

2060 WINERIDGE PL

ESCONDIDO, CA 92029



FOR LEASE 13,334 - 16,763 SF FREESTANDING FLEX BUILDING

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PROPERTY HIGHLIGHTS

- Free standing building offering corporate identity.
- Located within Wineridge Business Park, Escondido's premier industrial park
- Building was fully renovated in 2023 to exacting standards for owner's construction company
- Quality improvements include large kitchen with high end appliances, exposed ceilings in offices, dock and grade level loading and high ceilings.
- The building is ideal for construction companies, trades, engineering firms and headquarters.
- Possibly divisible, call brokers for details.



RENOVATED
IN 2023



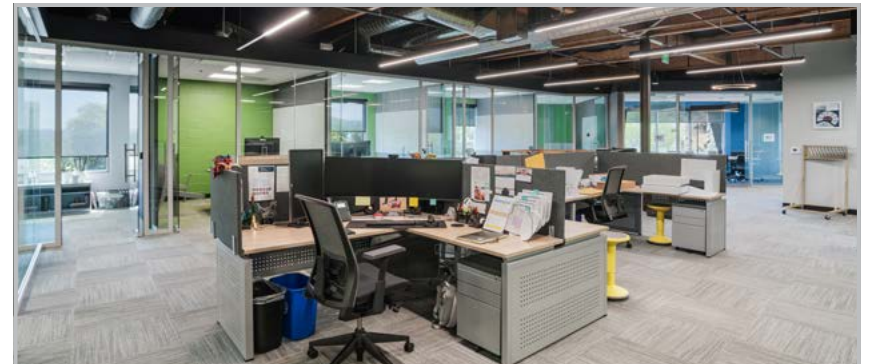
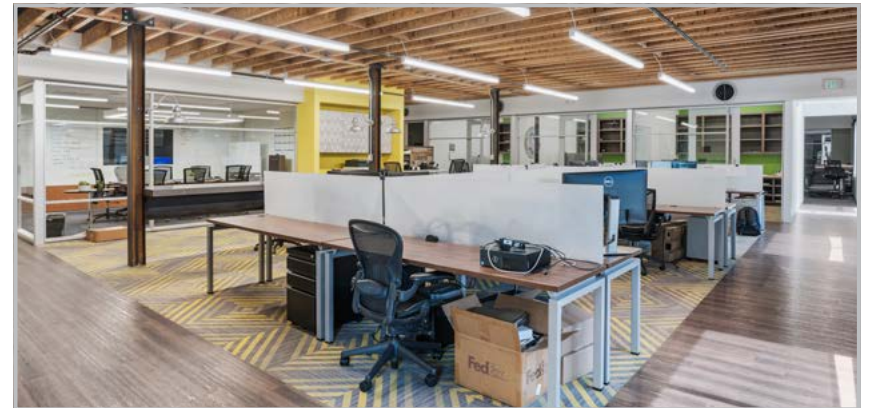
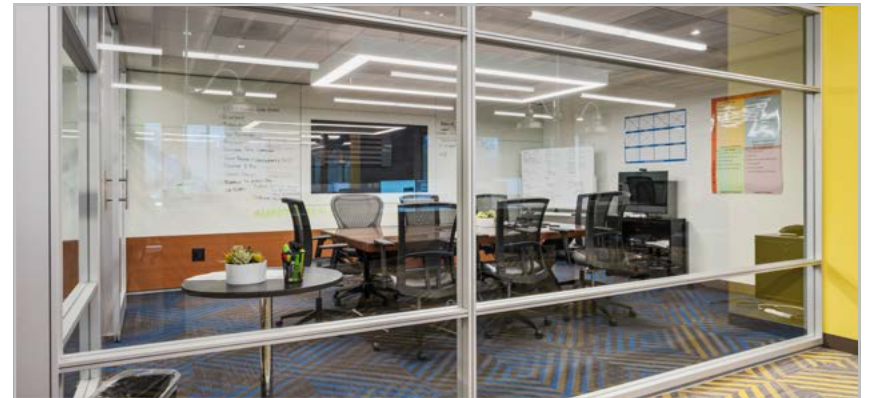
CLOSE TO
I-15 & FWY 78



