

FOR LEASE: APPROXIMATELY 2,698 SF | 5,436 SF
SUITES CAN BE COMBINED FOR 8,134 SF



976 SOUTH ANDREASEN DRIVE
ESCONDIDO, CA 92029

Building in like-new condition. Just remodeled with:

- » New roof and skylights
- » New exterior and interior paint
- » New office remodel



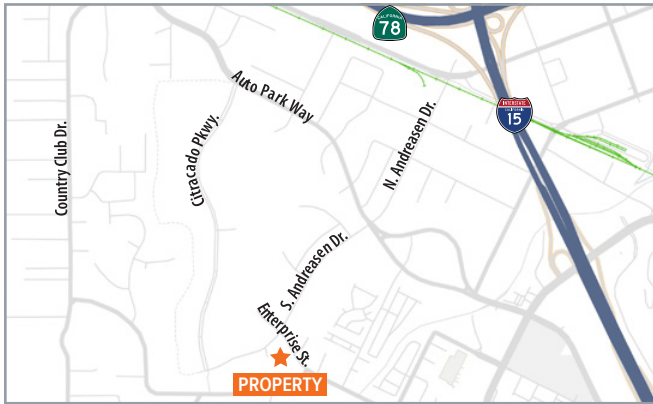
Justin Beattie
Palomar Commercial | Lic #01522337
📧 jbeattie@palomarcommercial.com
📞 760.918.2600



Barry Hendler
Lee & Associates | Lic #01008239
📧 bhendler@lee-associates.com
📞 760.845.3854



