

INDUSTRIAL SUITES FOR LEASE



STATE PLACE BUSINESS PARK

300-398 STATE PLACE - ESCONDIDO, CA 92029

property description

- Class A, multi-tenant business park
- Concrete block construction
- Grade-level loading
- Excellent access to HWY 78 and I-15
- Individual addresses
- Proximity to major retail and restaurants
- Locally owned and managed
- Cox Cable Internet



| Address | SF | Office SF | Roll-Up Doors | Power | Rate/Month | Availability |
|---------------------|-------|-----------|---------------|----------|-----------------------------|----------------|
| 318 State Place | 1,229 | 818 | 1 (10'x12') | 100 Amps | \$1.30/SF + NNN (\$0.52/SF) | Now |
| 340-342 State Place | 2,410 | 839 | 1 (10'x12') | 200 Amps | \$1.30/SF + NNN (\$0.52/SF) | Now |
| 344 State Place | 1,207 | 527 | 1 (10'x12') | 100 Amps | \$1.30/SF + NNN (\$0.52/SF) | Now |
| 340-344 State Place | 3,617 | 1,366 | 2 (10'x12') | 300 Amps | \$1.25/SF + NNN (\$0.52/SF) | Now |
| 350-352 State Place | 2,393 | 1,502 | 2 (10'x12') | 200 Amps | \$1.25/SF + NNN (\$0.52/SF) | May 1, 2026 |
| 354 State Place | 1,205 | 511 | 1 (10'x12') | 100 Amps | \$1.30/SF + NNN (\$0.52/SF) | August 1, 2026 |

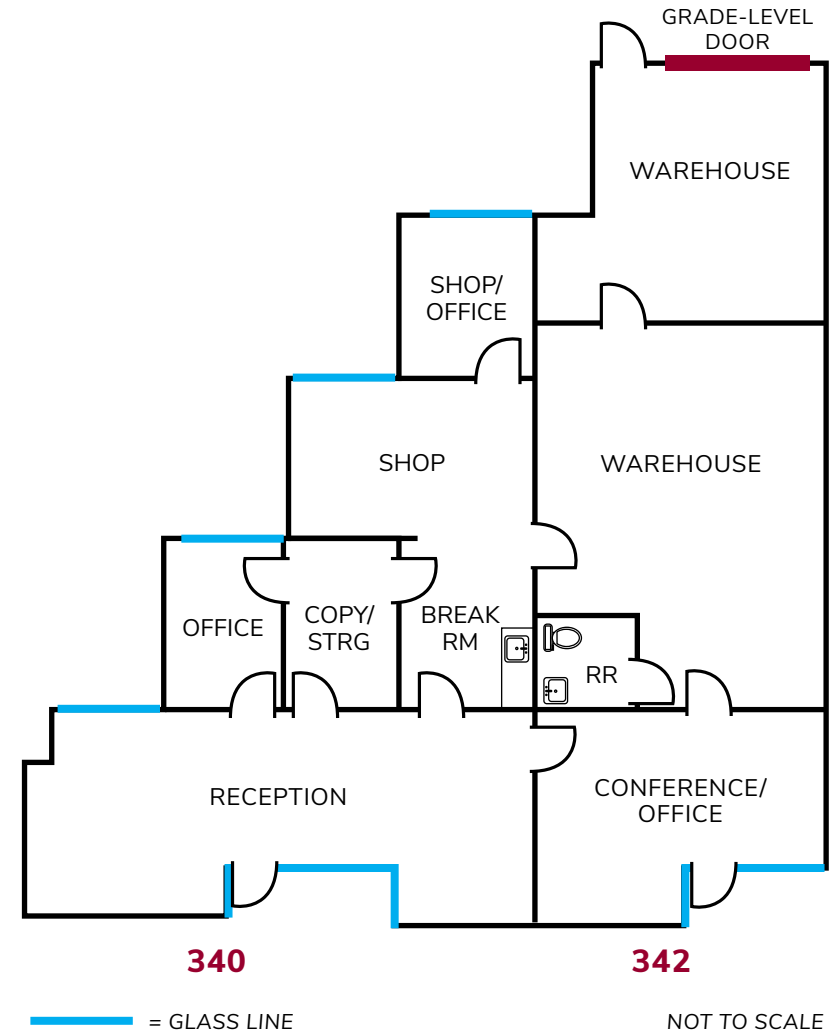


| SUITE DESCRIPTION | |
|--------------------------|--|
| BUILDING ADDRESS: | 318 State Place |
| SQUARE FEET: | 1,229 SF |
| LEASE RATE: | \$1.30/SF + NNN (\$0.52/SF) |
| COMMENTS: | Open office area, reception, restroom, and warehouse with one grade-level door |
| AVAILABILITY: | Now |



