

215 N. ANDREASEN DRIVE

ESCONDIDO, CA 92029



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

PETER MERZ

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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



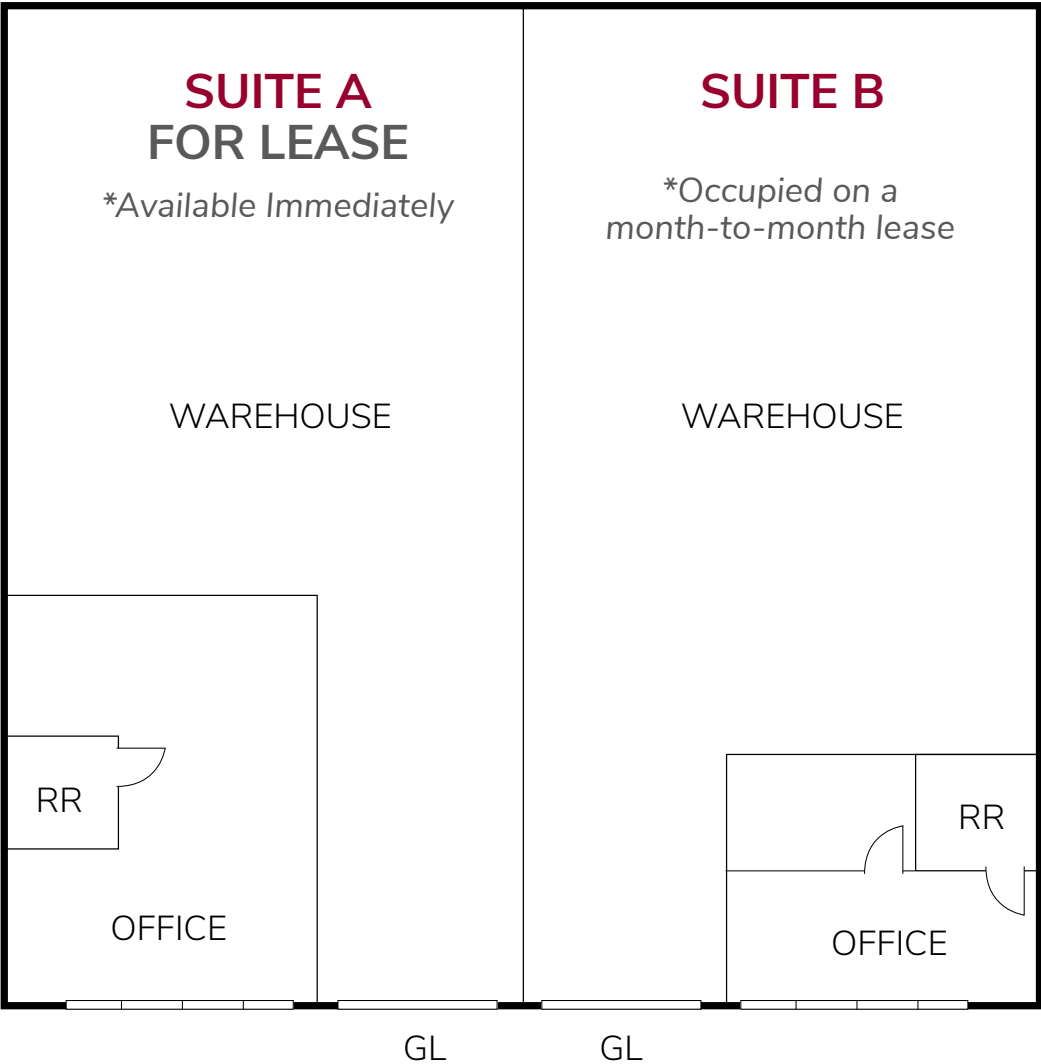
2 GRADE
LEVEL DOORS

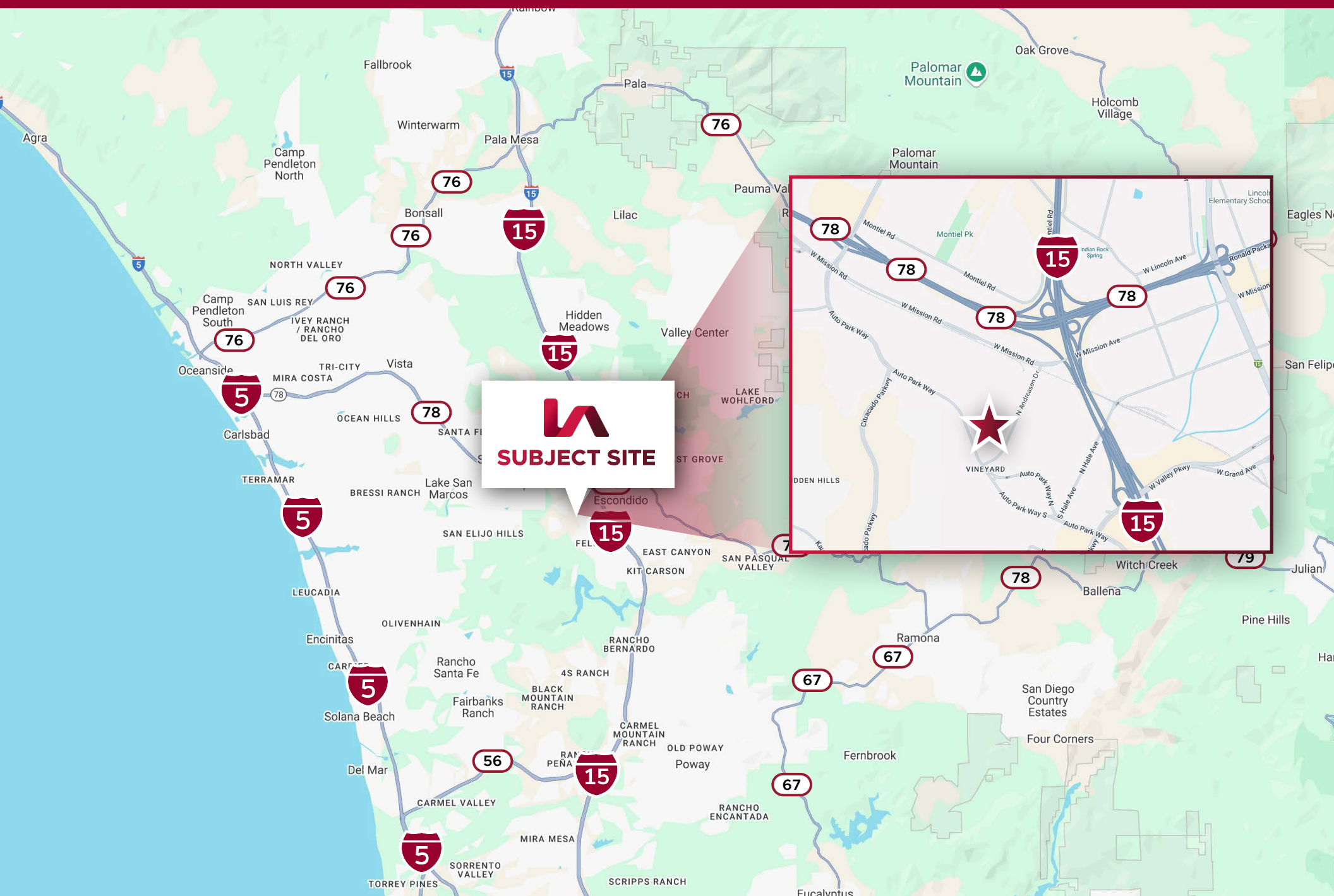


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FLOOR PLAN

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.