

3,316 SF INDUSTRIAL PROPERTY FOR SALE

# 1533 SIMPSON WAY

ESCONDIDO, CA 92029



**PALOMAR**  
COMMERCIAL  
BUSINESS REAL ESTATE SERVICES

For more information, please contact:

**Justin Beattie** | 760.918.2600 | [jbeattie@palomarcommercial.com](mailto:jbeattie@palomarcommercial.com) | CA License 01522337

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### PROPERTY HIGHLIGHTS

- Approximately 30% improved with one private office, open area and two restrooms
- Tall 10' ceilings in office area
- Hard ceiling above office with storage mezzanine space above
- One grade level roll-up door
- New roof, new exterior paint and parking lot newly resurfaced
- Solatube skylights provide significant natural light to the office and warehouse
- All single story square footage
- Central Escondido industrial market location
- **Price: \$1,160,000**



