

# AVAILABLE FOR SALE

±3,815 SF INDUSTRIAL BUILDING ON A 0.26 ACRE LOT



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**Voit**  
REAL ESTATE SERVICES

# BUILDING FEATURES



**BUILDING ADDRESS :**

2332 Auto Park Way  
Escondido, CA 92029

**BUILDING TYPE :**

Industrial

**TOTAL BUILDING SF :**

3,815 SF

**FAR :**

30%

**LOT SIZE :**

0.26 AC (11,291 SF)

**ASSESSOR'S PARCEL NUMBER :**

232-410-09-00

**ZONING :**

M1, Escondido

**PARKING :**

6 Surface Spaces

**POWER\* :**

200 Amps 3-Phase 208V

**YEAR BUILT :**

1974

**GRADE LEVEL ROLL-UP DOORS :**

2

**SPECIAL FEATURES :**

- Permitted Paint Booth
- Signalized Hard Corner
- Auto Park Way Frontage
- Auto Uses Permitted

*PLEASE DO NOT DISTURB TENANT. CONTACT BROKER TO TOUR.*

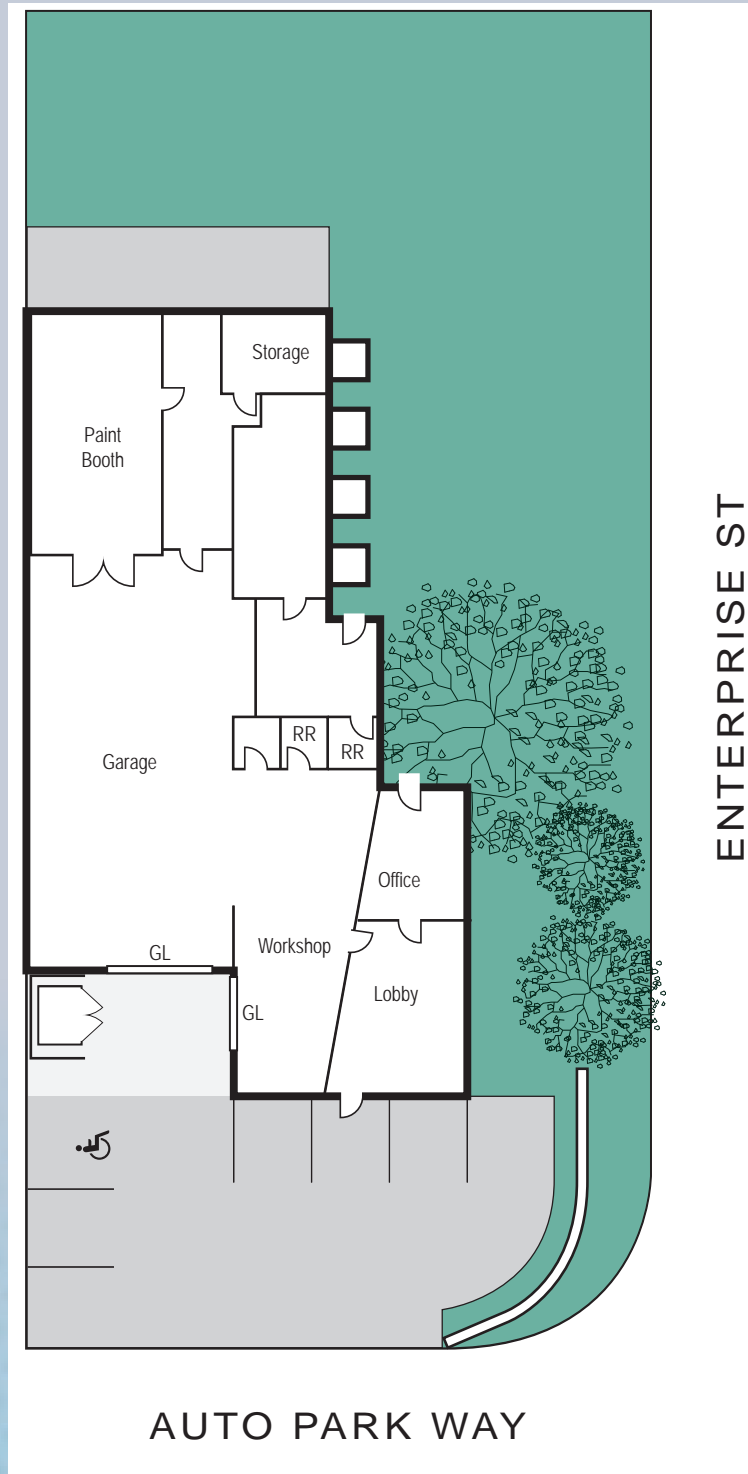
\* Buyer to verify Power with Electrician