Mike Erwin
Colliers | Lic #01242826
📧 mike.erwin@colliers.com
📞 760.930.7971

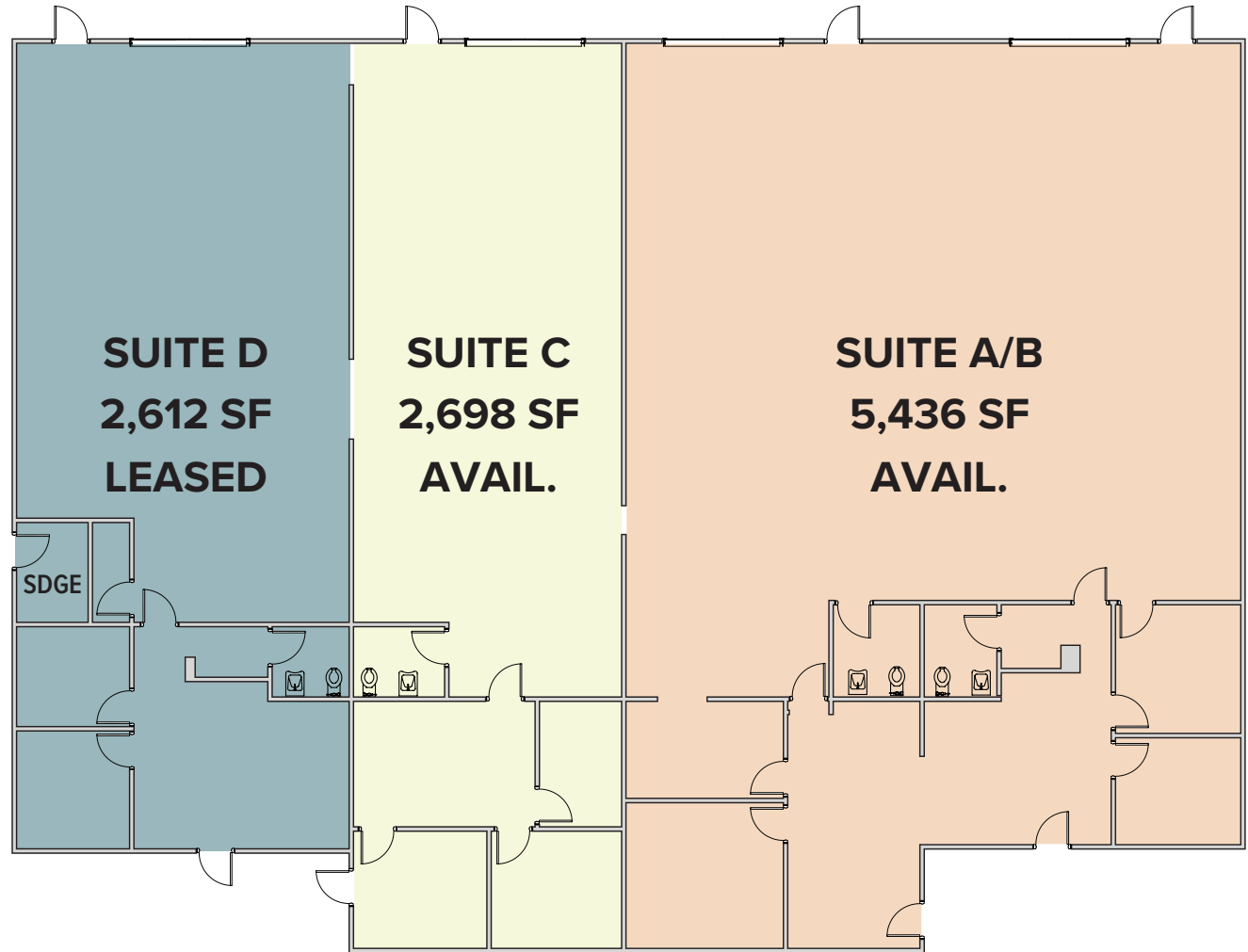


PROPERTY HIGHLIGHTS

- High image, freestanding industrial building with prominent corner location (S. Andreasen Dr / Enterprise St)
- Space completely remodeled: New roof and skylights. New exterior and interior paint (including warehouse). Newly reconfigured and remodeled office space with new flooring
- Suites A/B/C combined: 8,134 SF
- Can be leased as separate suites of: 2,698 SF | 5,436 SF
- Over-sized (14' wide) roll-up doors (one for Suite C, two for Suite A/B and three if combined)
- Approximately 25% improved with office
- High image, professional corporate headquarters project feel
- Approximately 16' clear height
- Drive-around truck access
- Excellent access to Interstate 15, Highway 78, Del Dios Highway and Elfin Forest
- LEASE RATES:

SUITE C: \$1.75/SF GROSS (NO CAM CHARGE)

SUITE A/B: \$1.70/SF GROSS (NO CAM CHARGE)



SUITES MAY BE LEASED SEPARATELY OR COMBINED



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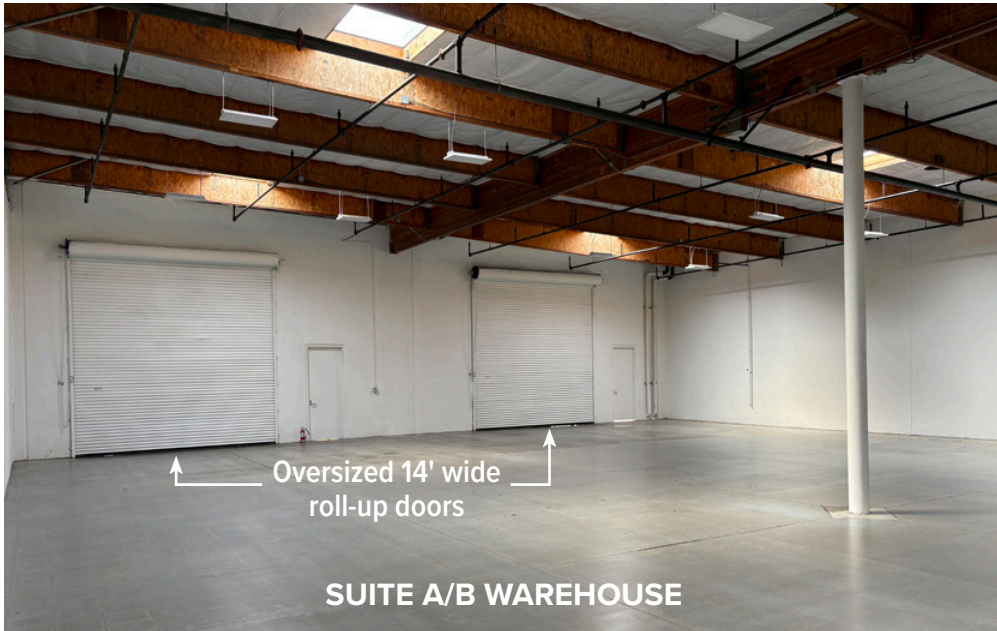


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LOCATION



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