

FOR SALE/LEASE

27,980 SF FREESTANDING INDUSTRIAL BUILDING

950 BORRA PLACE, ESCONDIDO, CA 92029





27,980 SF INDUSTRIAL BUILDING

LOADING

PARKING

INGRESS/
EGRESS

90% Climate Controlled Industrial/Manufacturing Building

Project Highlights

Freestanding Single Tenant Facility

- Highly preferred freestanding industrial building
- Private concrete parking lot
- Prominent cul-de-sac location

Quality Identity and Image

- Strong corporate image built in 1996
- Highly functional specialized manufacturing building
- Located within the Wineridge Business Park

Unique Amenities

- Excellent loading with three (3) grade level loading doors
- 90% climate controlled facility (all 15 HVAC units replaced in 2017)
- Approximately 4,000 SF of office
- Heavy Power: 1,200 amps, 277/480 V

Exceptional Location

- Located minutes from Interstate 15/Highway 78 Interchange
- Quick access to retail amenities, freeways and executive housing
- Strong nearby employee base with healthy demographics



Premises Overview

Address: 950 Borra Place, Escondido, CA 92029

Rentable SF: 27,980 SF

Office SF: 4,000 SF (14%)

Lot Size: 1.50 Acre Lot

Loading: Three (3) Grade Level Loading Doors

Power: 1,200 amps, 277/480 V

Clear Height: 24' Clear Height

Parking: Ample Parking

Zoning: M1 Zoning

HVAC: 90% Climate Controlled

Availability: April 1, 2025

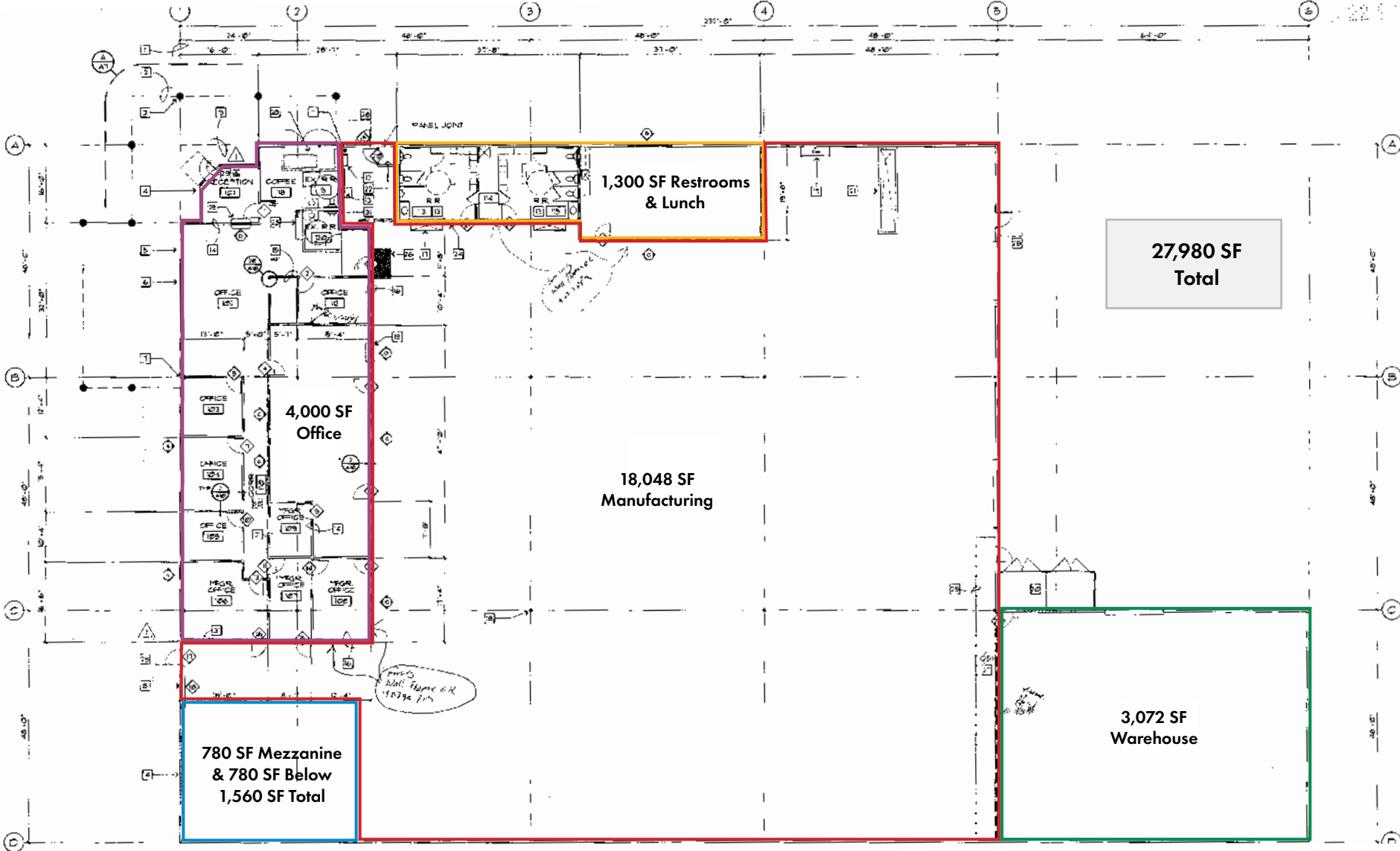
Lease Rate: \$1.45/SF NNN

Purchase Price: Contact Brokers For Pricing



Call agents to tour – Don't disturb tenant

Floor Plan



Property Photos



Aerial





Logos for Costco Wholesale, Starbucks, Cold Stone Creamery, Walmart, Kohl's, Subway, Crumbl Cookies, Jersey Mike's Subs, KFC, and Taco Bell.

Logos for Lowe's, Denny's, CarMax, and O'Reilly Auto Parts.

Logos for The Home Depot, Albertsons, Wendy's, Pollo Loco, HomeGoods, BevMo!, and AutoZone.

Logos for Panera Bread, Target, T.J. Maxx, Five Below, Planet Fitness, Dick's Sporting Goods, Bob's Furniture, Applebees, and Ross Dress for Less.

Subject Property



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Isaac Little

ilittle@lee-associates.com

760.929.7862

CalDRE #01702879

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalDRE #01773106

