

±7,200 SF WITH 45% CUSTOM OFFICES
Enclosed Outside Yard Area
640 ALPINE WAY, ESCONDIDO, CA 92029

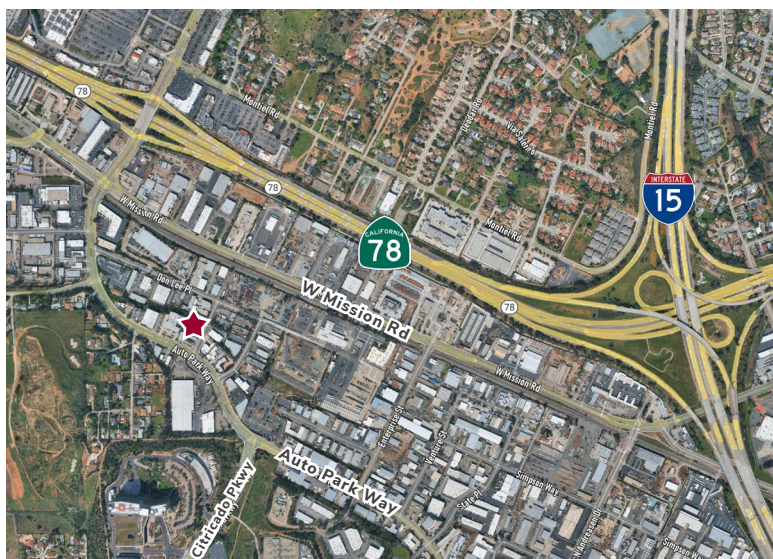


FOR LEASE

FEATURES

- Attractive Office / Warehouse Building with a Tile and Trellis Entryway
- ±3,300 SF Two-Story Custom Offices including Kitchen, Conference Room, and 3 Restrooms (one with Shower)
- ±3,900 Sq. Ft. Warehouse
- ±5,877 Sq. Ft. Fenced Yard
- Rear Enclosed Area for Outside Storage
- Additional Mezzanine Storage

LEASE RATE: \$12,024 (\$1.67 MG)



FOR MORE INFORMATION CALL

Trent France

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760.929.7838

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760.481.1016

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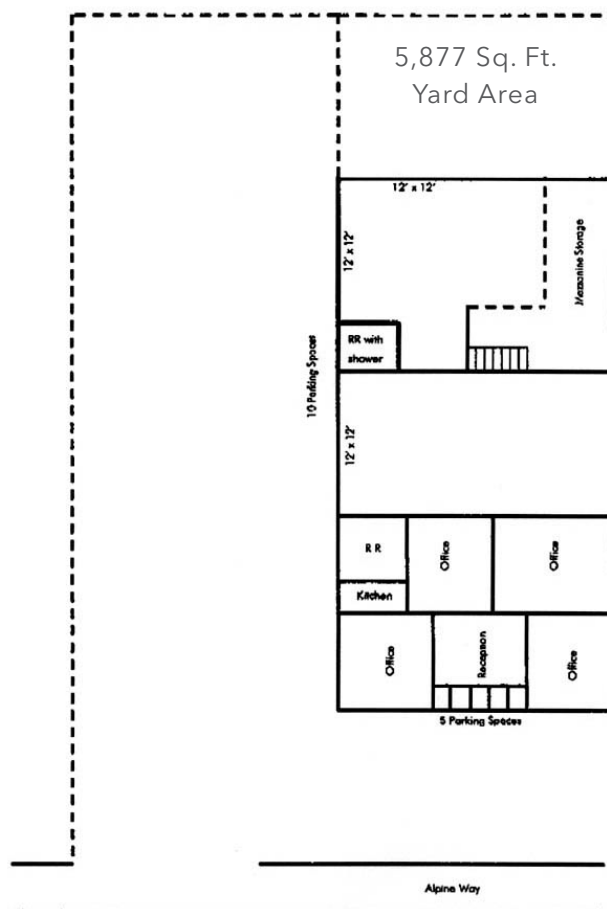
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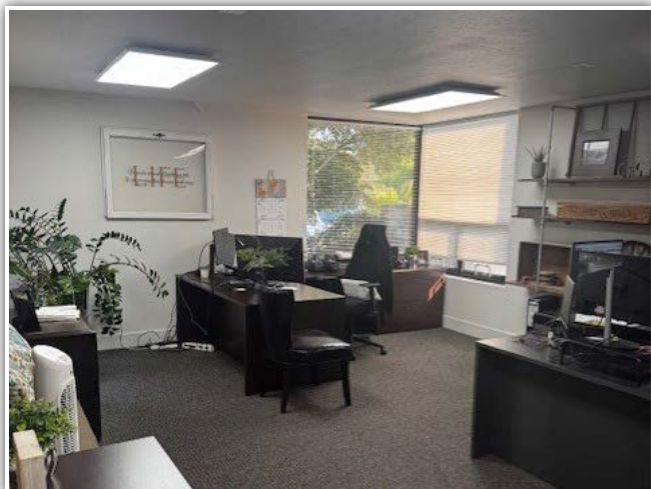