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

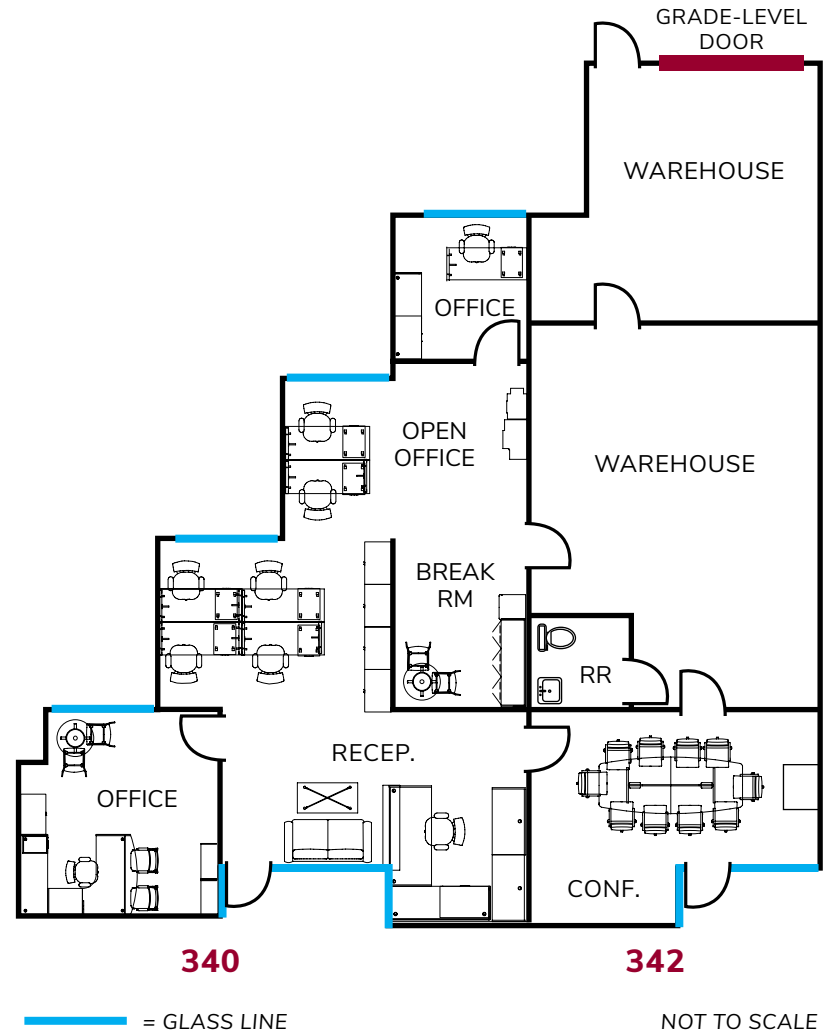
| SUITE DESCRIPTION | |
|--------------------------|---|
| BUILDING ADDRESS: | 340-342 State Place |
| SQUARE FEET: | 2,410 SF |
| LEASE RATE: | \$1.30/SF + NNN (\$0.52/SF) |
| COMMENTS: | Reception, office, conference room/ office, shop/office, shop, break room, restroom, open office, and warehouse with one grade-level door |
| AVAILABILITY: | Now |



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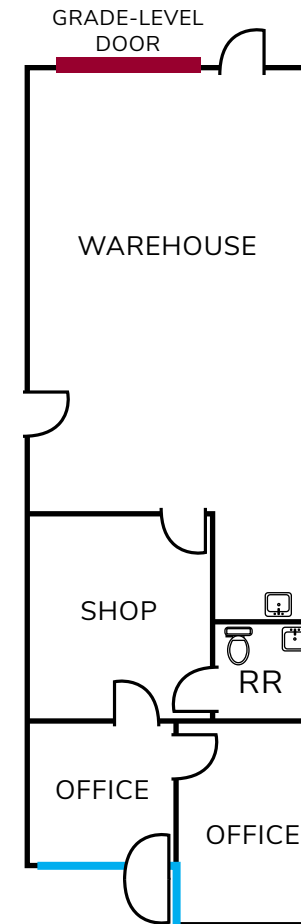
| SUITE DESCRIPTION | |
|--------------------------|--|
| BUILDING ADDRESS: | 340-342 State Place |
| SQUARE FEET: | 2,410 SF |
| LEASE RATE: | TBD + NNN (\$0.52/SF) |
| COMMENTS: | Reception, office, conference room/office, break room, restroom, and warehouse with one grade-level door |
| AVAILABILITY: | 30 Days |

