



FOR SALE OR LEASE

42,333 SF Corporate Image Industrial Building with Yard

2057 Aldergrove Avenue | Escondido, CA 92029



# 42,333 SF Corporate Image Industrial Building with Yard

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**FREESTANDING INDUSTRIAL BUILDING WITH PAVED YARD**

42,333 SF

Building Size

±6,400 SF

Office

2.49 AC

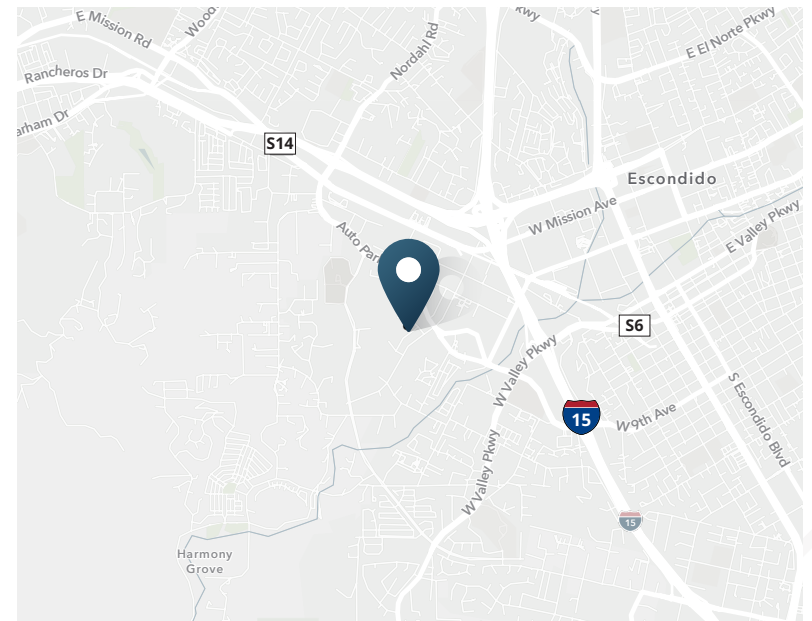
Lot

Contact  
Broker

Sale Price/Lease Rate

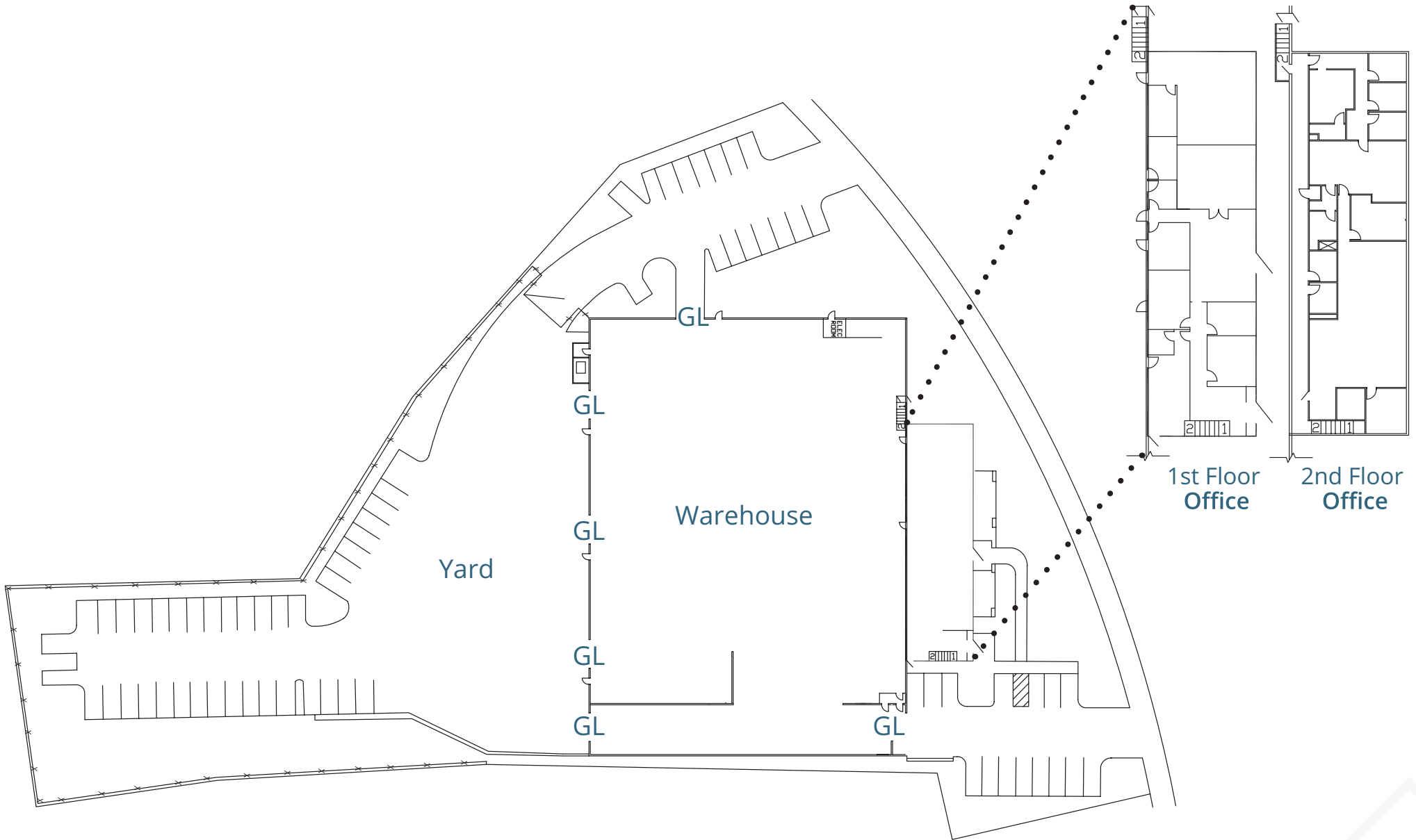
## PROPERTY HIGHLIGHTS

- 42,333 SF building
- 2.49 acre lot with
- Concrete yard
- 6 oversized grade-level doors
- Approximately 6,400 SF office
- Heavy power
- 27' clear height
- 95 parking spaces
- Contact broker for availability



# Floor Plan

2057 Aldergrove Avenue | Escondido, CA 92029



# Site Aerial

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# Escondido Submarket

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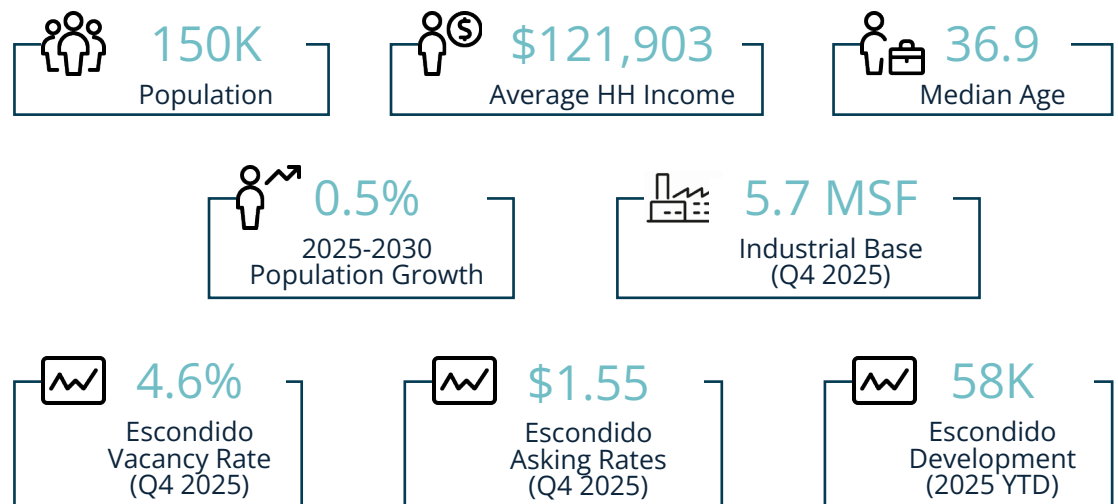


## ESCONDIDO SUBMARKET

Set within a broad valley in the coastal mountains of Southern California, Escondido, Spanish for “hidden”, is located approximately 18 miles inland, 30 miles northeast of San Diego, and 100 miles south of Los Angeles. Framed by rolling hills and historic avocado and citrus groves, Escondido offers a diverse, dynamic environment that blends small-town character with metropolitan energy.

From technology and life sciences to communications and advanced industries, North County is where innovation meets lifestyle. Along the forward-thinking communities of the Highway 78 Corridor, creative leaders and entrepreneurs in Escondido converge to build a walkable, live-work-play environment. With a revitalized downtown district, Escondido is a vibrant urban hub where talent, ideas, and opportunity come together. Escondido offers a compelling environment for growth and is where the next generation of innovation takes shape.

## AREA DEMOGRAPHICS





**SRS Real Estate Partners**  
215 Highway 101, Suite 209  
Solana Beach, CA 92075

**Hank Jenkins**

*Vice President*

602.882.0138

hank.jenkins@srsre.com

CA License No. 01981328

**Mike Erwin, SIOR, MBA**

*Executive Vice President*

760.807.0909

mike.erwin@srsre.com

CA License No. 01242826

**Tucker Hohenstein, SIOR, MBA**

*Executive Vice President*

858.336.4104

tucker.hohenstein@srsre.com

CA License No. 00999360

**SRSRE.COM/Industrial**

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