

FOR LEASE | FREESTANDING BUILDING WITH YARD

530 OPPER ST

ESCONDIDO, CA 92029

REDUCED RATE | 11,808 SF | DIVISIBLE TO 4,000 SF



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PROPERTY HIGHLIGHTS

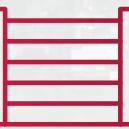


LEASE RATE

\$1.29/SF NNN
\$1.35/SF NNN



**Close Proximity
to CA-78**



**ADDITIONAL
FEATURES**

**3 Fenced
Yards**



**CLEAR HEIGHT
±14'**

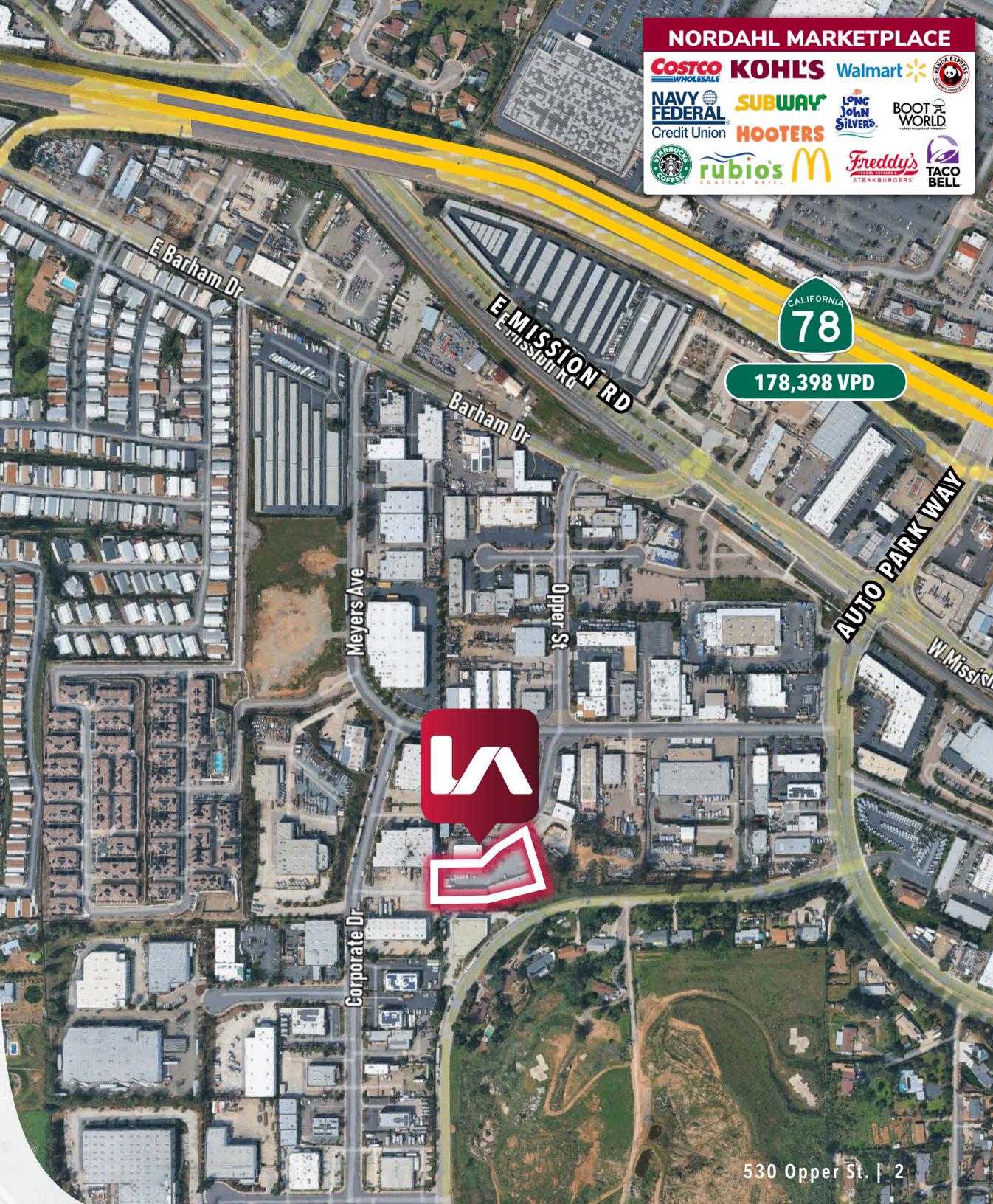


ZONING
M-1
[About M-1 zoning](#)



