

FOR SALE

±8,087 SF FREESTANDING INDUSTRIAL BUILDING

2128  
AUTO PARK WAY  
ESCONDIDO, CA 92029



ALEX JIZE, SIOR

Vice President | Partner

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**Voit**

REAL ESTATE SERVICES

2128 Auto Park Way is an approximately 8,087 square foot freestanding building on a 0.56 acre lot. The subject property is within close proximity to both the Highway 78 and the Interstate 15 freeways.

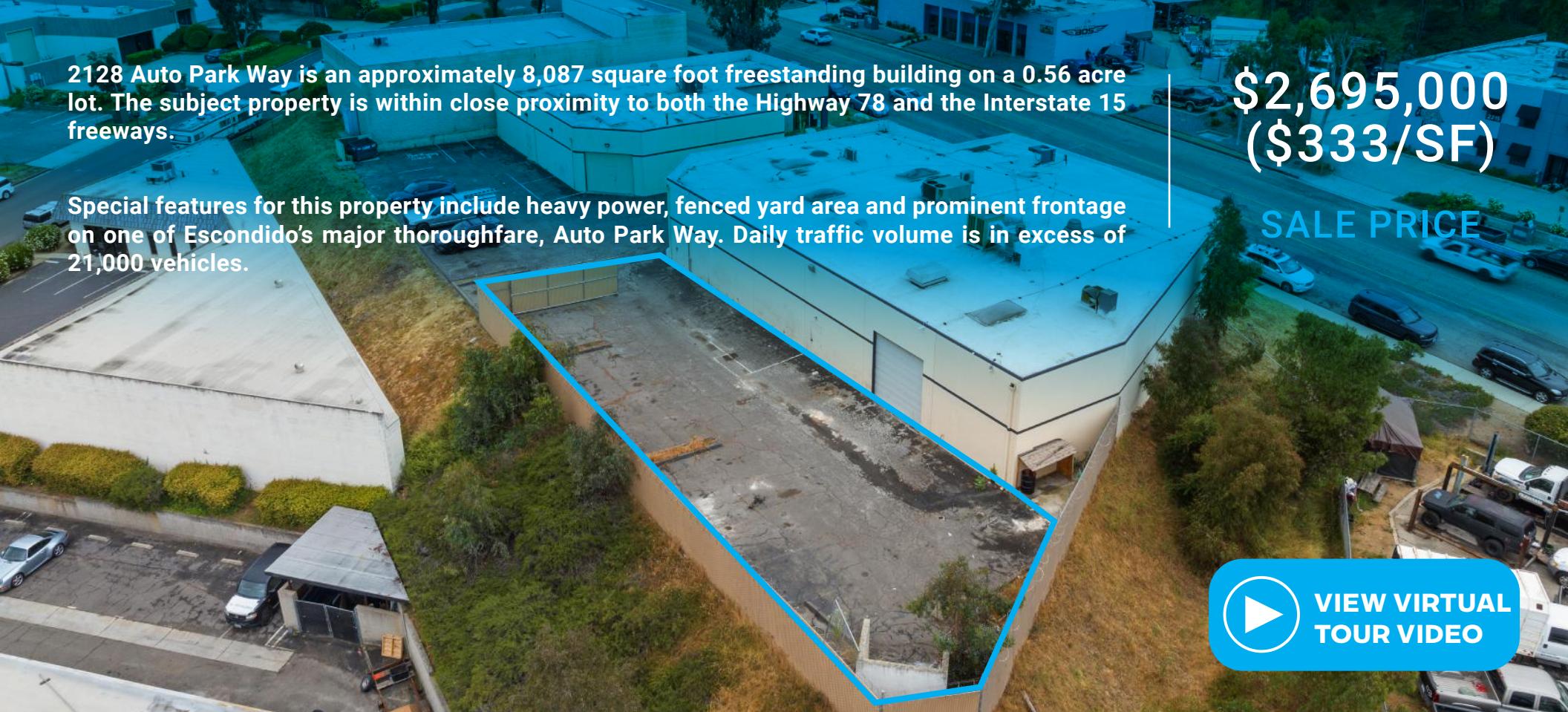
**\$2,695,000  
(\$333/SF)**

Special features for this property include heavy power, fenced yard area and prominent frontage on one of Escondido's major thoroughfare, Auto Park Way. Daily traffic volume is in excess of 21,000 vehicles.

