

FOR SALE OR LEASE | 2 FREESTANDING BUILDINGS

530 OPPER ST

ESCONDIDO, CA 92029



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PROPERTY HIGHLIGHTS

MULTI-TENANT OR SINGLE-TENANT BUILDING



LEASE RATE

\$1.35/SF NNN



SALE PRICING

Contact Brokers



LOT SIZE

66,213 SF (1.52 AC)



BUILDING 1

9,000 SF



BUILDING 2

11,808 SF



CLEAR HEIGHT

±14'



FREEWAY ACCESS

**Close Proximity
to CA-78**



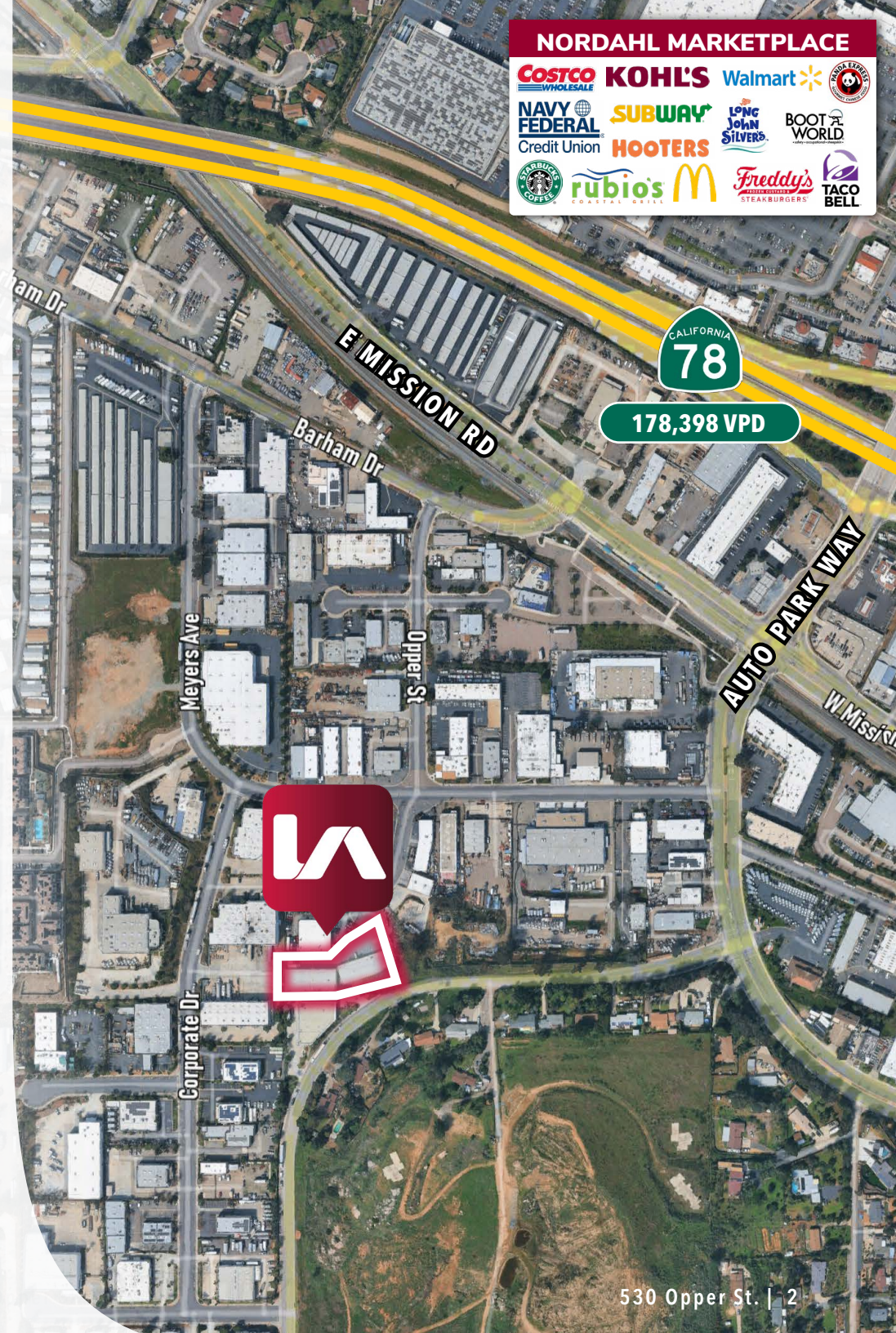
