

For Lease | Industrial & Flex

SIMPSON BUSINESS PARK



1305, 1309, 1313 & 1317 Simpson Way | ESCONDIDO 92029

CPP

COMMERCIAL
PACIFIC
PROPERTIES

NORDAHL RD



WEST MISSION RD

WEST MISSION RD

ROCK SPRINGS RD

CENTRE CITY PKWY

SIMPSON BUSINESS PARK

AUTO PARK WAY

WEST WASHINGTON AVE



MOSSY AUTOMOTIVE GROUP



ESCONDIDO PROMENADE

Site Plan

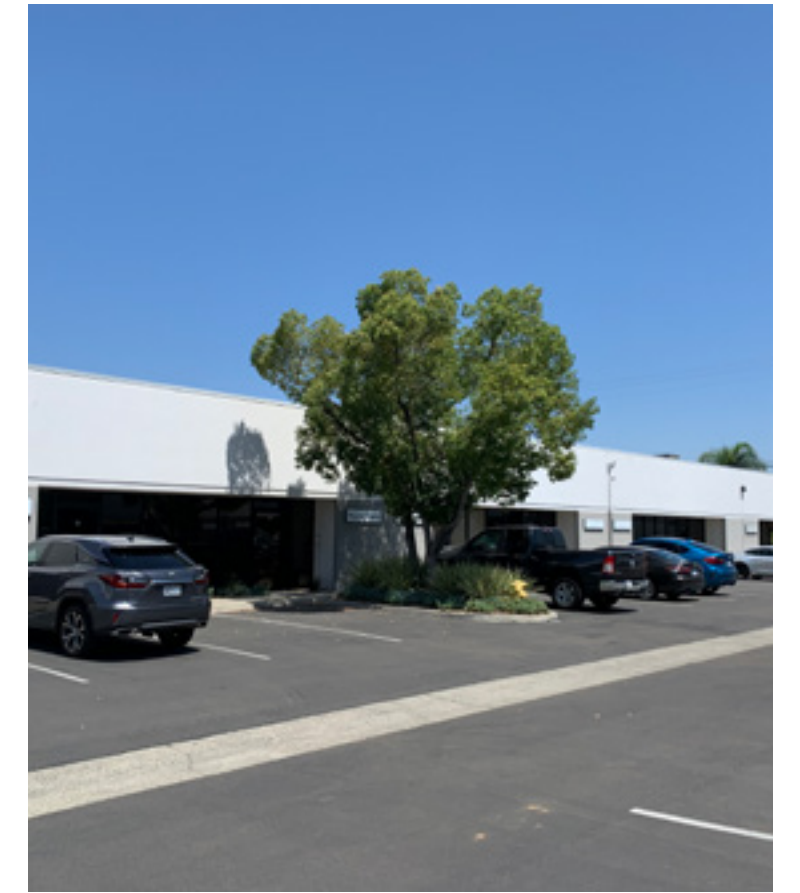
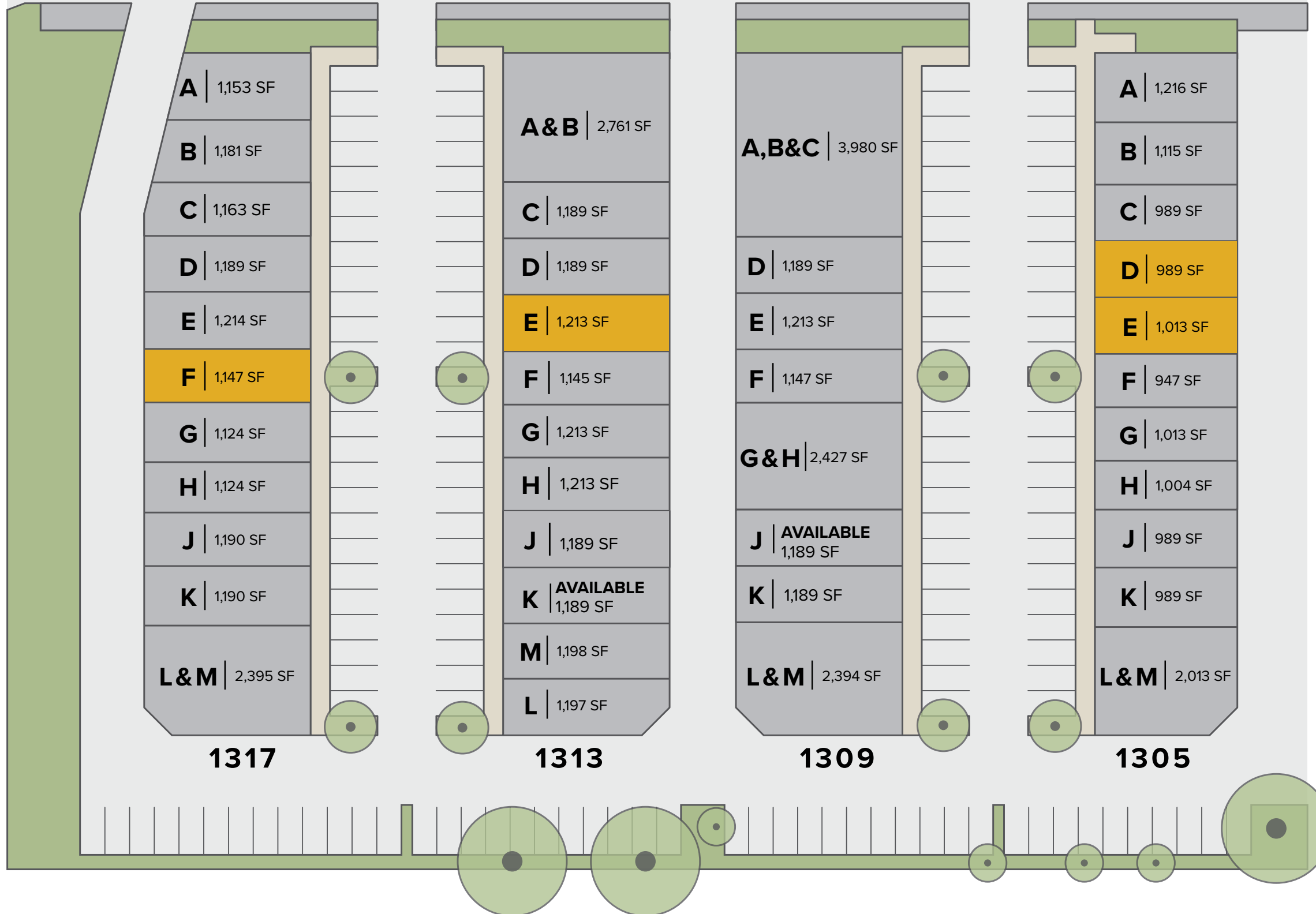
AVAILABILITY CHART