**SALE PRICE**



**VIEW VIRTUAL  
TOUR VIDEO**



## BUILDING SPECIFICATIONS



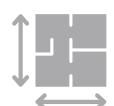
**600A/208V/3 Phase\***  
Heavy Power



**Light Industrial (M-1)**  
Zoning



**Fenced Yard**  
Features



**0.56 AC (24,393 SF)**  
Lot Size



**2**  
Grade Level Roll-Up Doors



**Bonus Mezzanine**  
Special Features



**Single or Dual**  
Tenancy



**0.37**  
Floor Area Ratio (FAR)



**1980**  
Year Built

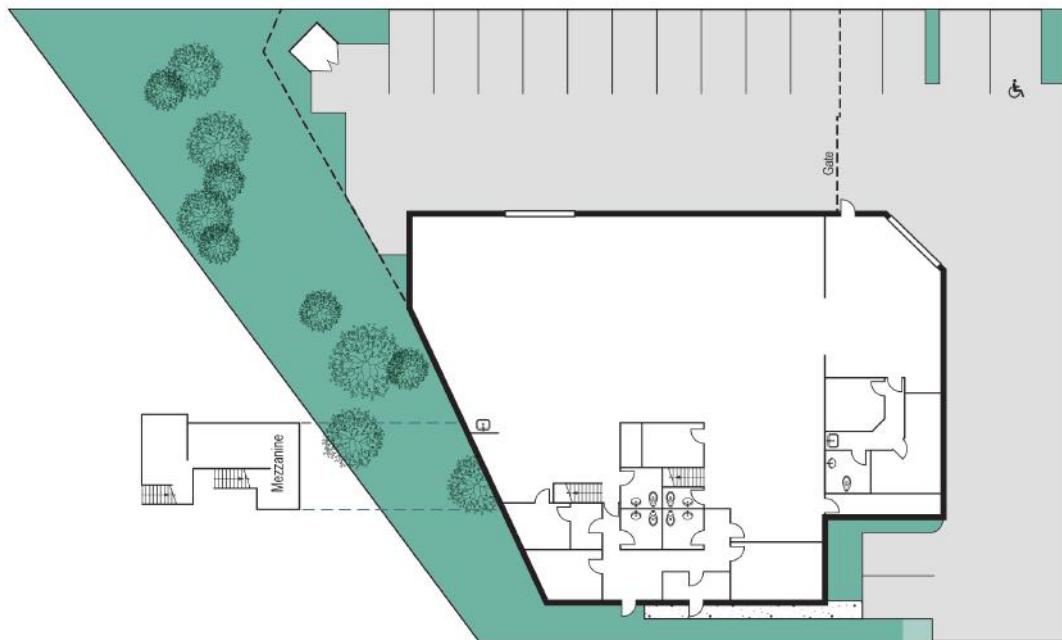