ZONING

**M-1
About M-1 zoning**



ADDITIONAL FEATURES

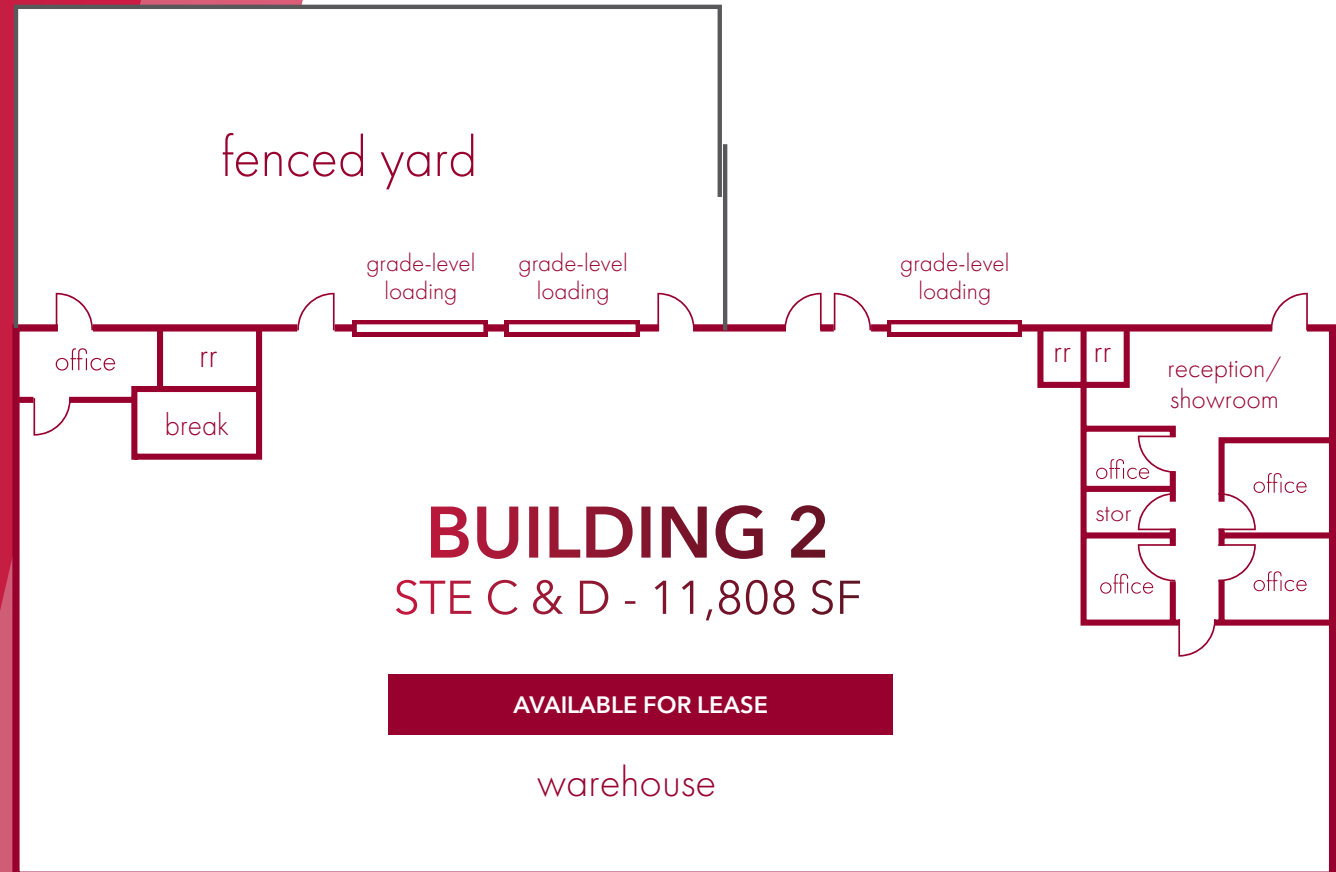
**3 Fenced
Yards**



PROPERTY OVERVIEW

- ±11,808 SF Freestanding Industrial Building
- 80% Industrial / 20% Office
- 3 Grade-Level Loading Doors
- Large Warehouse Space
- ±14' Clear-Height
- Reception / Showroom
- 6 Updated Private Offices
- Fenced & Secured Yard
- Three Restrooms
- Break Room
- **Lease Rate: \$1.35/SF NNN**

