

Lake Center Business Park

1533 Simpson Way, Escondido CA 92029



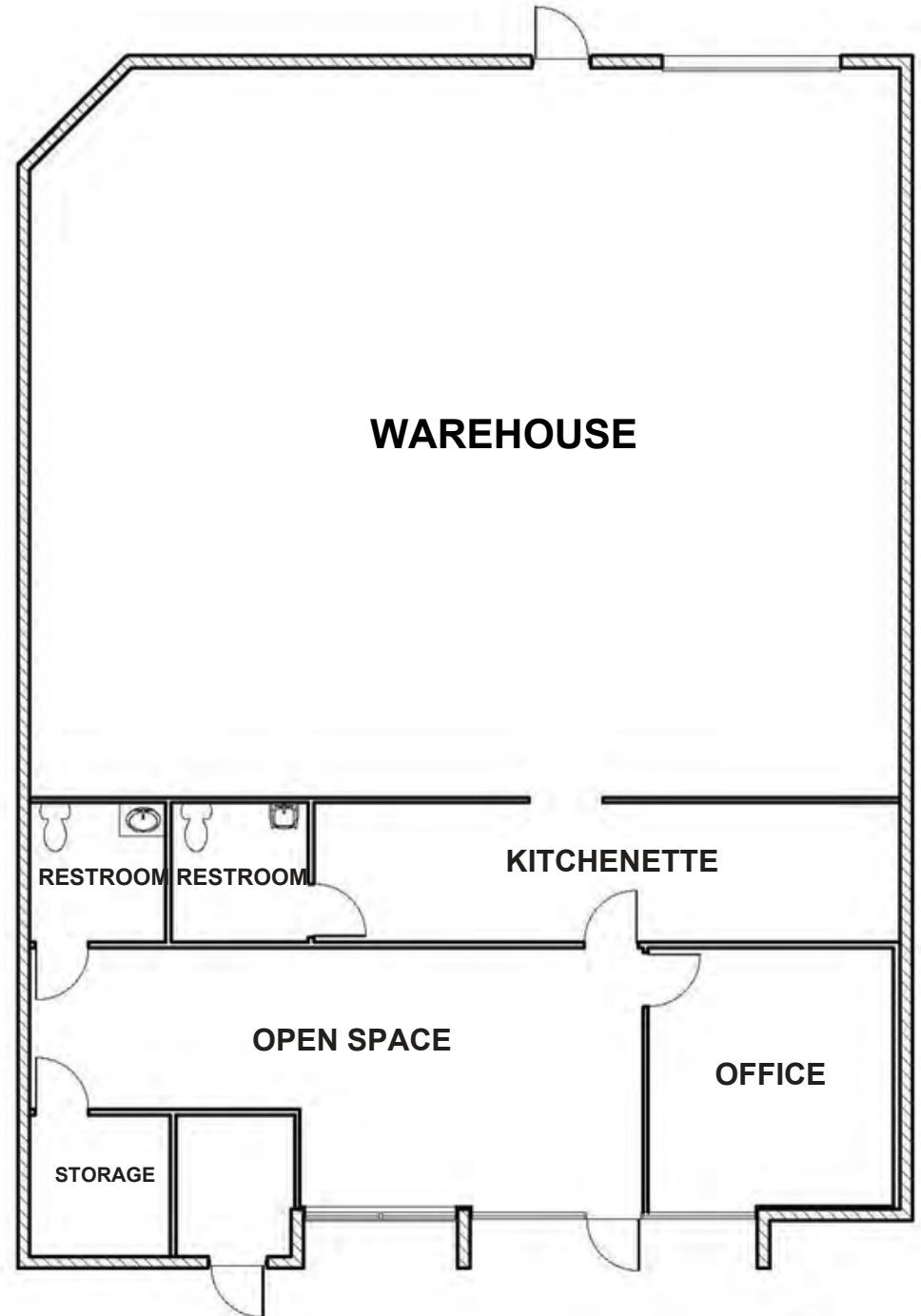
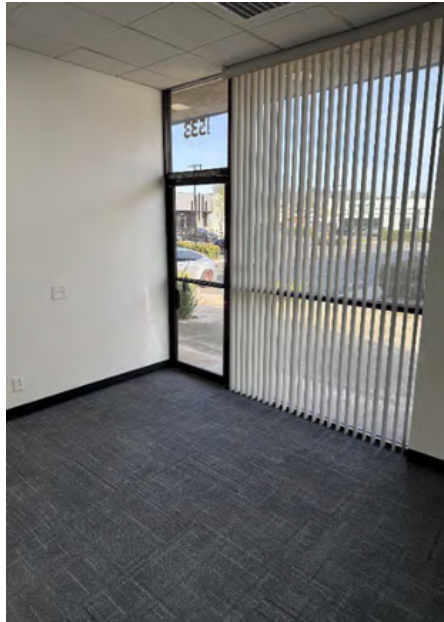
Industrial/Office Condo For Sale Or Lease

