

AVAILABLE FOR LEASE
±11,655 SF CONTRACTOR STORAGE LOT

731 ROCK SPRINGS ROAD
ESCONDIDO, CA 92025



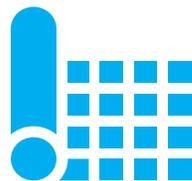
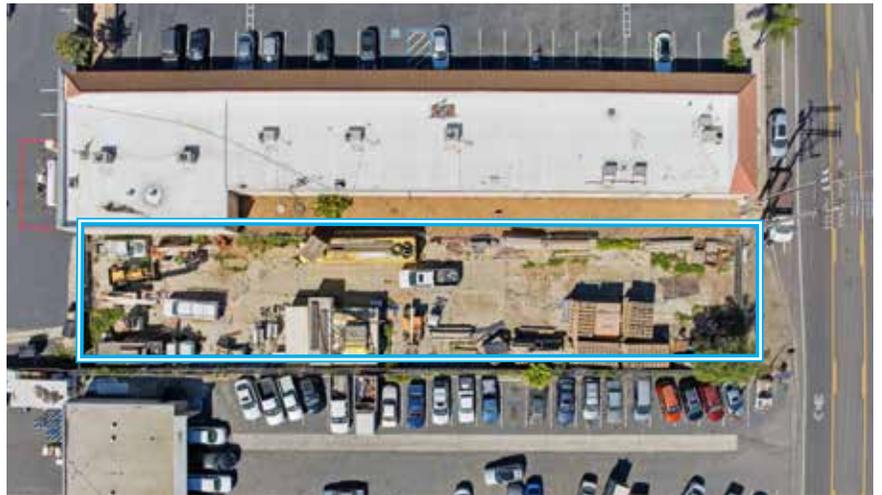
±11,655 SF
[±0.27 AC]

LAND PARCEL SIZE



\$0.45 PSF + NNN
[NNN = \$0.05 SF]

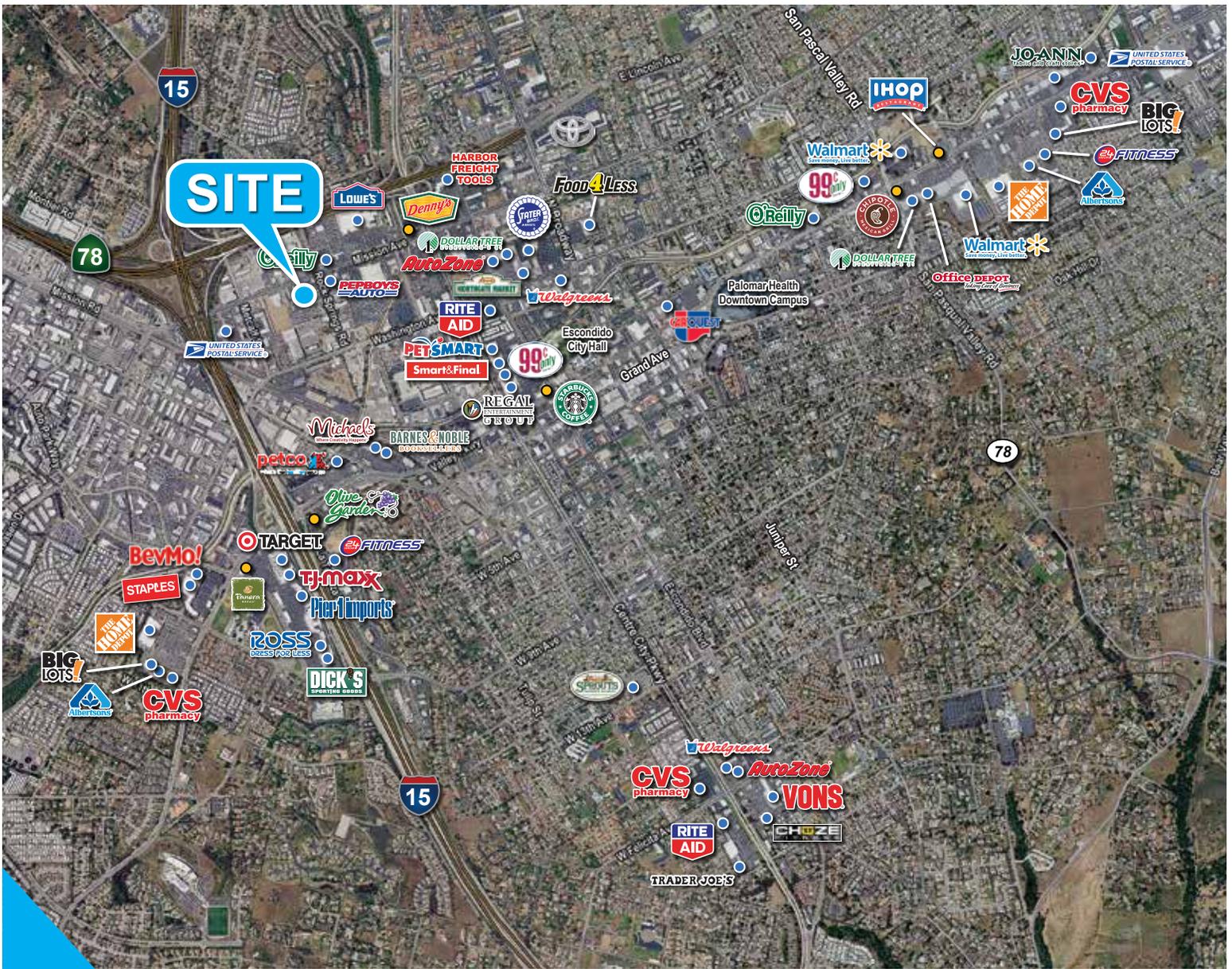
ASKING PRICE



M1
LIGHT INDUSTRIAL

ZONING

Allows For A Wide Variety of Heavy Metal Industrial Uses
Heavy Construction Equipment Storage, Equipment Sales &
Leasing, & Building Materials Storage



WHY ESCONDIDO?

Escondido is a highly sought-after industrial submarket driven by its central location and immediate access to I-805 and I-15, allowing efficient connectivity to coastal, inland, and regional markets. Anchored by MCAS Miramar, the area supports a deep and diverse tenant base across defense, construction, logistics, energy, and building materials, contributing to consistent demand and long-term market stability.

Voit

REAL ESTATE SERVICES

4180 LA JOLLA VILLAGE DRIVE #100
LA JOLLA, CALIFORNIA 92037

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