PARKING
41 SPACES

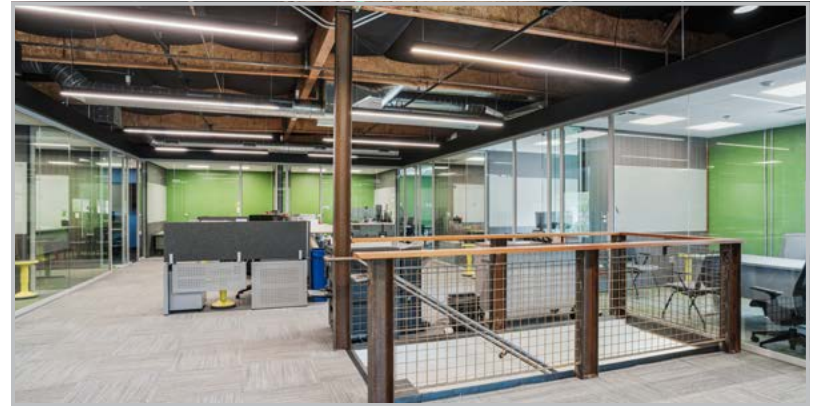
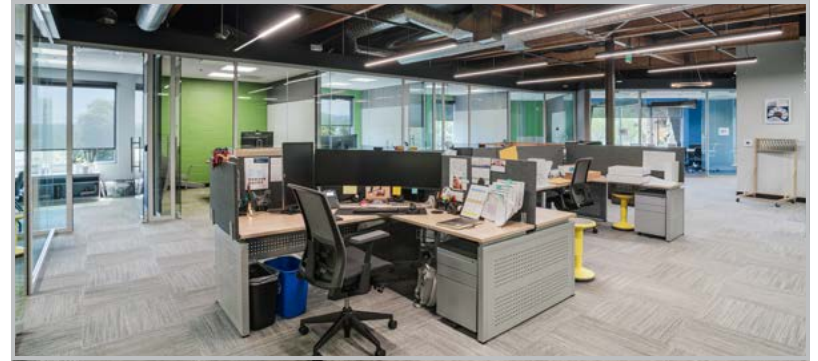


1 DOCK HIGH &
1 GRADE LEVEL DOOR



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PHOTO GALLERY



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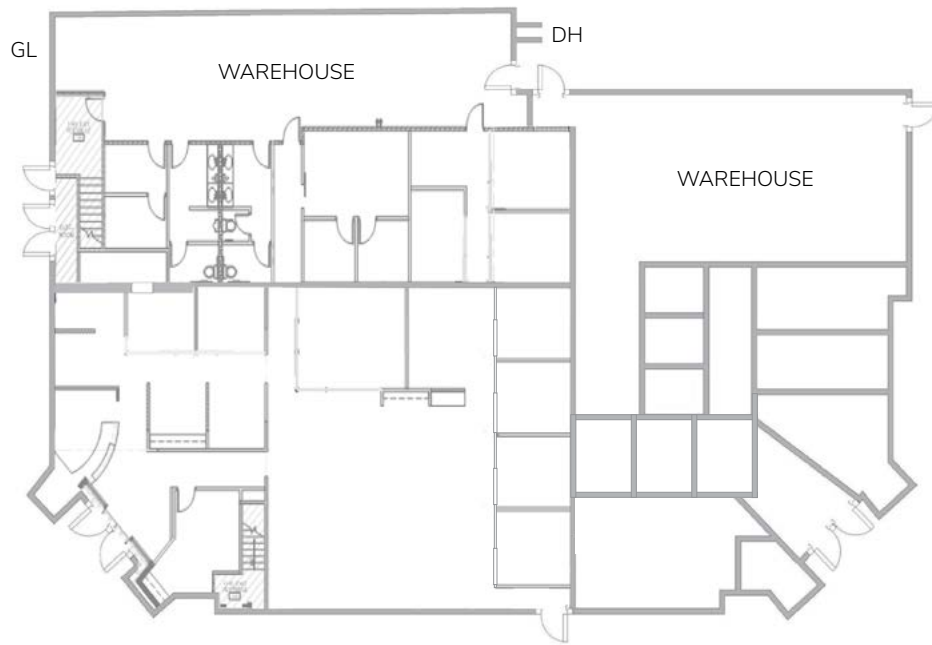
BUILDING OVERVIEW

