

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



CLEAR HEIGHT

±14'



FREEWAY ACCESS

**Close Proximity
to CA-78**



ZONING

M-1
About M-1 zoning



ADDITIONAL
FEATURES

**3 Fenced
Yards**



DIVISIBLE
FLOOR PLAN

**Down to
4,000 SF**

NORDAHL MARKETPLACE



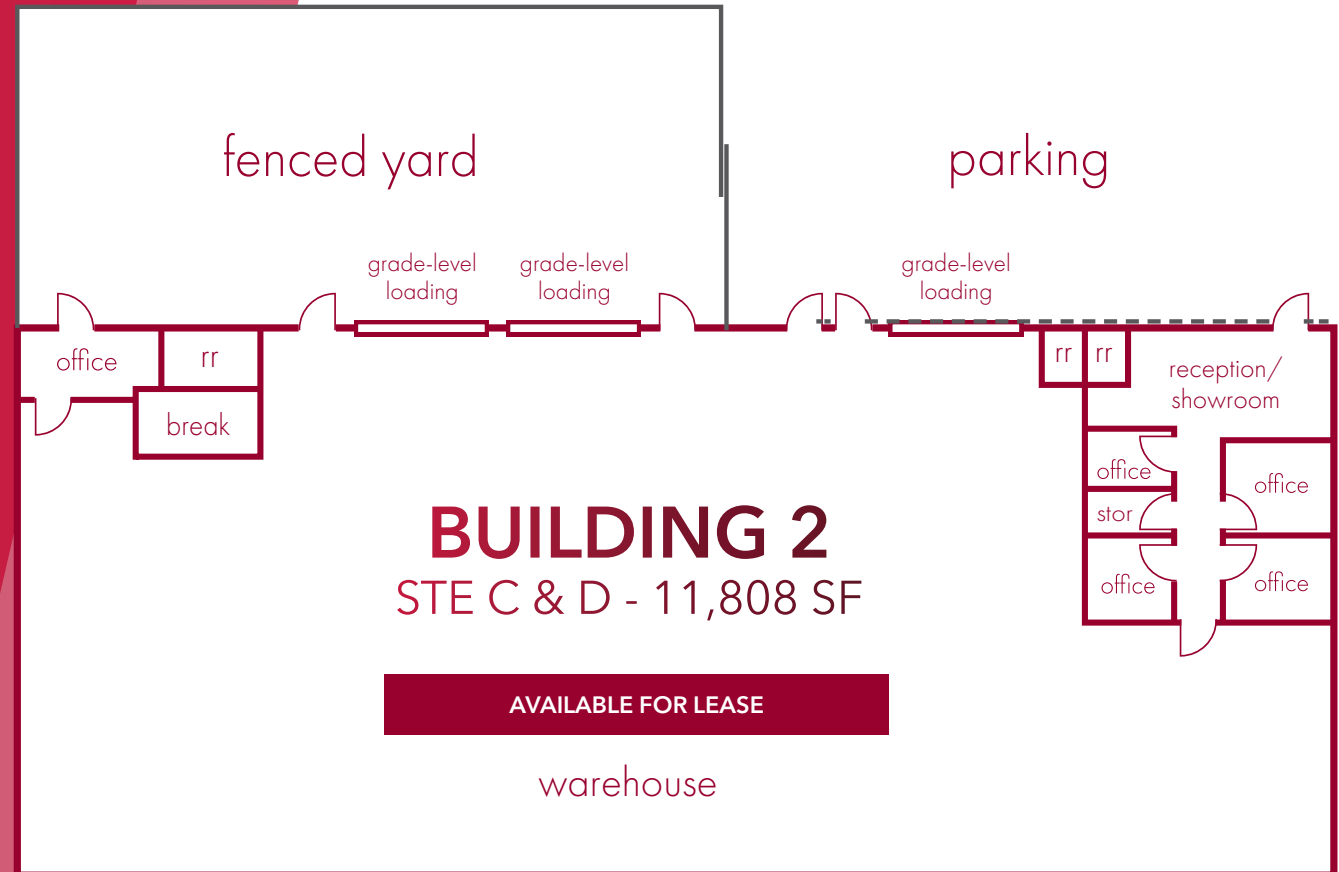
178,398 VPD



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***

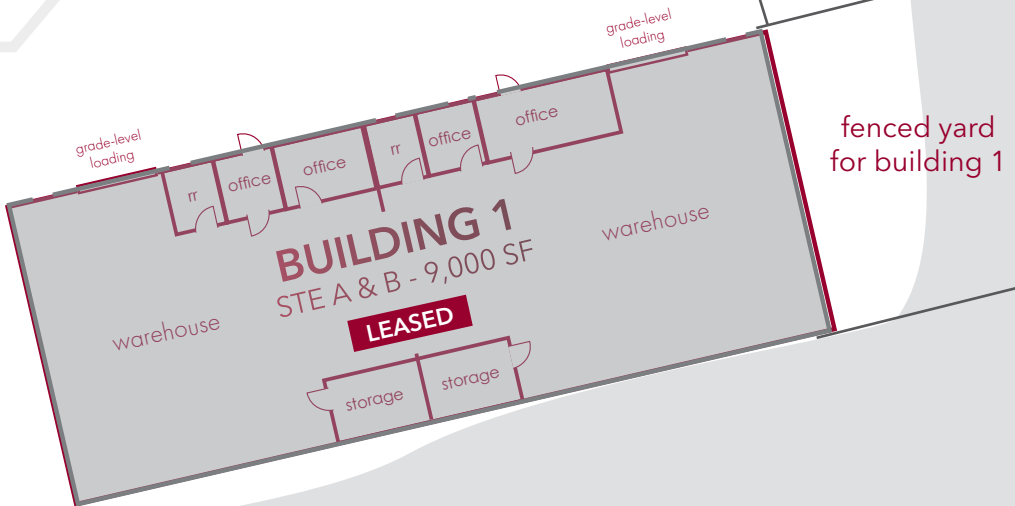


PROPERTY OVERVIEW

Available For Lease:
BUILDING 2

SITE PLAN

2 Freestanding Buildings + 3 Fenced Yards
20,808 SF



additional
fenced yard
potentially
available

**Not to scale*

PROPERTY PHOTOS



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FOR MORE INFORMATION
CONTACT US:

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