ADDRESS	UNIT #	SIZE	IMPROVED %	SUITE DESCRIPTION	BASE RENT/SF	CAM/SF	AVAILABILITY
1317 SIMPSON WAY	F	1,147 SF	70%	Reception, 3 private offices, RR, and warehouse	\$1.35/SF	\$0.15/SF	Now
1313 SIMPSON WAY	E	1,213 SF	30%	Reception, 1 private office, RR, and warehouse	\$1.35/SF	\$0.15/SF	Now
1305 SIMPSON WAY	D	989 SF	70%	Reception, 1 private office, RR, and warehouse	\$1.35/SF	\$0.15/SF	September 1, 2024
1305 SIMPSON WAY	E	1,013 SF	75%	Reception, 3 offices, RR, and warehouse	\$1.35/SF	\$0.15/SF	September 1, 2024

PROPERTY DETAILS

Property Address	1305, 1309 1313 & 1317 Simpson Way, Escondido
# of Stories	100% Ground Floor SF
Construction Type	Concrete Tilt Up
Average (%) Improved	15 -25%
Loading	10' x 10' grade level loading doors
Mechanical Systems	HVAC in office areas
Warehouse Clear Height	14' minimum clear height
Gas Service	Stubbed to each building
Zoning	M2 (Heaviest Industrial zone in Escondido)
Excellent Parking	2.44/1,000 square feet
Private Restrooms	Each unit has a private restroom
3 Phase Power	100-200 amps, 120/208 volt panel per unit
Electricity	Each unit is separately metered
Trash & Water	Included as part of CAM Fee