Address	2060 Wineridge Place, Escondido, CA 92029
Building Size:	13,334 SF Ground Floor, 16,763 Entire Building
Renovated	2023
Buildout	70% Office / 30% Warehouse
Lot Size	1.3 acres
Parking	41 spaces
Loading	One (1) Dock High and One (1) Grade Level Door
Clear Height	16'
Zoning	IP – Zoning Link
Availability	30 Day Notice
Least Rate	\$1.35 / SF NNN NNN = \$0.30 / SF

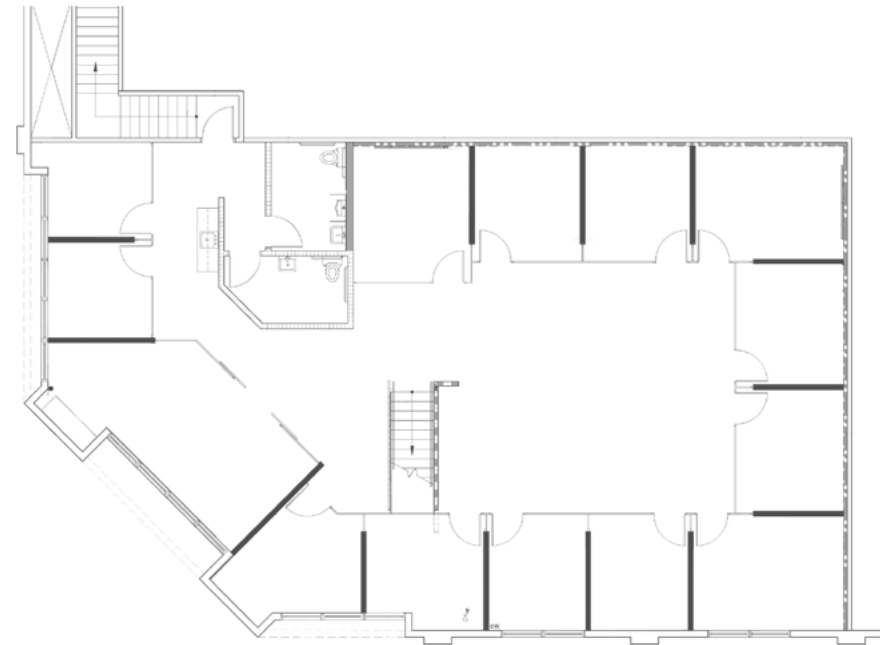


