

301 ENTERPRISE ST | SUITE 2
Escondido, CA 92029

3,004 SF FLEX SUITE FOR LEASE

HIGH QUALITY OFFICE IMPROVEMENTS (2/3) • CLIMATE CONTROLLED WAREHOUSE (1/3)

MINIMUM
FINE \$250



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES

For more information, please contact:

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PROPERTY HIGHLIGHTS

- High quality, high image flex suite with 65% custom office. Office is above standard (built by owner for their own use previously)
- Warehouse is insulated and cooled
- Oversized 14' wide roll-up door
- Private back area near truck loading allows for small storage/staging location
- Responsive, local ownership
- **Lease rate: \$1.40/sf MG (CAM charge = \$0.11/sf/month)**





