

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 (\$0.48/SF)	December 1, 2025
340-342 State Place	2,410	839	1 (10'x12')	200 Amps	\$1.30/SF + NNN (\$0.48/SF)	Now
344 State Place	1,207	527	1 (10'x12')	100 Amps	\$1.30/SF + NNN (\$0.48/SF)	Now
340-344 State Place	3,617	1,366	2 (10'x12')	300 Amps	\$1.25/SF + NNN (\$0.48/SF)	Now
356-358 State Place	2,572	1,015	2 (10'x12')	200 Amps	\$1.30/SF + NNN (\$0.48/SF)	December 1, 2025

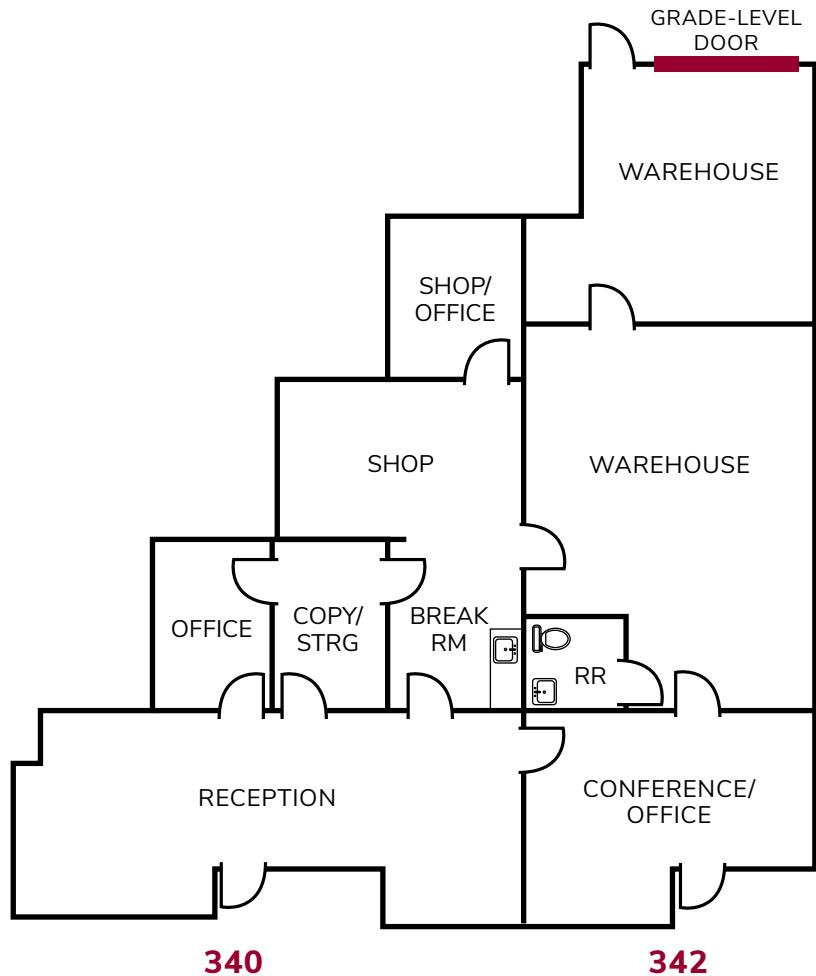


SUITE DESCRIPTION	
BUILDING ADDRESS:	318 State Place
SQUARE FEET:	1,229 SF
LEASE RATE:	\$1.30/SF + NNN (\$0.48/SF)
COMMENTS:	Open office area, reception, restroom, and warehouse with one grade-level door
AVAILABILITY:	December 1, 2025



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.

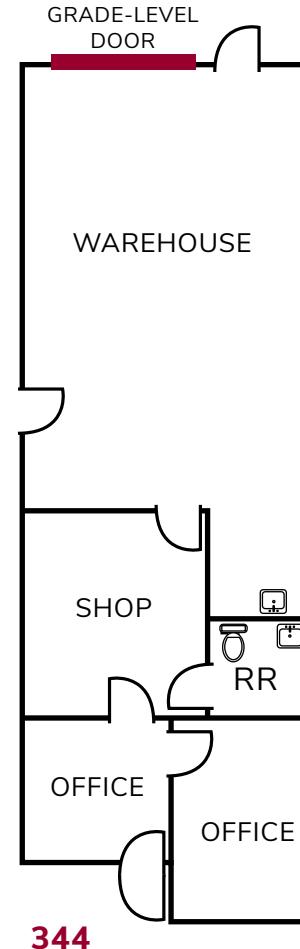
SUITE DESCRIPTION	
BUILDING ADDRESS:	340-342 State Place
SQUARE FEET:	2,410 SF
LEASE RATE:	\$1.30/SF + NNN (\$0.48/SF)
COMMENTS:	Reception, office, conference room/office, shop/office, shop, break room, restroom, copy/storage, and warehouse with one grade-level door
AVAILABILITY:	Now