FLOOR PLAN

— First Floor Plan —



— Second Floor Plan —





**STONE
BREWING**

**STONE BREWING WORLD
BISTRO & GARDENS**

PALOMAR HEALTH
Reimagining Healthcare

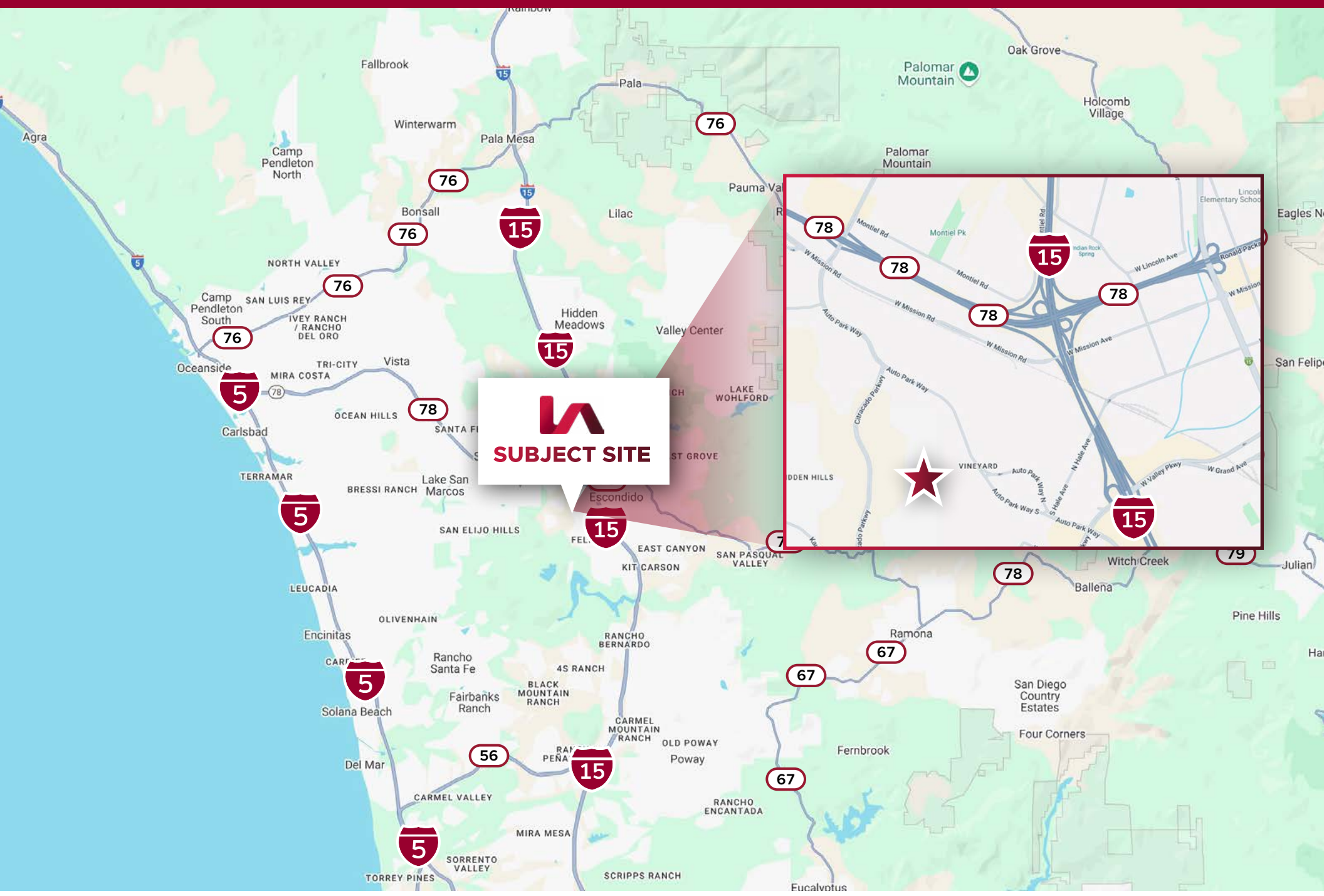
**PALOMAR MEDICAL
CENTER**

Rady Children's
Health Services

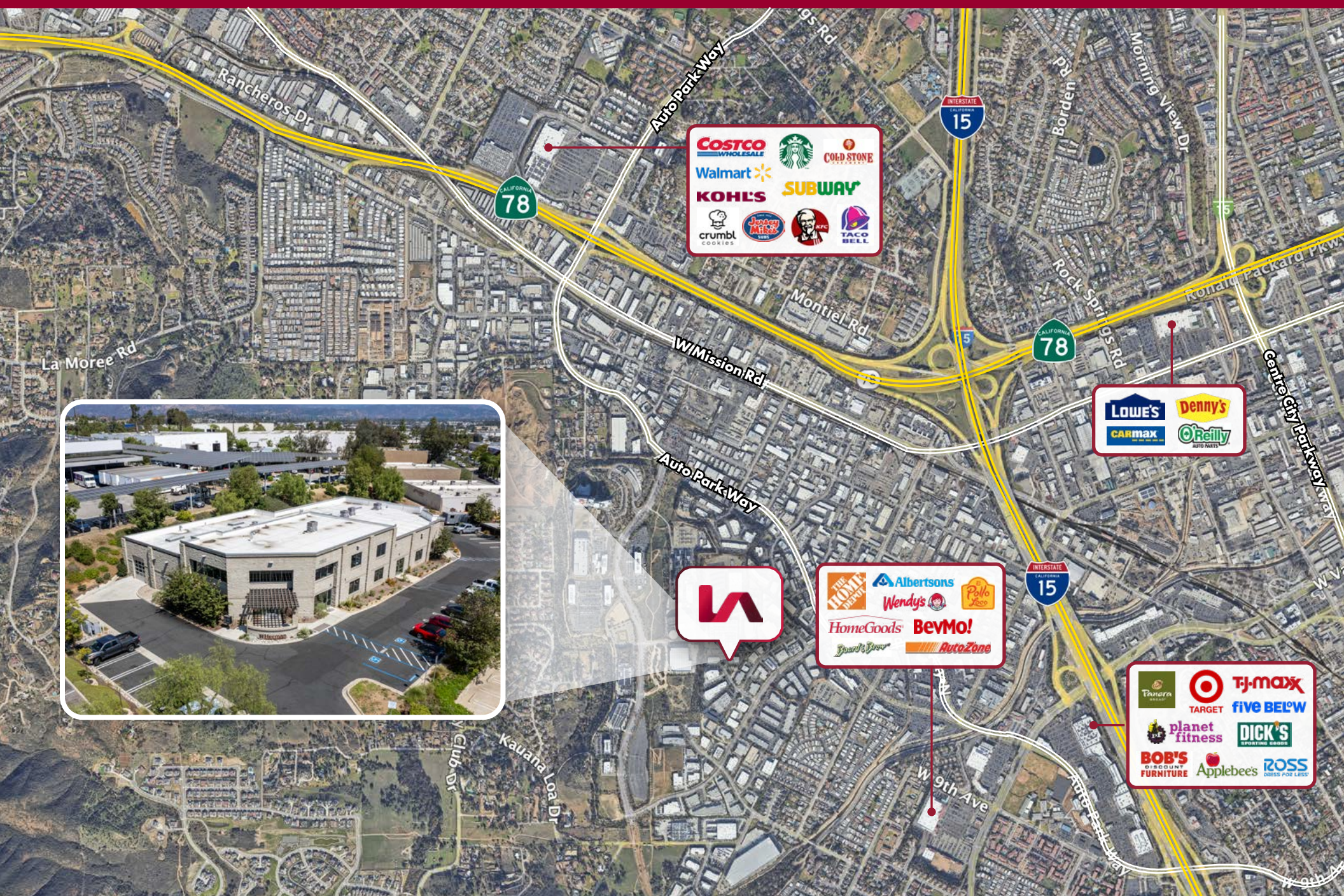
**RADY CHILDREN'S
URGENT CARE**



SUBJECT SITE



LA
SUBJECT SITE



COSTCO WHOLESALE
Walmart
KOHL'S
Starbucks
COLD STONE
SUBWAY
crumbl COOKIES
Jersey Mike's
KFC
TACO BELL

LOWE'S
Denny's
CARmax
O'Reilly AUTO PARTS



THE HOME DEPOT
Wendy's
HomeGoods
BevMo!
Albertsons
Pollo Loco
AutoZone

TARGET
TJ-maxx
planet fitness
DICK'S SPORTING GOODS
BOB'S DISCOUNT FURNITURE
Applebees
ROSS DRESS FOR LESS



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