

FOR LEASE
1250-1262
INDUSTRIAL
ESCONDIDO, CA



PROPERTY OVERVIEW

This property offers efficient industrial micro units with private restrooms and exclusive overhead door loading. Ideal location in the City of Escondido, a vibrant and diverse community of more than 144,831 people. The City's economic base is made up largely of successful small businesses, many of which are family-owned. Escondido also attracts more than 270,000 visitors from San Diego and surrounding regions each year.

OFFERING SUMMARY

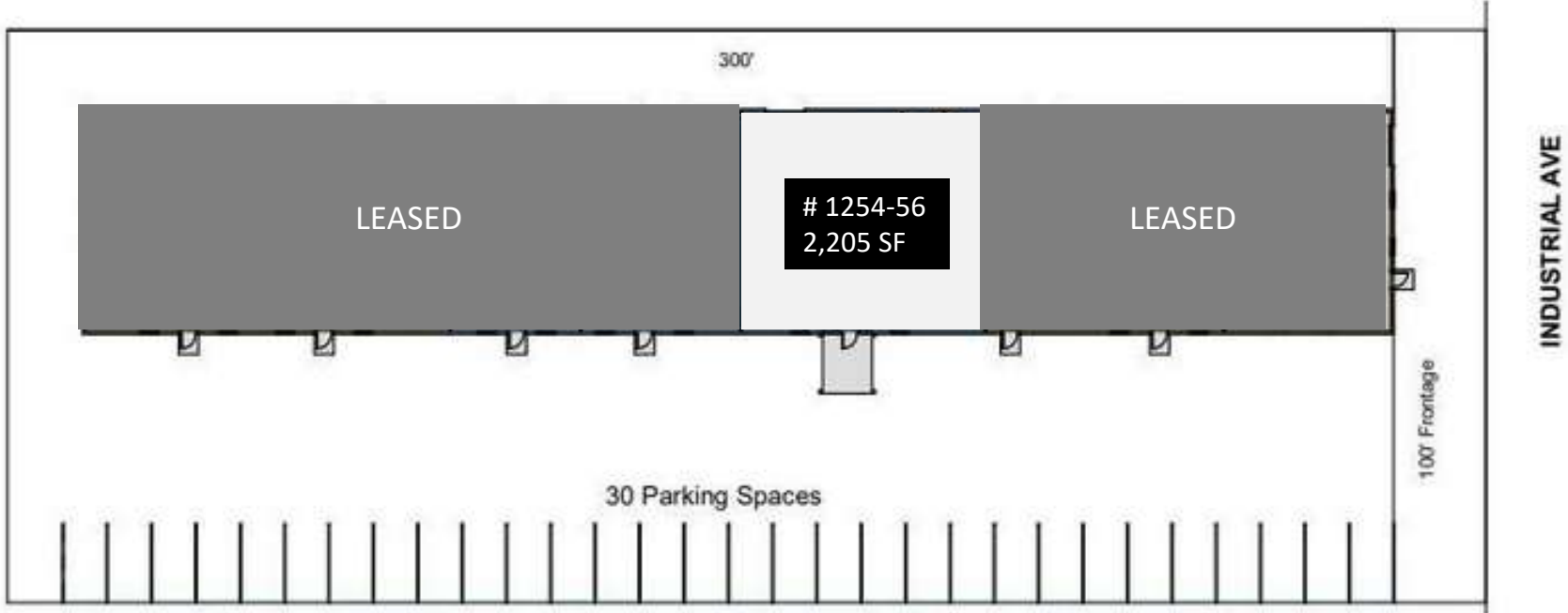
Lease Rate:	\$1.70 PSF MG
Unit Size:	2,205 SF
Building Size:	11,745 SF
Land Size:	35,200 SF
Zoning:	M-2
Market:	North County San Diego

PROPERTY HIGHLIGHTS

- Newly renovated with 2 restrooms and 2 Drive-in Doors
- White box, with two existing offices
- Professionally Managed Building
- Excellent Location, with easy access to the Interstate 15 & Highway 78 Interchange

AVAILABLE SPACE

Unit	Size (SF)	Lease Type	Lease Rate (MG)
1254 - 1256	2,205	Modified Gross	\$3,750 per month









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