

INDUSTRIAL SUITE AVAILABLE FOR LEASE

# 621 SOUTH ANDREASEN DRIVE

ESCONDIDO, CA 92029



**PALOMAR**  
COMMERCIAL  
BUSINESS REAL ESTATE SERVICES



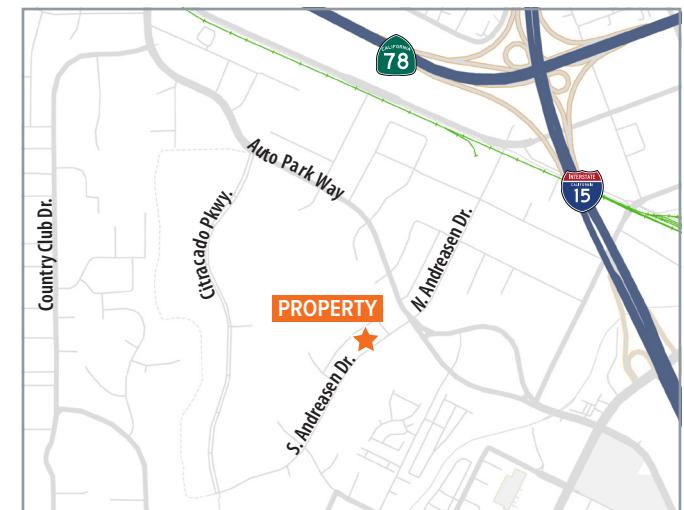
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### PROPERTY HIGHLIGHTS

- Functional industrial suite for lease at low rate
- High image building with concrete drive ways, new roof and new exterior paint
- **Suite A:** fully climate controlled with upgraded restroom and windows into the warehouse on side and back of the suite (one reception/office). End suite
- One roll-up door
- Drive-through access between Andreasen Drive and Vinewood Street
- **Lease rate: \$3,300 per suite plus utilities (\$1.57/sf w/ no CAM charge)**



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PHOTOS