SIMPSON WAY



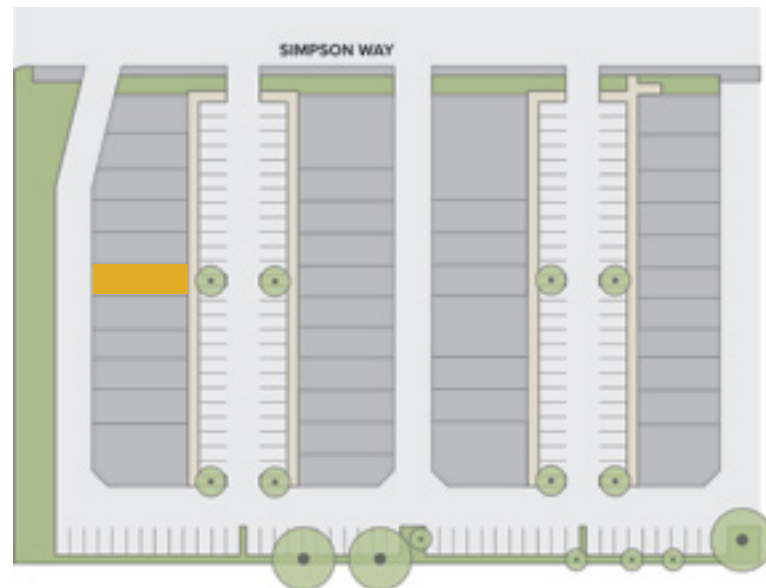
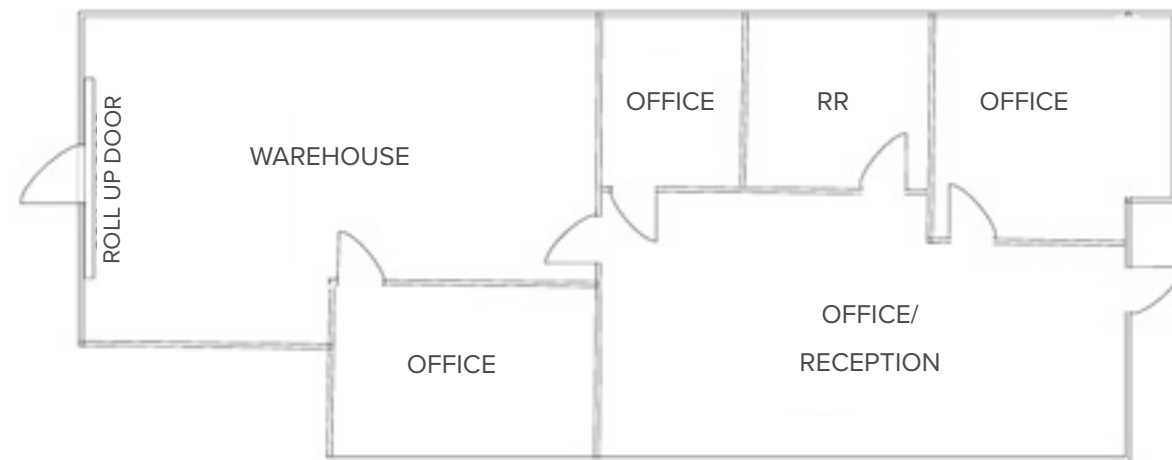
Available Suite

SUITE F-1317

Space Details:

- ADDRESS: 1317 Simpson Way
- UNIT #: Suite F
- SIZE: 1,147 SF
- IMPROVED %: 70%
- SUITE DESCRIPTION: Reception, 3 private offices, RR, & warehouse

- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: Now



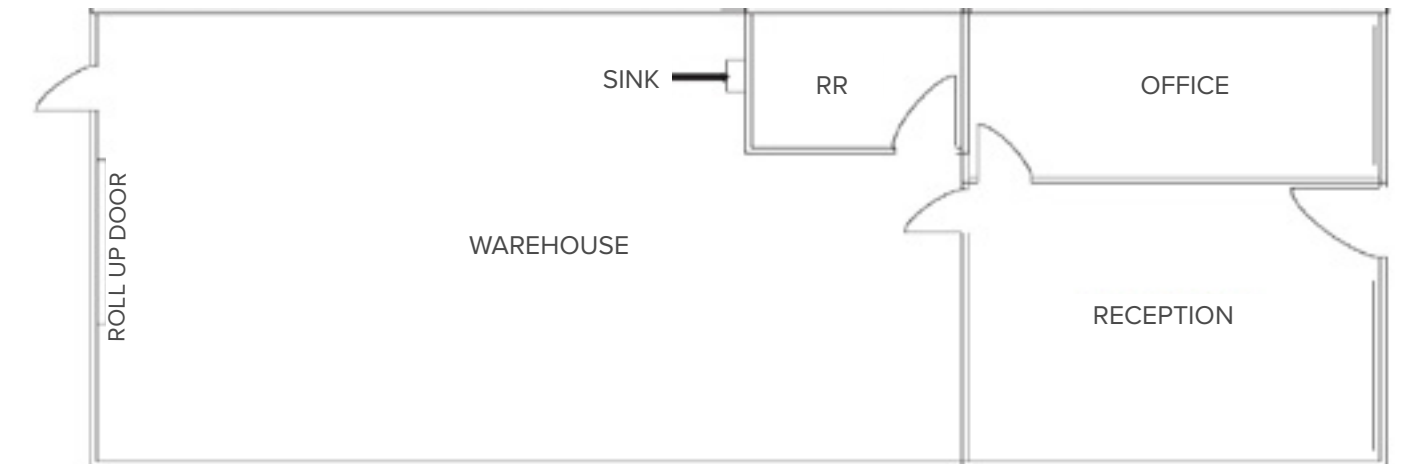
Available Suite

SUITE E-1313

Space Details:

- ADDRESS: 1313 Simpson Way
- UNIT #: Suite E
- SIZE: 1,213 SF
- IMPROVED %: 30%
- SUITE DESCRIPTION: Reception, 1 office, RR & warehouse

- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: Now



Available Suite

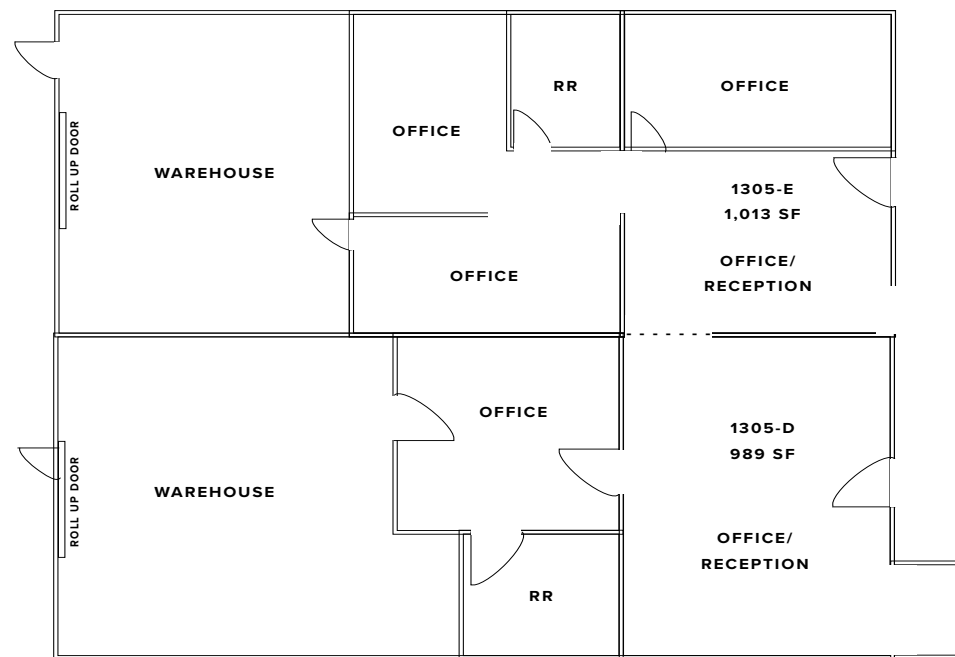
SUITE D & E- 1305

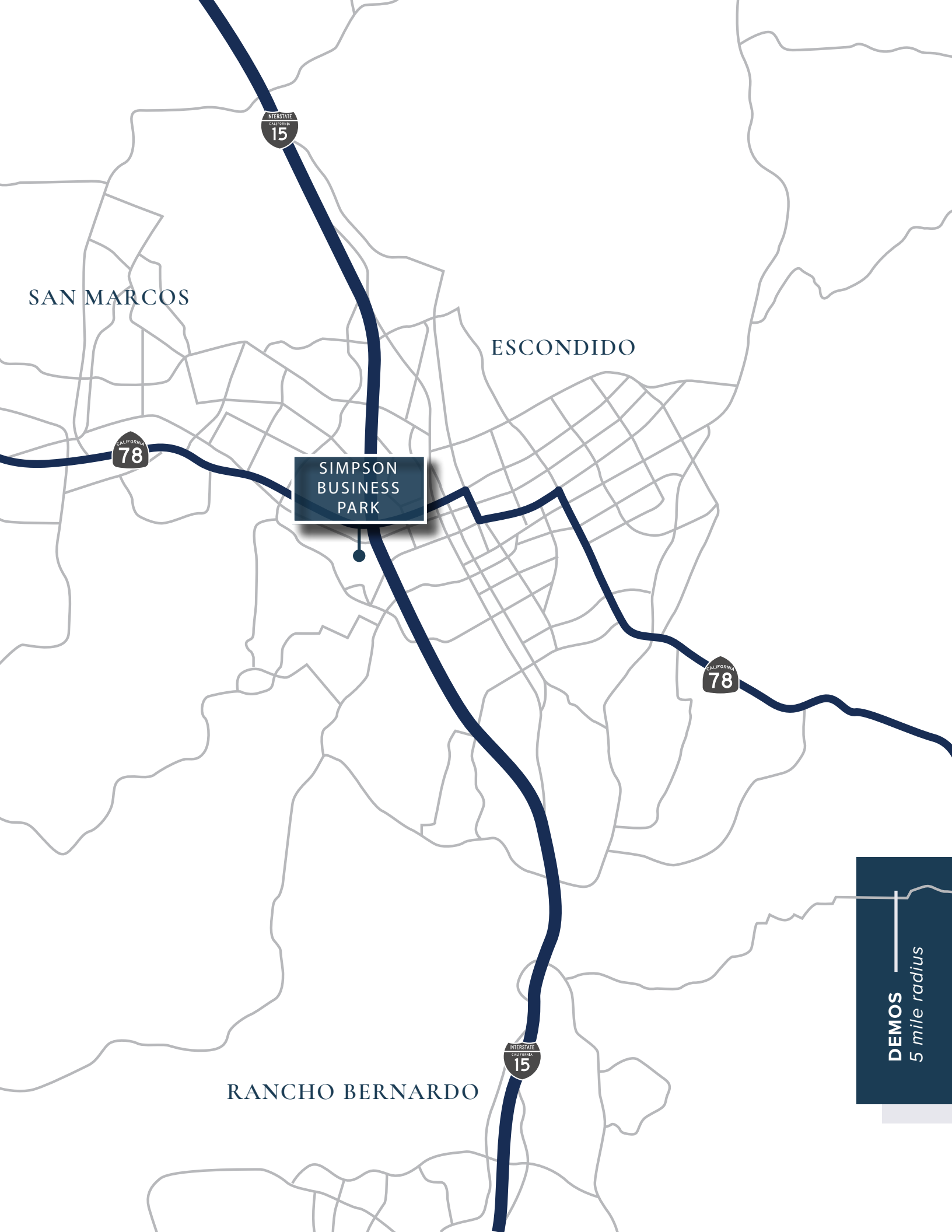
Suite 1305 D Space Details:

- ADDRESS: 1305 Simpson Way
- UNIT #: Suite D
- SIZE: 989 SF
- IMPROVED %: 70%
- SUITE DESCRIPTION: Reception, 1 office, RR & warehouse
- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: September 1, 2024

Suite 1305 E Space Details:

- ADDRESS: 1305 Simpson Way
- UNIT #: Suites E
- SIZE: 1,013 SF
- IMPROVED %: 75%
- SUITE DESCRIPTION: Reception, 3 offices, RR & warehouse
- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: September 1, 2024







The Location

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

DEMOS
5 mile radius

 151,625 POPULATION	 48,268 HOUSEHOLDS	 \$62,319 MED. HH INCOME
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SIMPSON BUSINESS PARK



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VIC GAUSEPOHL

Lic No: 01070105

619.227.2892

vic.gausepohl@compacprops.com



KIRK ALLISON

Lic No: 01049184

760.521.7501

kirk.allison@compacprops.com