CONCEPTUAL FLOOR PLAN



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| SUITE DESCRIPTION | |
|--------------------------|--|
| BUILDING ADDRESS: | 344 State Place |
| SQUARE FEET: | 1,207 SF |
| LEASE RATE: | \$1.30/SF + NNN (\$0.52/SF) |
| COMMENTS: | Two offices, shop, restroom, and warehouse with one grade-level door |
| AVAILABILITY: | Now |



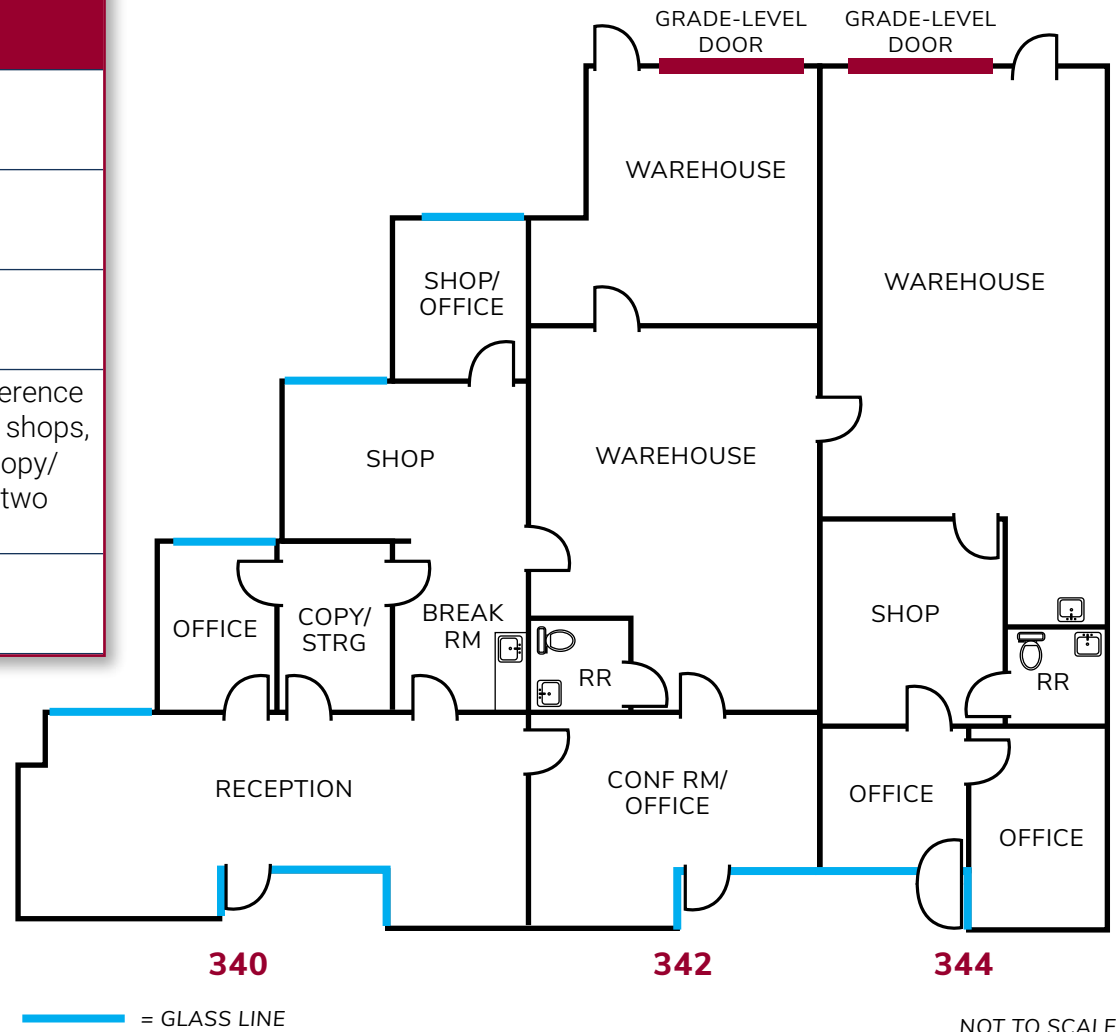
344

NOT TO SCALE

— = GLASS LINE


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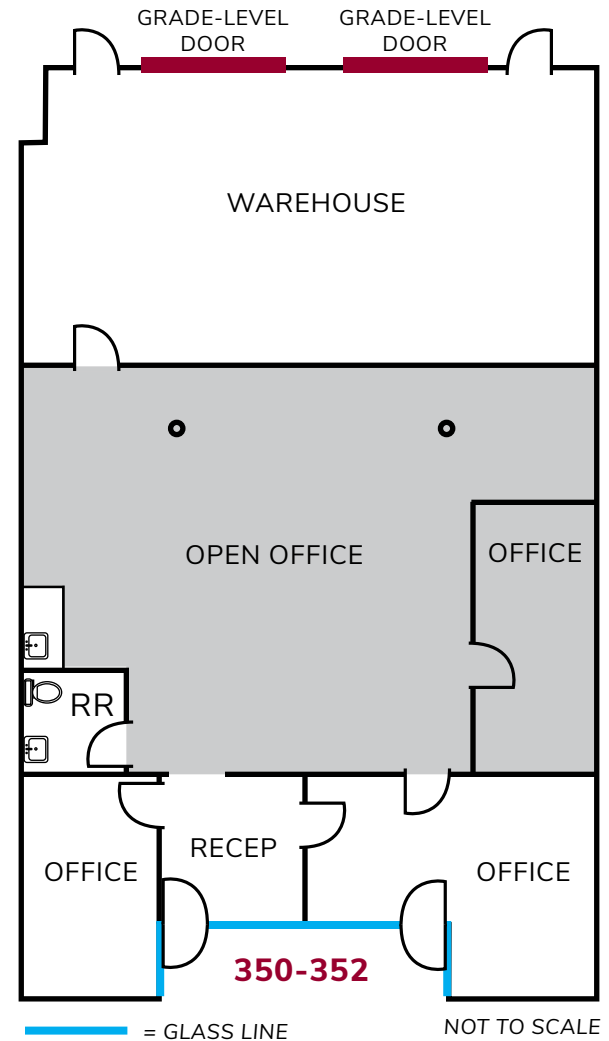
| SUITE DESCRIPTION | |
|--------------------------|---|
| BUILDING ADDRESS: | 340-344 State Place |
| SQUARE FEET: | 3,617 SF |
| LEASE RATE: | \$1.25/SF + NNN (\$0.52/SF) |
| COMMENTS: | Reception, three offices, conference room/office, shop/office, two shops, break room, two restrooms, copy/storage, and warehouse with two grade-level doors |
| AVAILABILITY: | Now |



