

WAREHOUSE SUITE FOR LEASE: ±4,000 SF

1120 SIMPSON WAY

ESCONDIDO, CA 92029

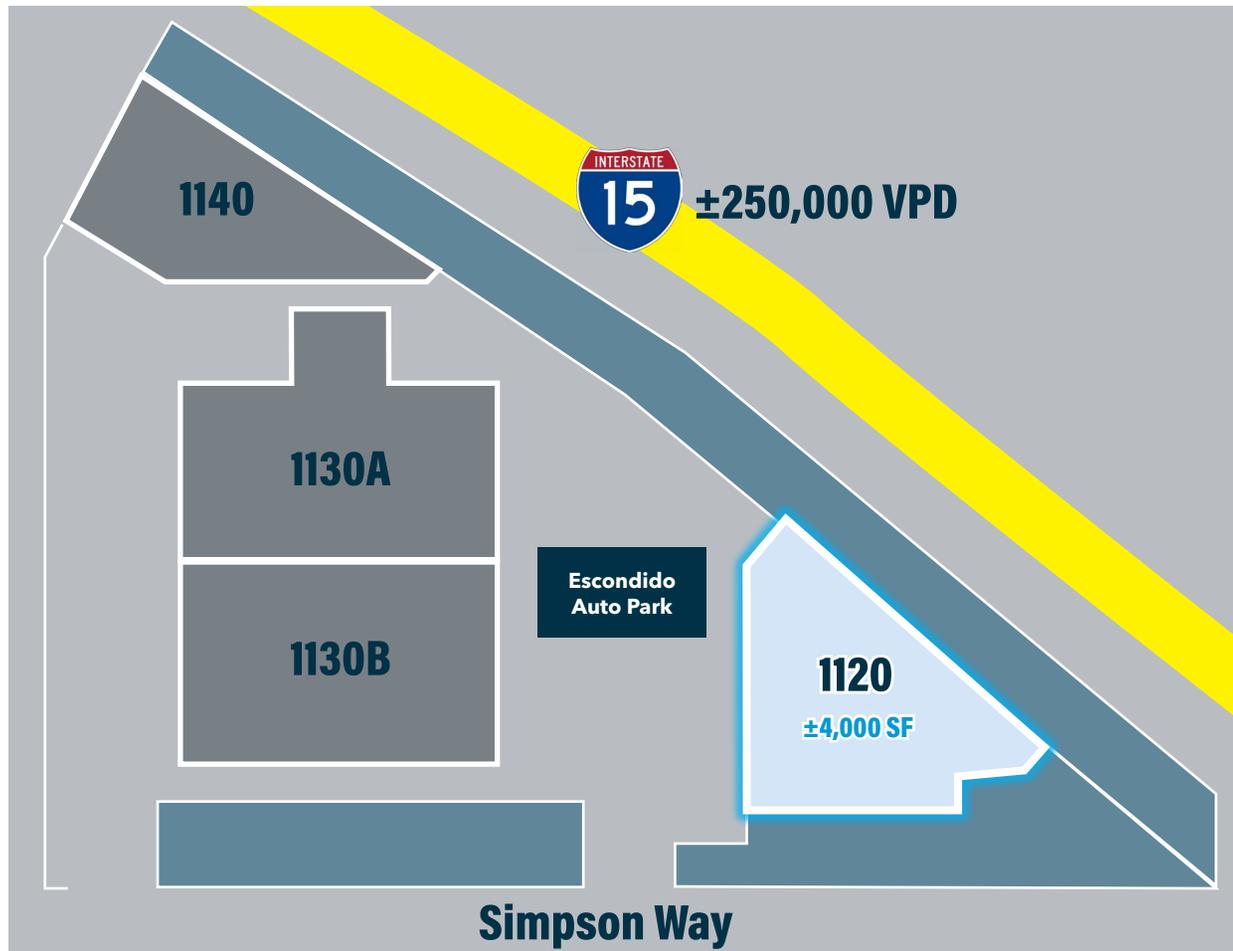


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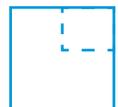
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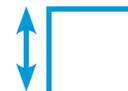
±4,000 SF Available For Lease



Warehouse with Grade-Level Loading



Office/2 Restrooms/Warehouse



14' Clear Height



35% Improved



Lease Rate: \$1.20/SF + NNN

Floor Plan

±4,000 SF



\$1.20/SF
+ NNN



Roll-up Door

WAREHOUSE

RR

RR

CONF.

