

INDUSTRIAL SUITES FOR LEASE



# STATE PLACE BUSINESS PARK

300-398 STATE PLACE - ESCONDIDO, CA 92029

## property description

- Class A, multi-tenant business park
- Concrete block construction
- Grade-level loading
- Excellent access to HWY 78 and I-15
- Individual addresses
- Proximity to major retail and restaurants
- Locally owned and managed
- Cox Cable Internet



Address	SF	Office SF	Roll-Up Doors	Power	Rate/Month	Availability
318 State Place	1,229	818	1 (10'x12')	100 Amps	\$1.30/SF + NNN (\$0.52/SF)	Now
340-342 State Place	2,410	839	1 (10'x12')	200 Amps	\$1.30/SF + NNN (\$0.52/SF)	Now
344 State Place	1,207	527	1 (10'x12')	100 Amps	\$1.30/SF + NNN (\$0.52/SF)	Now
340-344 State Place	3,617	1,366	2 (10'x12')	300 Amps	\$1.25/SF + NNN (\$0.52/SF)	Now
350-352 State Place	2,393	1,502	2 (10'x12')	200 Amps	\$1.25/SF + NNN (\$0.52/SF)	April 1, 2026

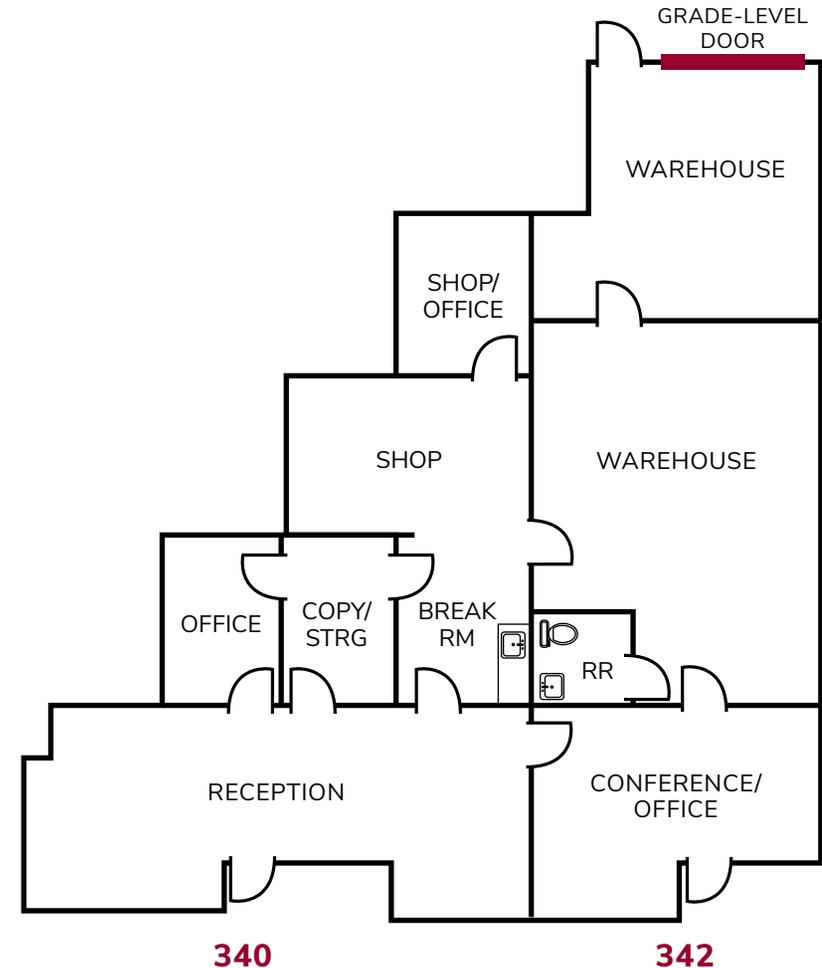


SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	318 State Place
<b>SQUARE FEET:</b>	1,229 SF
<b>LEASE RATE:</b>	\$1.30/SF + NNN (\$0.52/SF)
<b>COMMENTS:</b>	Open office area, reception, restroom, and warehouse with one grade-level door
<b>AVAILABILITY:</b>	Now