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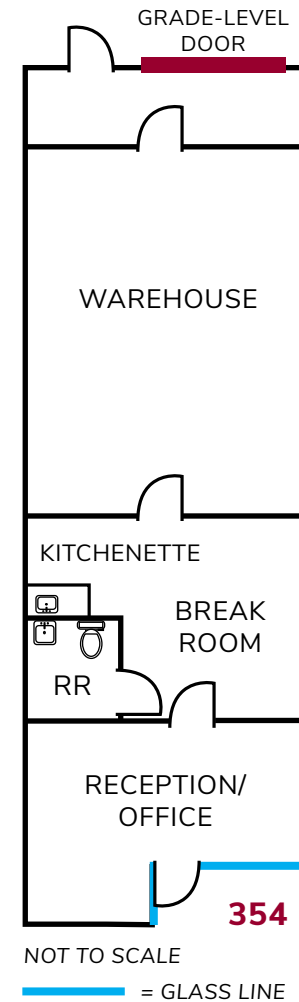
| SUITE DESCRIPTION | |
|--------------------------|--|
| BUILDING ADDRESS: | 350-352 State Place |
| SQUARE FEET: | 2,393 SF |
| LEASE RATE: | \$1.25/SF + NNN (\$0.52/SF) |
| COMMENTS: | Three offices, restroom, open office, and warehouse with two grade-level doors |
| AVAILABILITY: | May 1, 2026 |

 NOTE: Shaded area can be removed to expand warehouse space



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| SUITE DESCRIPTION | |
|--------------------------|--|
| BUILDING ADDRESS: | 354 State Place |
| SQUARE FEET: | 1,205 SF |
| LEASE RATE: | \$1.30/SF + NNN (\$0.52/SF) |
| COMMENTS: | Break room, kitchenette, reception/office, restroom, and warehouse with one grade-level door |
| AVAILABILITY: | August 1, 2026 |



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