Simpson Way

*Not to Scale

LOCATION

4 Minutes to **I-15**

5 Minutes to **CA-78**

14 Minutes to **CA-56**

20 Minutes to **McClellan-Palomar Airport**

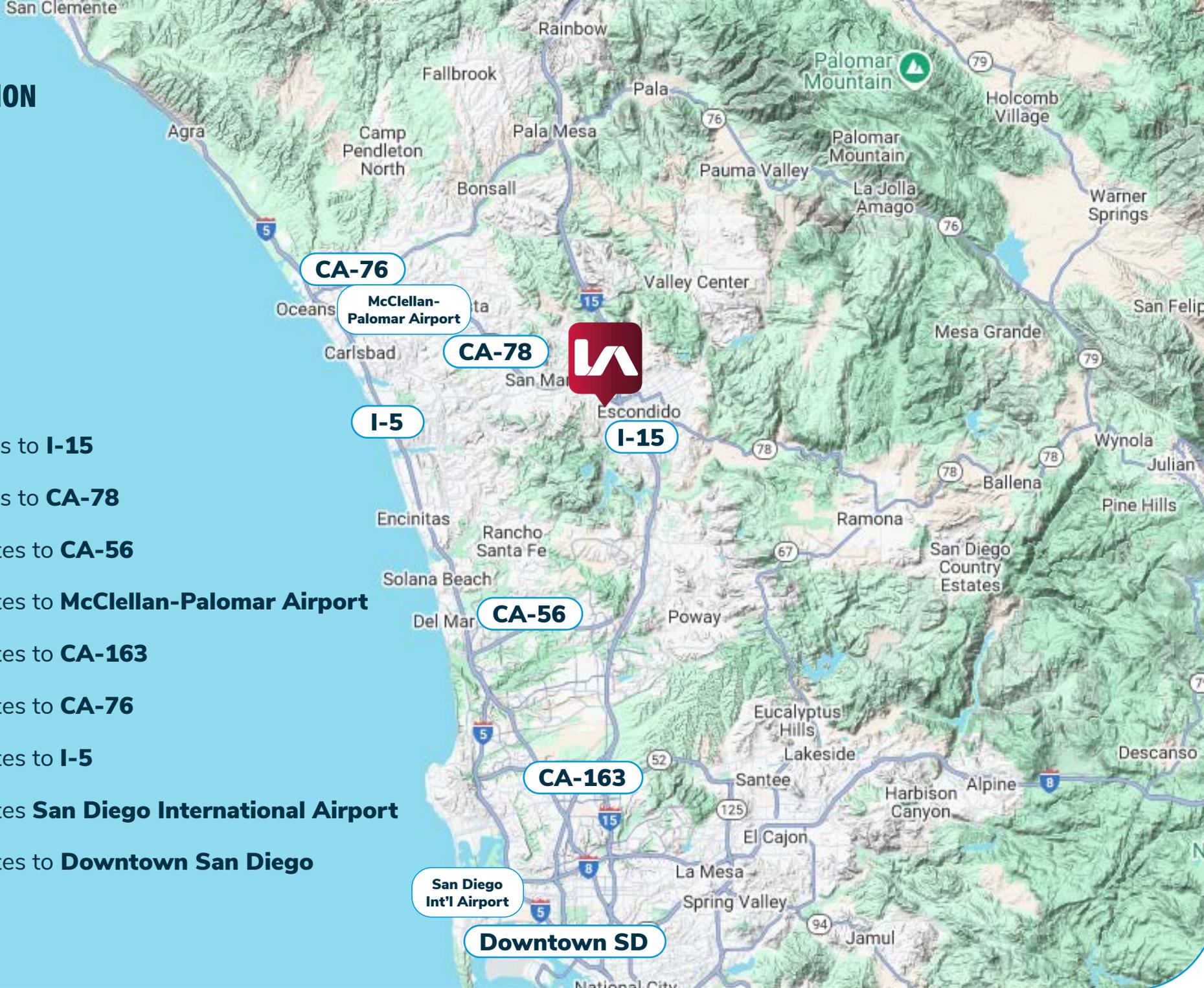
21 Minutes to **CA-163**

24 Minutes to **CA-76**

25 Minutes to **I-5**

53 Minutes **San Diego International Airport**

54 Minutes to **Downtown San Diego**



ESCONDIDO

ESCONDIDO, CALIFORNIA, nestled in the heart of San Diego County, is a vibrant city known for its unique blend of natural beauty and industrial prowess. The city's landscape is marked by a harmonious coexistence of industrial buildings and picturesque surroundings. With a diverse range of manufacturing and industrial facilities, Escondido plays a crucial role in Southern California's economy. Its industrial sector is driven by a diverse range of businesses, including electronics, aerospace, and food production. The city's strategic location, with easy access to major transportation routes and the bustling San Diego metropolitan area, makes it an attractive hub for industrial enterprises. These businesses contribute significantly to the local economy, providing employment opportunities and fostering economic growth.

Escondido's economy isn't solely defined by its industrial landscape; it also benefits from a burgeoning tourism sector. The city's appealing mix of cultural attractions, recreational opportunities, and a rich agricultural heritage draws visitors from near and far. The iconic San Diego Zoo Safari Park, vineyards, and historic downtown district offer an array of experiences that boost the local economy through tourism-related businesses, including hotels, restaurants, and entertainment venues. This diversification of the economy, with both industrial and tourism sectors, allows Escondido to maintain a robust and resilient economic foundation, ensuring the city's continued growth and prosperity.



150,627
POPULATION

\$94,534
AVERAGE HH INCOME

34.9
AVERAGE AGE

5,781
TOTAL BUSINESSES

54,550
TOTAL EMPLOYEES

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