**18'**  
Ceiling Height

*\* To be verified by Buyer's electrician*



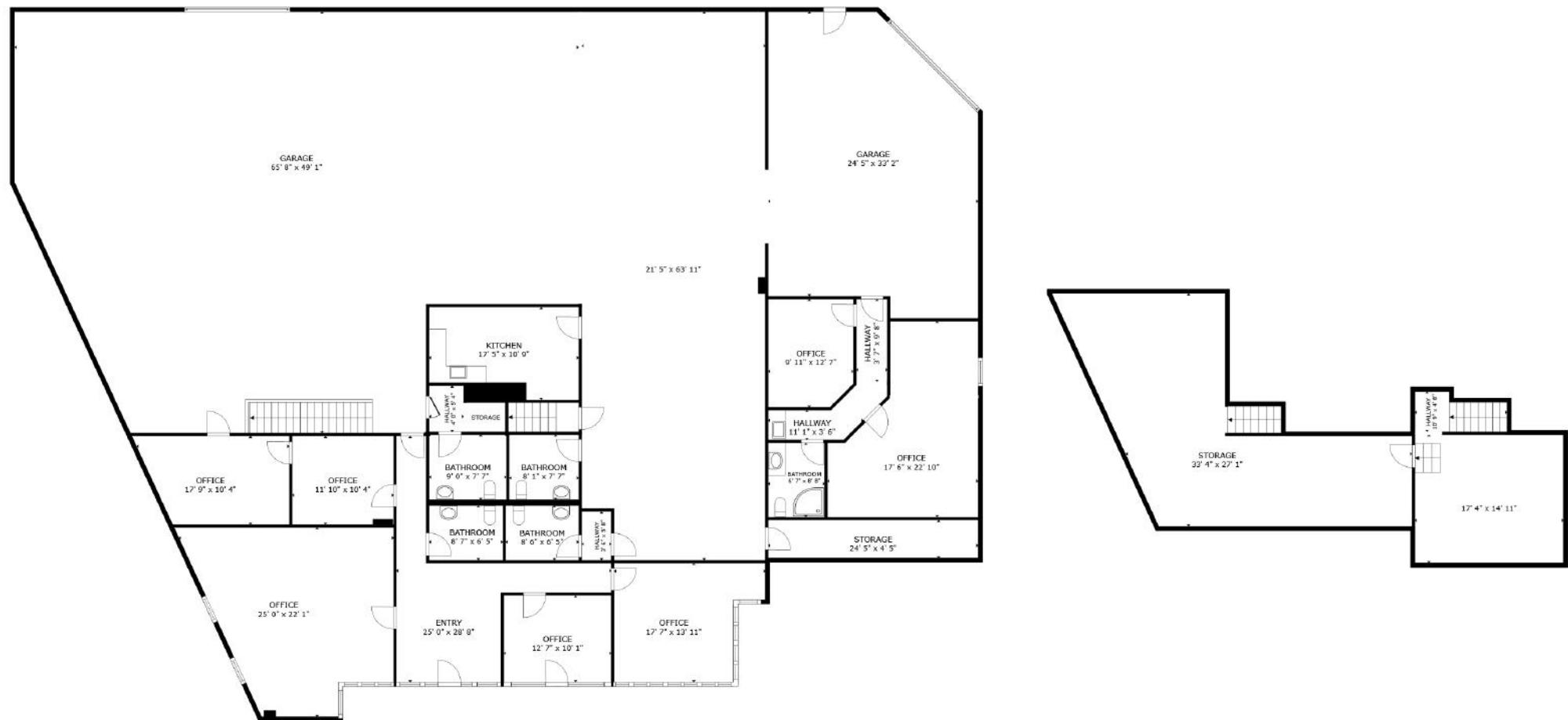
## SITE PLAN



AUTO PARK WAY

*\*Floor plan not to scale*

# FLOOR PLAN



1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

*\*Floor plan not to scale*

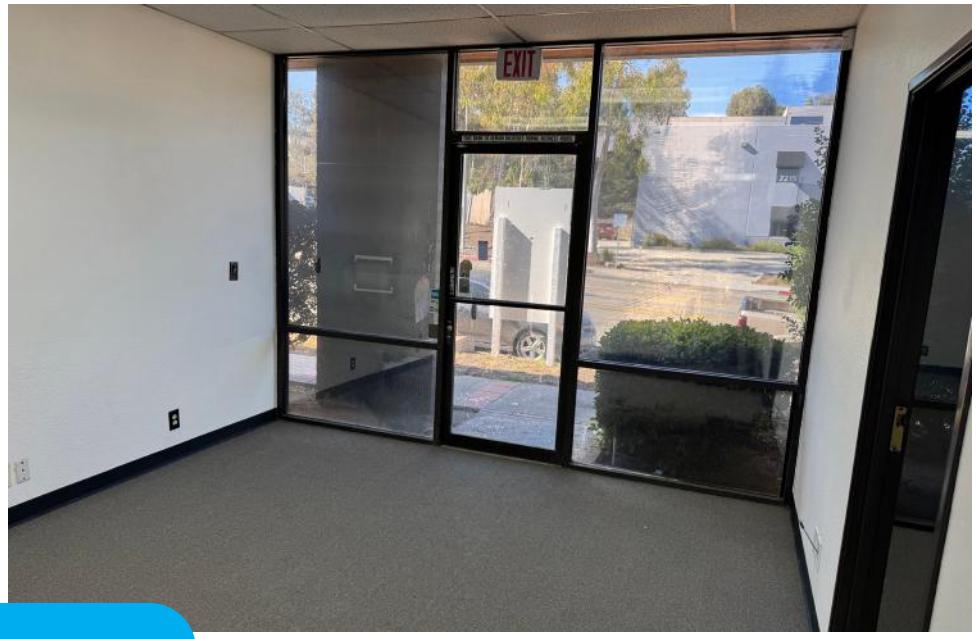
# AERIAL VIEW



# SECURED FENCED YARD



# INTERIOR PHOTOS



 [VIEW VIRTUAL TOUR VIDEO](#)





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REAL ESTATE SERVICES