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

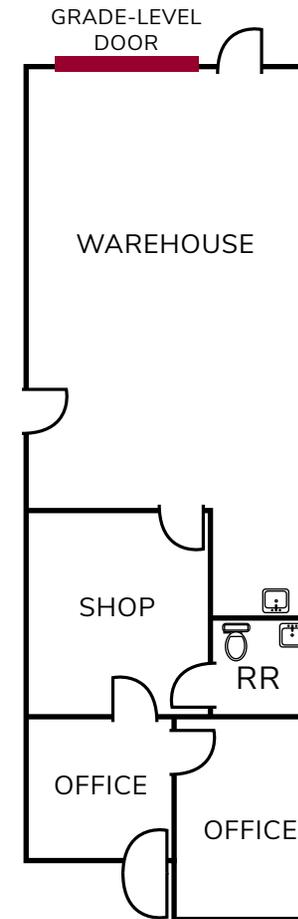
SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	340-342 State Place
<b>SQUARE FEET:</b>	2,410 SF
<b>LEASE RATE:</b>	\$1.30/SF + NNN (\$0.52/SF)
<b>COMMENTS:</b>	Reception, office, conference room/office, shop/office, shop, break room, restroom, copy/storage, and warehouse with one grade-level door
<b>AVAILABILITY:</b>	Now



NOT TO SCALE

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SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	344 State Place
<b>SQUARE FEET:</b>	1,207 SF
<b>LEASE RATE:</b>	\$1.30/SF + NNN (\$0.52/SF)
<b>COMMENTS:</b>	Two offices, shop, restroom, and warehouse with one grade-level door
<b>AVAILABILITY:</b>	Now

