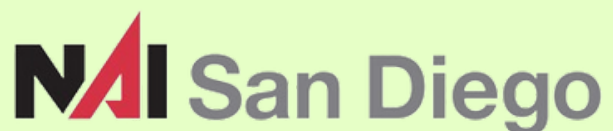


# FOR SALE 2534 E. El Norte Parkway Escondido, CA



## YARD STORAGE PROPERTY



# 2534 E. El Norte Parkway, Escondido, CA

Building Size: 4.52 Acres (Per Assessor)  
3.6 Acres Usable (Estimated)

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Buildings: Approximate Sizes:  
4,000 SF: Office/Living Area  
2,700 SF: Two-Story Office  
7,100 SF: Storage Buildings/Warehouse in 3 Separate Buildings  
Buildings - 2,100 SF, 1,900 SF & 3,100 SF

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Zoning: Site has legal non-conforming letter supporting storage of vehicles, equipment, outside storage of materials, light industrial & heavy maintenance uses  
Certificate of Nonconforming Use

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Parcel Number: 225.270.63

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**Sale Price: \$4,710,000 (\$30 PER USABLE SF)**





# SUBJECT: 2534 E. El Norte Parkway, Escondido, CA



**9 min - 4.2 miles from I-15 Freeway**

## EXCLUSIVE CONTACTS:



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