NOT TO SCALE

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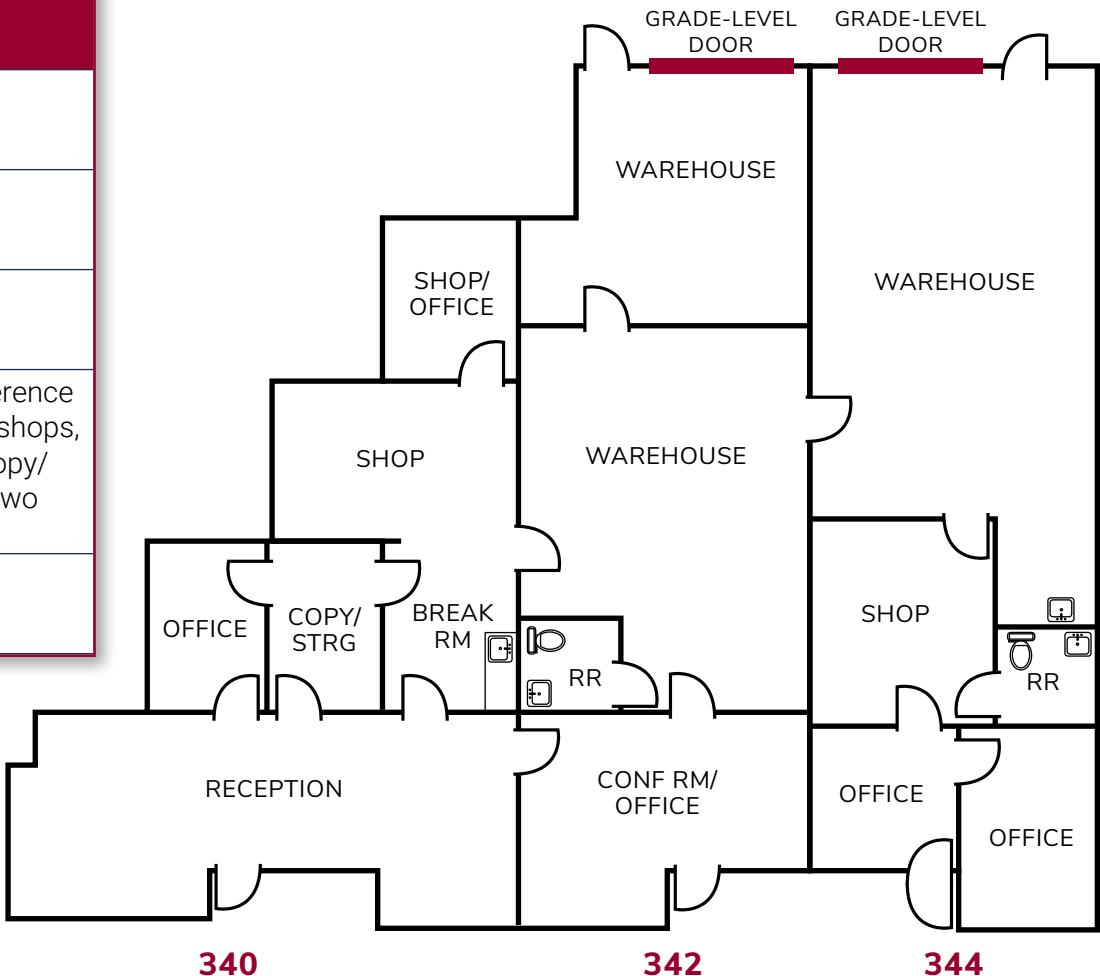
SUITE DESCRIPTION	
BUILDING ADDRESS:	344 State Place
SQUARE FEET:	1,207 SF
LEASE RATE:	\$1.30/SF + NNN (\$0.48/SF)
COMMENTS:	Two offices, shop, restroom, and warehouse with one grade-level door
AVAILABILITY:	Now



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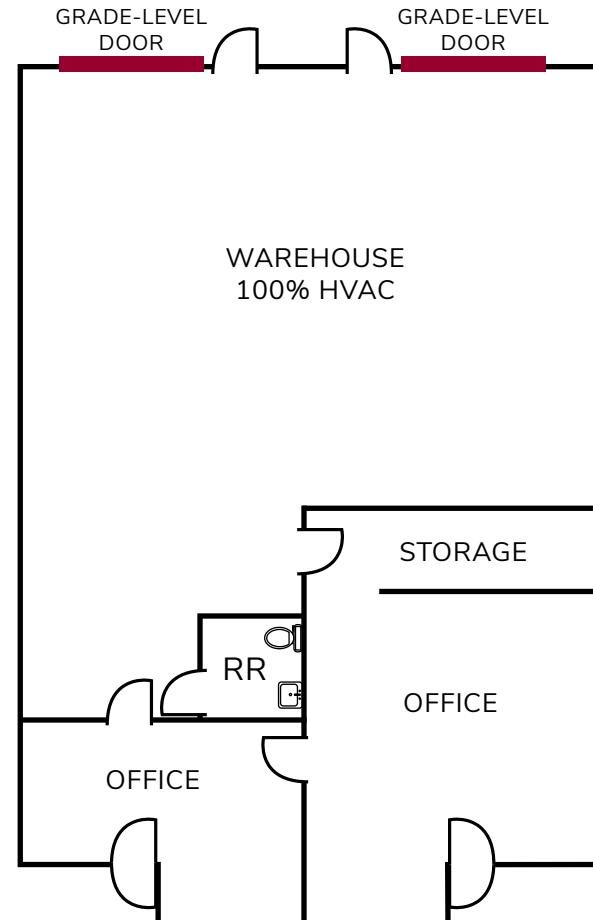
SUITE DESCRIPTION	
BUILDING ADDRESS:	340-344 State Place
SQUARE FEET:	3,617 SF
LEASE RATE:	\$1.25/SF + NNN (\$0.48/SF)
COMMENTS:	Reception, three offices, conference room/office, shop/office, two shops, break room, two restrooms, copy/storage, and warehouse with two grade-level doors
AVAILABILITY:	Now



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SUITE DESCRIPTION	
BUILDING ADDRESS:	356-358 State Place
SQUARE FEET:	2,572 SF
LEASE RATE:	\$1.30/SF + NNN (\$0.48/SF)
COMMENTS:	Two offices, restroom, storage, and 100% HVAC warehouse with two grade-level doors
AVAILABILITY:	December 1, 2025



356-358

NOT TO SCALE

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