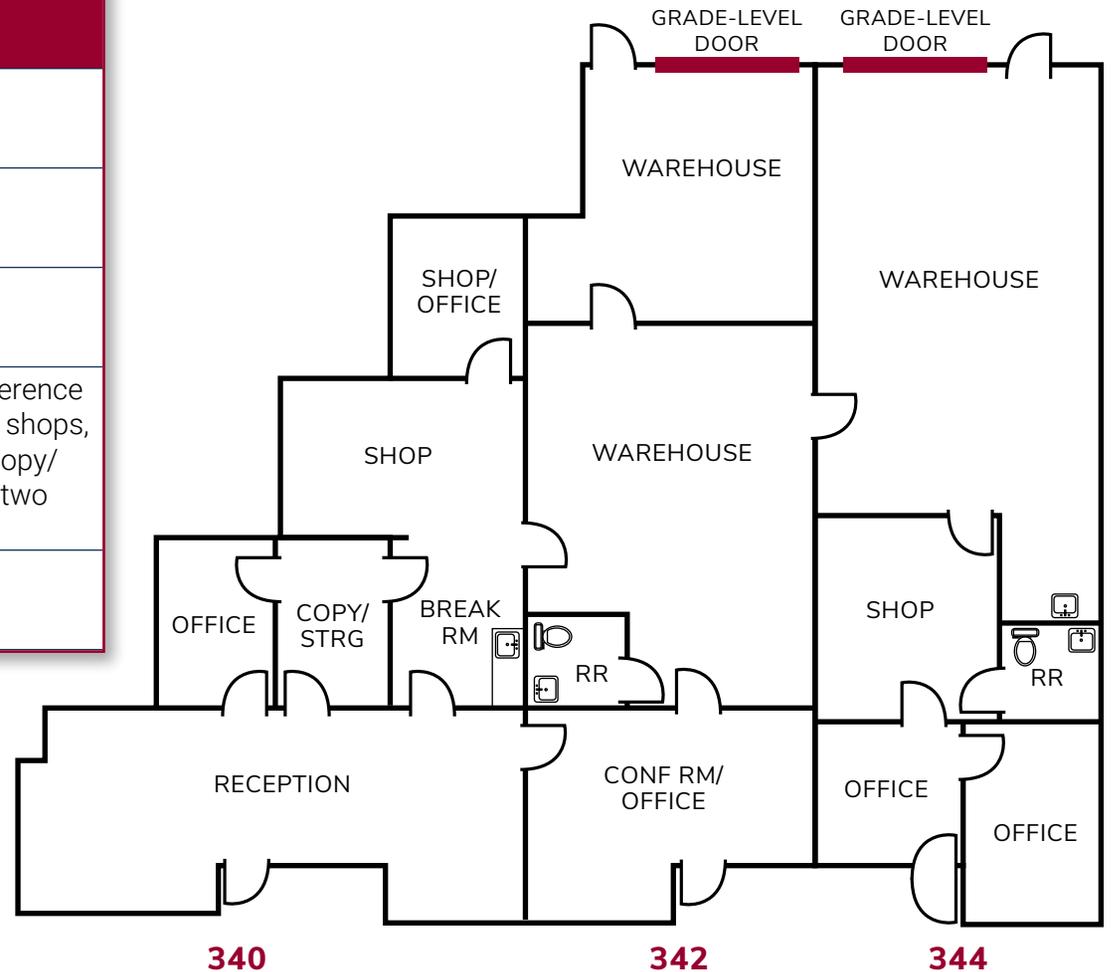


**344**

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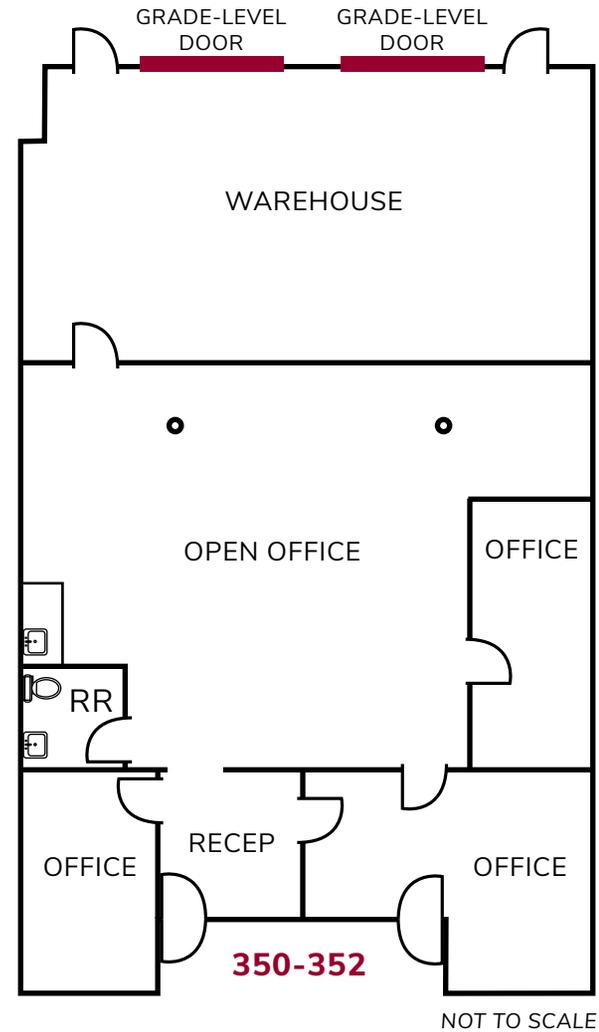
SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	340-344 State Place
<b>SQUARE FEET:</b>	3,617 SF
<b>LEASE RATE:</b>	\$1.25/SF + NNN (\$0.52/SF)
<b>COMMENTS:</b>	Reception, three offices, conference room/office, shop/office, two shops, break room, two restrooms, copy/storage, and warehouse with two grade-level doors
<b>AVAILABILITY:</b>	Now



NOT TO SCALE

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SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	350-352 State Place
<b>SQUARE FEET:</b>	2,393 SF
<b>LEASE RATE:</b>	\$1.25/SF + NNN (\$0.52/SF)
<b>COMMENTS:</b>	Three offices, restroom, open office, and warehouse with two grade-level doors
<b>AVAILABILITY:</b>	April 1, 2026



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