

FOR LEASE: 10,299 SF HIGH IMAGE INDUSTRIAL SUITE

**2121** CHABLIS COURT | SUITE 100  
ESCONDIDO, CA 92029



## PROPERTY HIGHLIGHTS

- Suite configuration: Approximately 40% office / 60% warehouse
- High quality, modern office improvements with 10' office ceiling height and extensive window / glass line
- Two grade level roll-up doors
- 18' warehouse clear height
- 480v power supplied to the suite
- Newer concrete tilt-up building design
- Prominent front suite of a two suite building that has the feel of a single occupant building
- Professional image with frontage on Andreasen Drive
- Quick access to both Highway 78 and Interstate 15
- Local, responsive ownership
- **LEASE RATE: \$1.80/sf gross (No triple net or CAM fees)**

For more information, please contact:

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