± 3,316 SF Space with 3 Lease Options



Space Features

- $\pm 3,316$ SF - 70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
- Office area includes 1 private office, storage room, open space & bathroom
- Warehouse area includes kitchenette, break area & bathroom
- **Asking Sales Price: \$1,150,000**
- **Asking Lease Rate: \$1.60/SF**



Space plan not to scale; for reference purposes only

Property Highlights

- Excellent proximity to I-15 and Hwy 78
- Space is 70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
- Office area included 1 private office, storage room, open space & bathroom
- Warehouse area included kitchenette, break area and restroom
- Lease Space Options:
 - Option 1: Entire 3,316 SF Warehouse/Office
 - Option 2: 976 SF - Office Space + Restroom
 - Option 3: 825 SF - Office Space + Restroom



1533 SIMPSON WAY

Address



±3,316 SF

Rentable Area



INDUSTRIAL CONDO

Space Type



232-440-39

APN

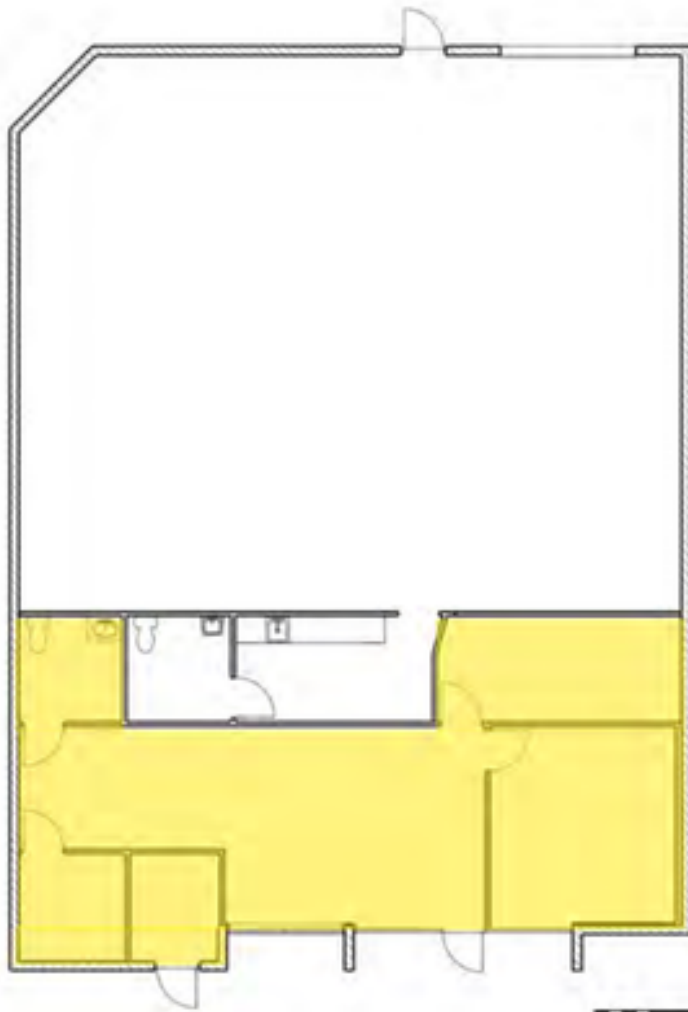


\$1,150,000 (\$347/SF)