***Available For Lease:
BUILDING 2***

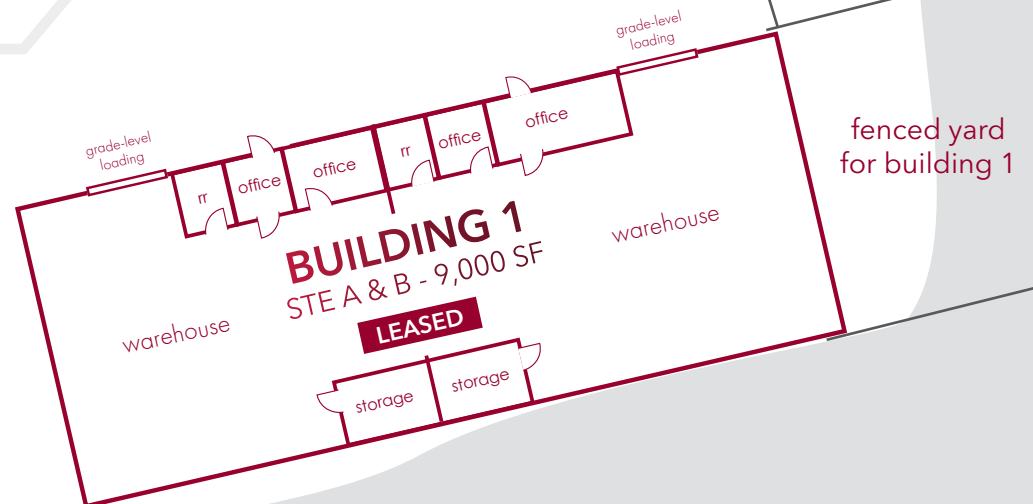
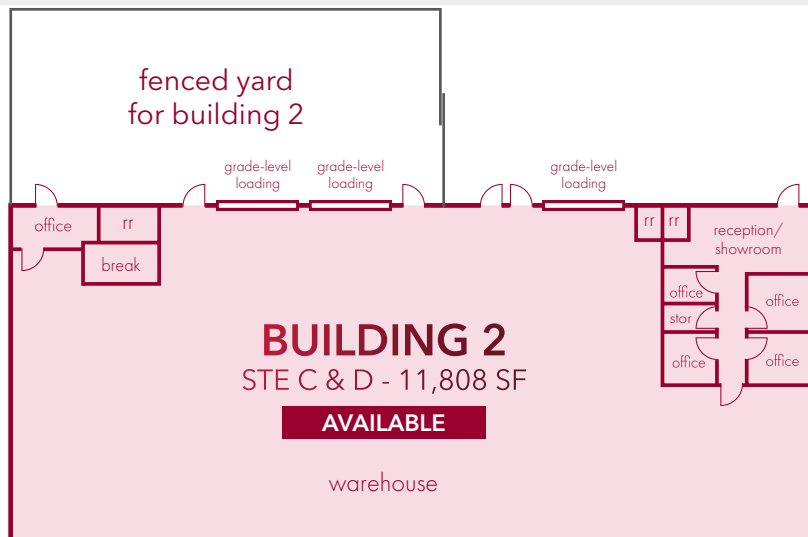


PROPERTY OVERVIEW

Available For Sale:
BUILDING 1 & BUILDING 2

SITE PLAN

2 Freestanding Buildings + 3 Fenced Yards
20,808 SF



**Not to scale*

Sale Pricing: Contact Brokers

PROPERTY PHOTOS



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FOR MORE INFORMATION
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