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BUILDING:	±7,200 Sq. FT. (approx.)
LAND:	24,390 Sq. Ft. (approx.)
APN:	228-381-39
ZONE:	M-1 Warehouse / Light Manufacturing
WAREHOUSE HEIGHT:	19 Feet
OFFICES:	3,300 Sq. Ft. (approx. 45%) of Custom Offices (1,700 Sq. Ft. on 2nd Floor), Kitchen, Three (3) Restrooms (one w/ shower), Showroom, Conference Room
TRUCK DOORS:	Three (3) - 12' x 12'
POWER:	400 Amps; 110/208 V, 3-Phase
PARKING:	15 On-Site Spaces
LEASE RATE:	\$12,024 (\$1.67 MG)

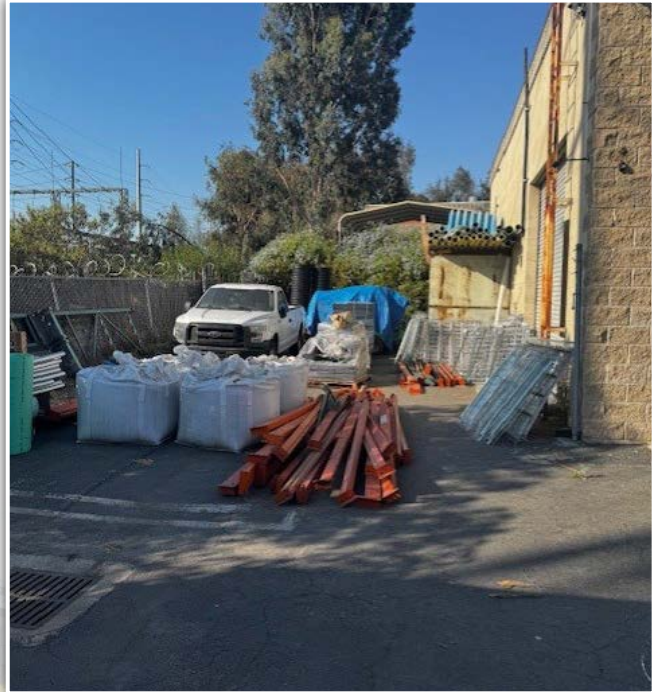


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LEE & ASSOCIATES
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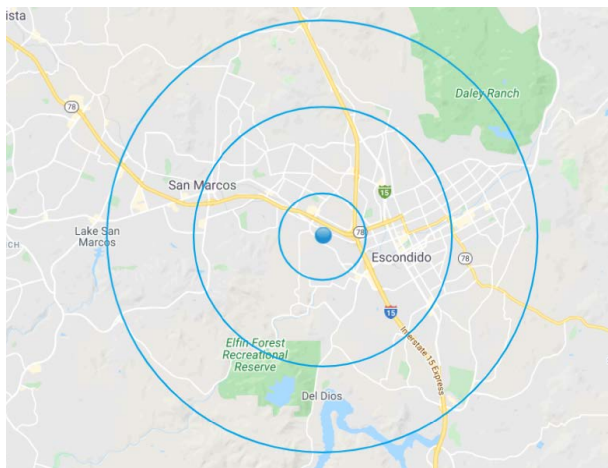
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Mile
Population (2025)	4,653	117,523	233,423
Projected Population (2030)	4,522	113,902	225,887
Households	1,716	39,057	76,046
Employees	13,900	46,679	76,414
Median Age	39.2	35.8	36.6
Median Household Income	\$93,286	\$98,210	\$110,991

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