**DIVISIBLE
FLOOR PLAN**

**Down to
4,000 SF**



PROPERTY OVERVIEW

- $\pm 4,000$ to 11,808 SF Available
- Freestanding Industrial Building
- 80% Industrial / 20% Office
- 3 Grade-Level Loading Doors
- Large Warehouse Space
- $\pm 14'$ Clear-Height
- Reception / Showroom
- 6 Updated Private Offices
- Fenced & Secured Yard
- Three Restrooms
- Break Room
- **Lease Rate: \$1.29/SF NNN**

**Available For Lease:
BUILDING 2**



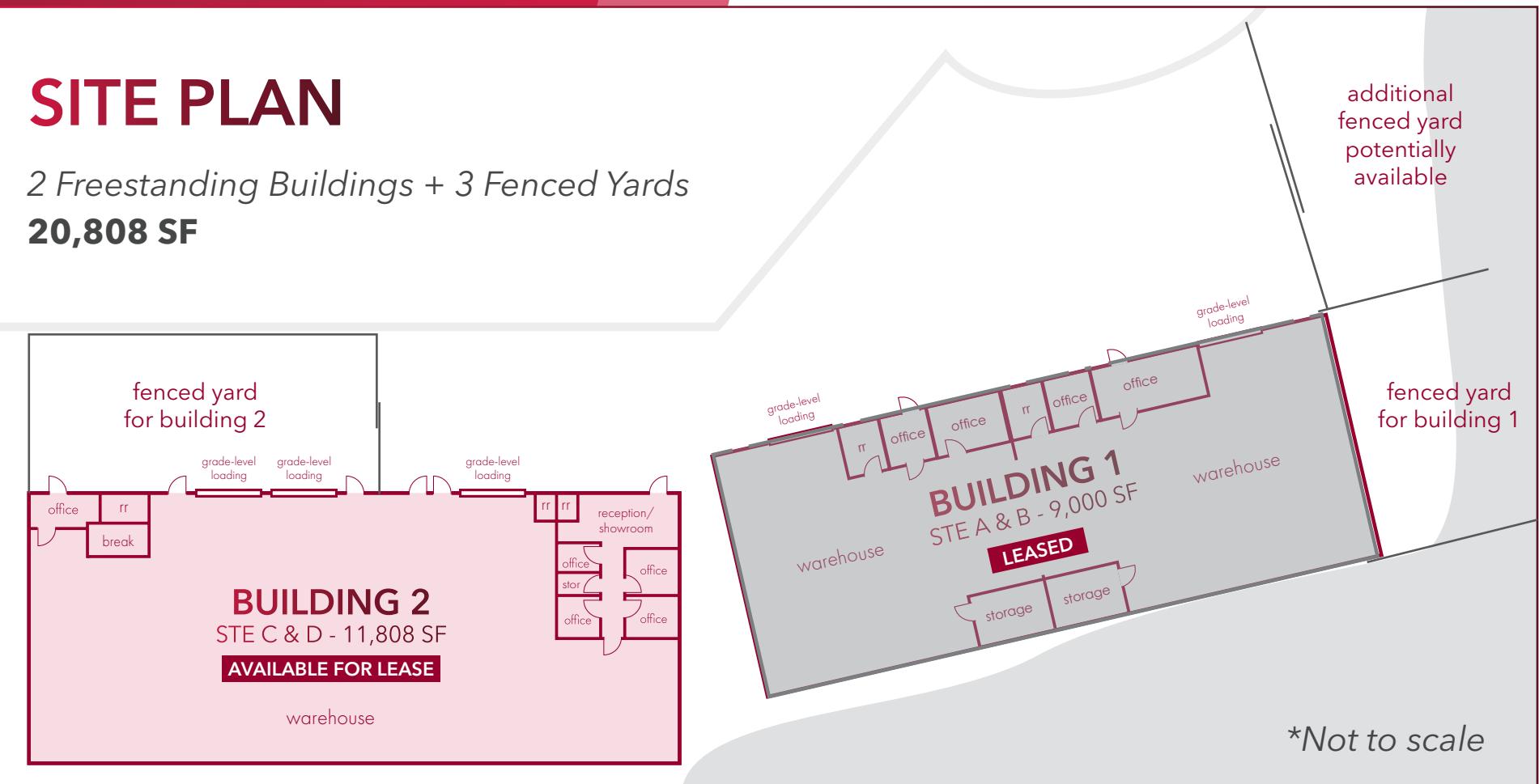
PROPERTY OVERVIEW

**Available For Lease:
BUILDING 2**

SITE PLAN

2 Freestanding Buildings + 3 Fenced Yards

20,808 SF



PROPERTY PHOTOS



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FOR MORE INFORMATION
CONTACT US:

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