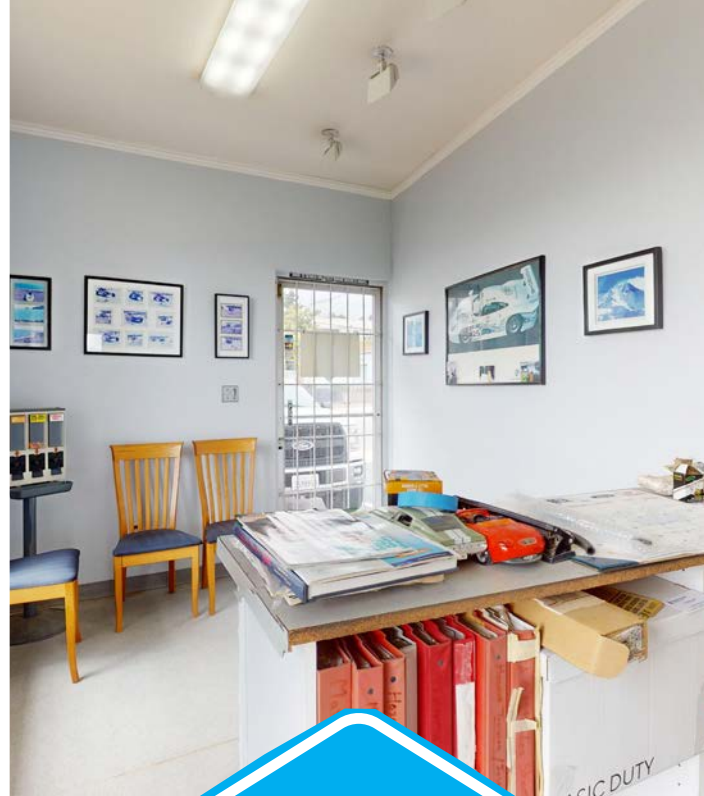
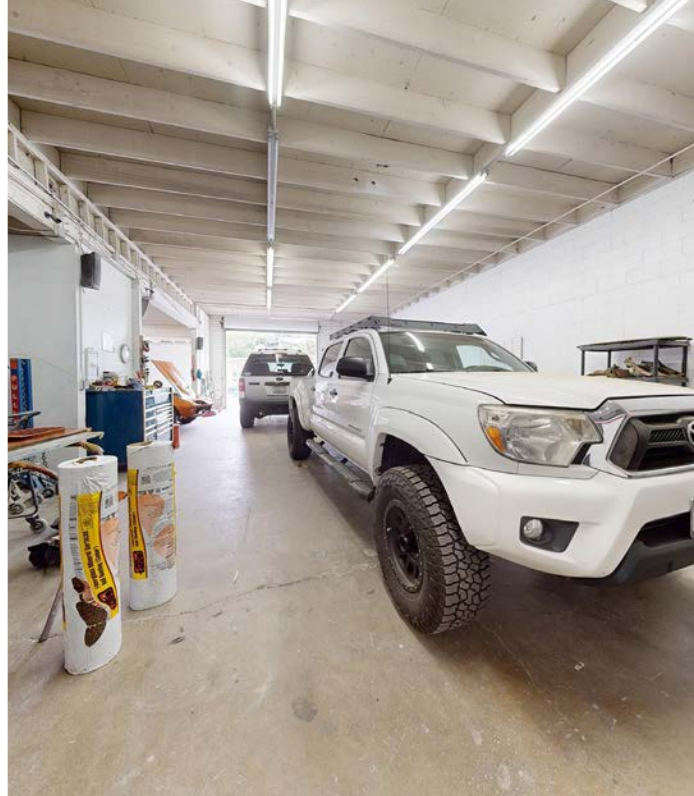
**SALE PRICE: \$1,250,000**



# FLOOR PLAN

- » 3,815 SF Building
- » 0.26 AC Lot Size
- » 2 Grade Level Roll-Up Doors
- » 6 Surface Parking Spaces
- » Permitted Paint Booth
- » Signalized Hard Corner
- » Auto Uses Permitted





2332  
AUTO PARK WAY  
ESCONDIDO, CA 92029





**SITE**

**2332**  
**AUTO PARK WAY**  
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