

FOR SALE OR LEASE | 2534 E. El Norte Parkway
Escondido, CA



YARD STORAGE PROPERTY

NAI San Diego

2534 E. El Norte Parkway, Escondido, CA

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

Buildings:

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

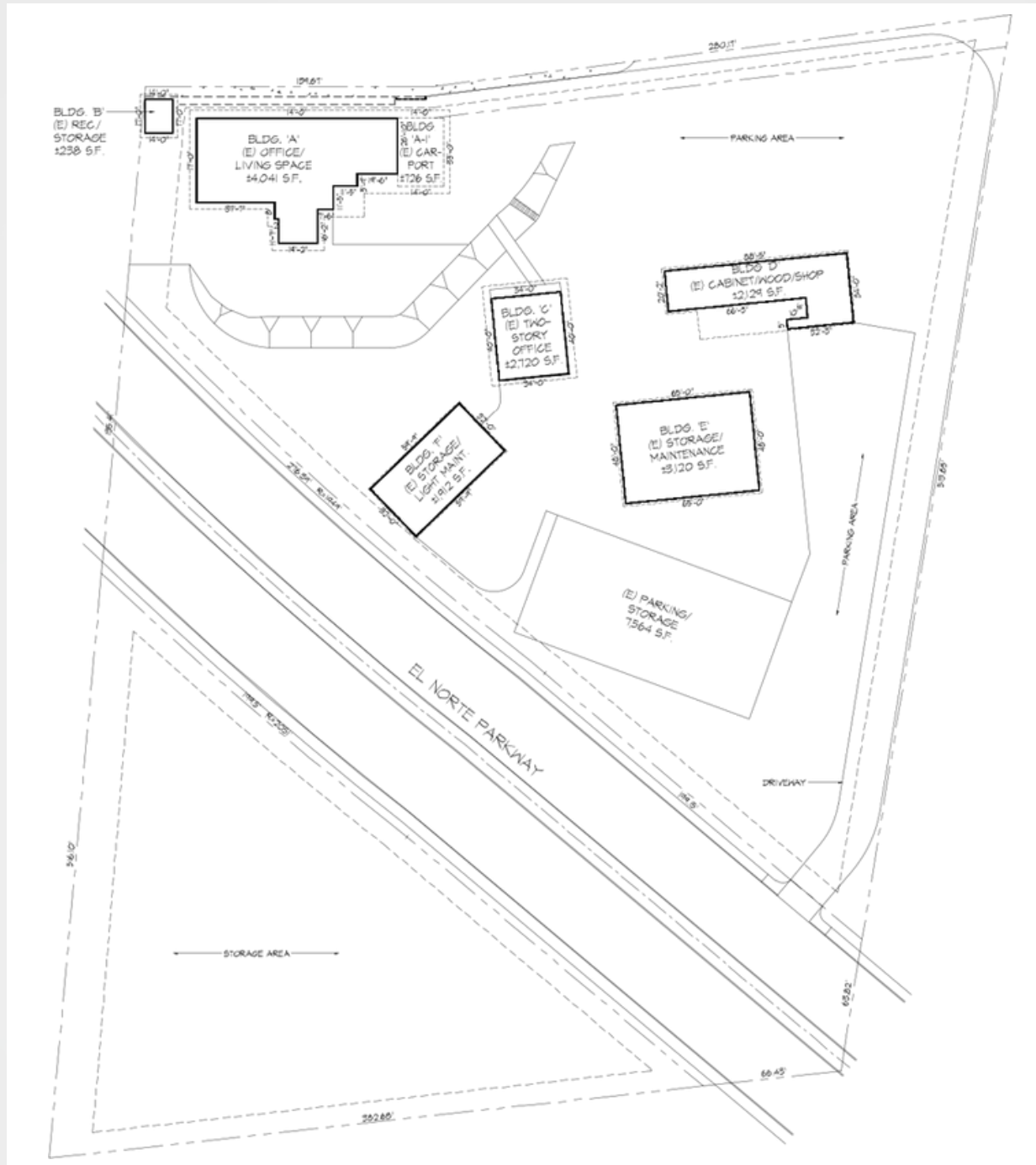
Zoning: Site has legal non-conforming letter supporting storage
of vehicles, equipment, outside storage of materials, light
industrial & heavy maintenance uses
Certificate of Nonconforming Use

Parcel Number: 225.270.63

Lease Price: Multiple building & land lease options. Call agent for information.

Sale Price: ~~\$4,710,000~~ \$4,150,000 (\$26 PER USABLE SF) \$560,000 REDUCTION!

SITE PLAN



2534 E. El Norte Parkway, Escondido, CA

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

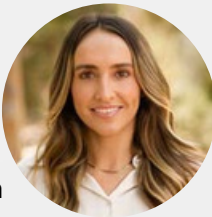


9 min - 4.2 miles from I-15 Freeway

EXCLUSIVE CONTACTS:



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