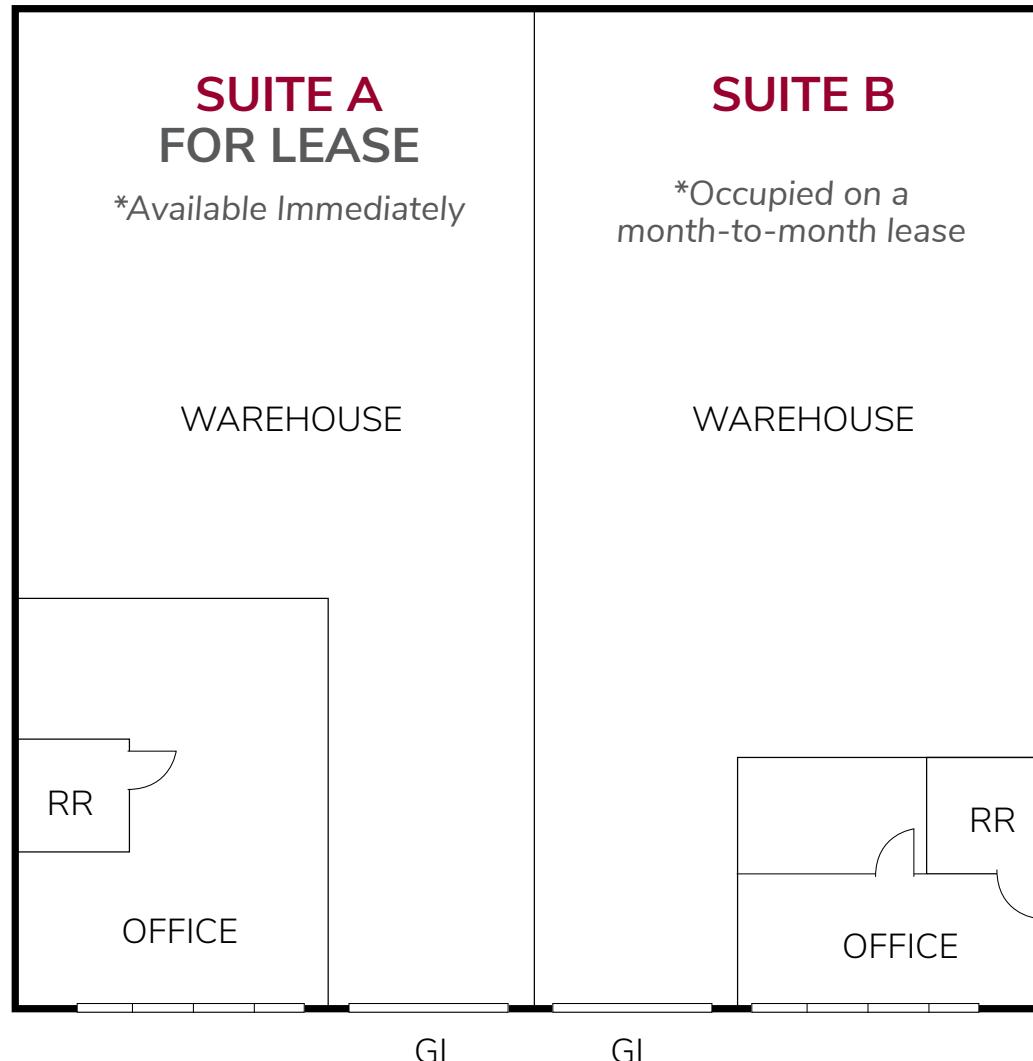


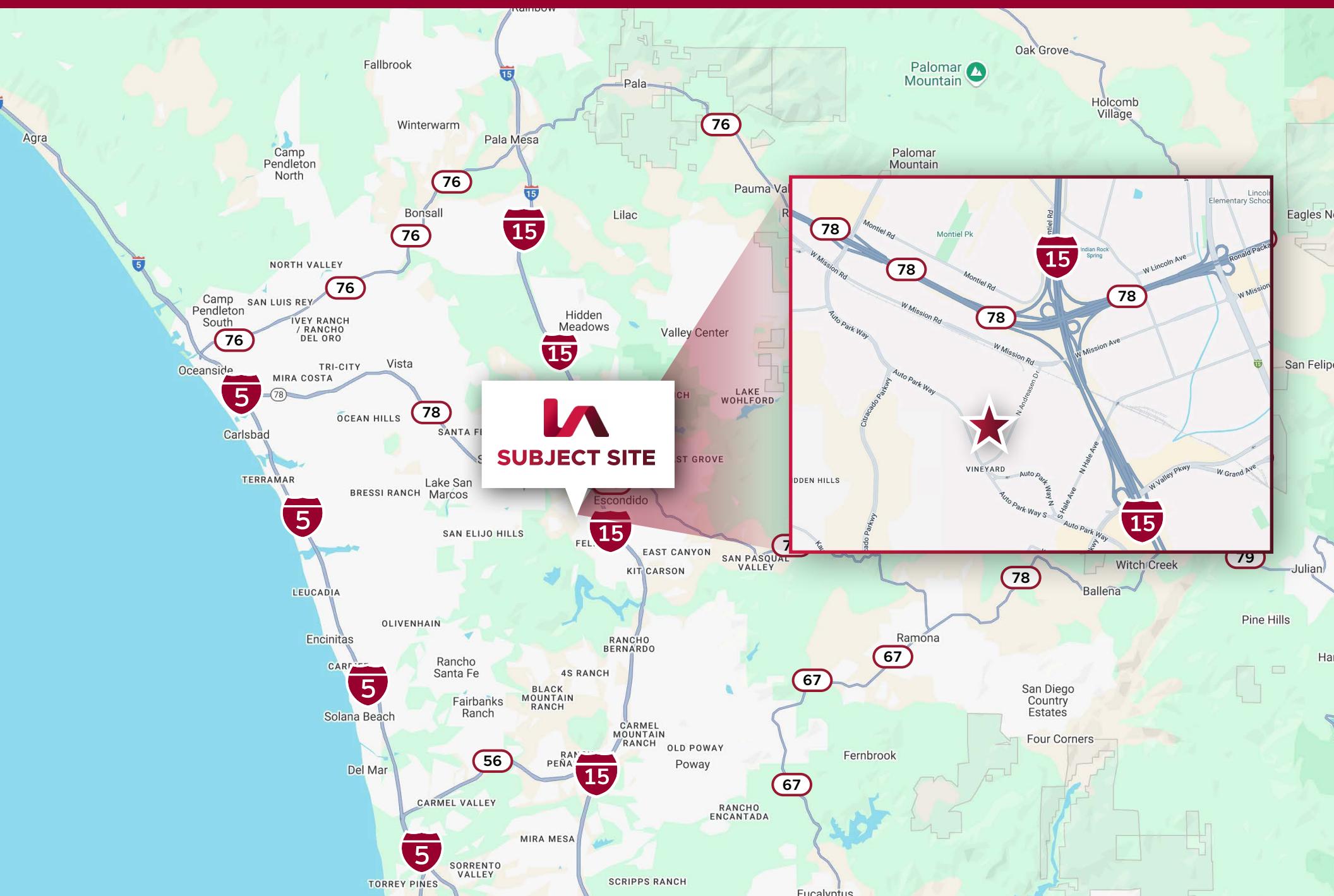
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## FLOOR PLAN

**FOR SALE:** 4,640 SF - Full building, Suite A&B

**FOR LEASE:** 2,320 SF - Suite A







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Any of the foregoing information will need to be separately verified by Buyer.