Asking Price

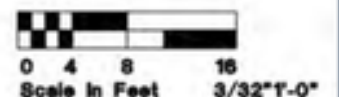
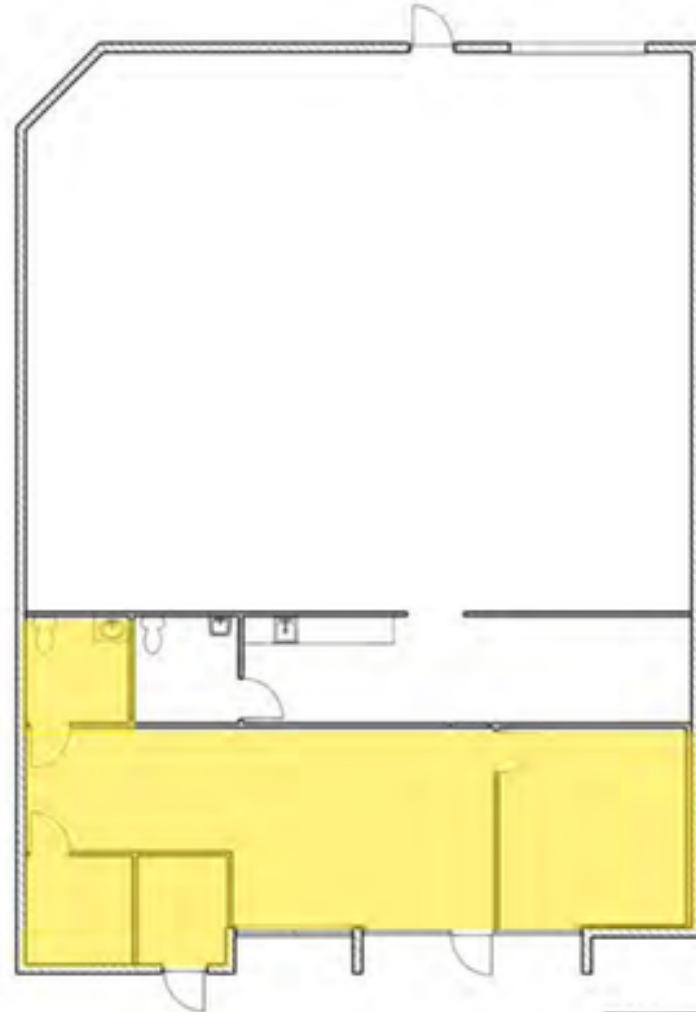
Space Features

Option 2 - 976 SF



1533 Simpson Way

Option 3 - 825 SF



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Space plan not to scale; for reference purposes only

Office Area Features

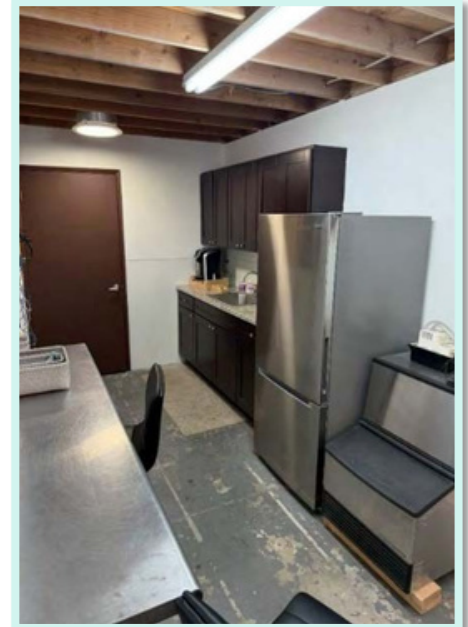
Open Space



Private Office



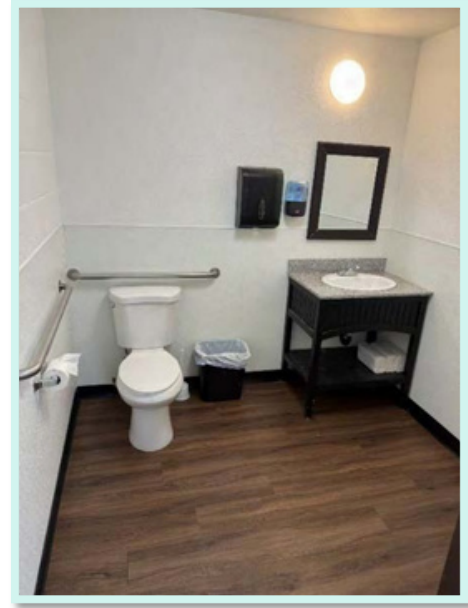
Kitchenette



Storage Room



Rest Room



Warehouse Features

Loading/Delivery

10-ft x 12-ft Grade-level Roll up Door

Clear Height

16-ft



Get in Touch.

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1533

Simpson Way

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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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