



For Lease

355 State Place | Escondido, CA

29,815 SF Freestanding Industrial Building

For Lease

355 State Place
Escondido, CA

*** Strategically located in
Escondido's I-15 industrial
corridor**

Property Specifications

SPACE AVAILABLE

29,815 SF

PARCEL SIZE

1.27 AC

ZONING

M-1

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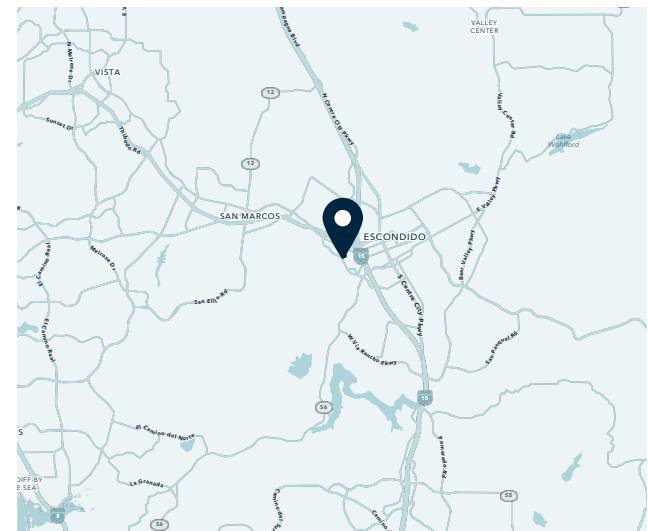
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About the Property

- ±29,815 SF Freestanding Industrial Warehouse on ±1.27 Acres
- Functional Single-Tenant Facility with Three (3) 12' x 12' Grade-Level Doors
- 21' Clear Height with Masonry Construction
- 600 amps at 277/480v (ability to expand)
- M (Industrial) Zoning
- Excellent Access to I-15, State Route 78 & Regional Transportation Networks
- Minutes from Nearby Retail, Dining & Commercial Services

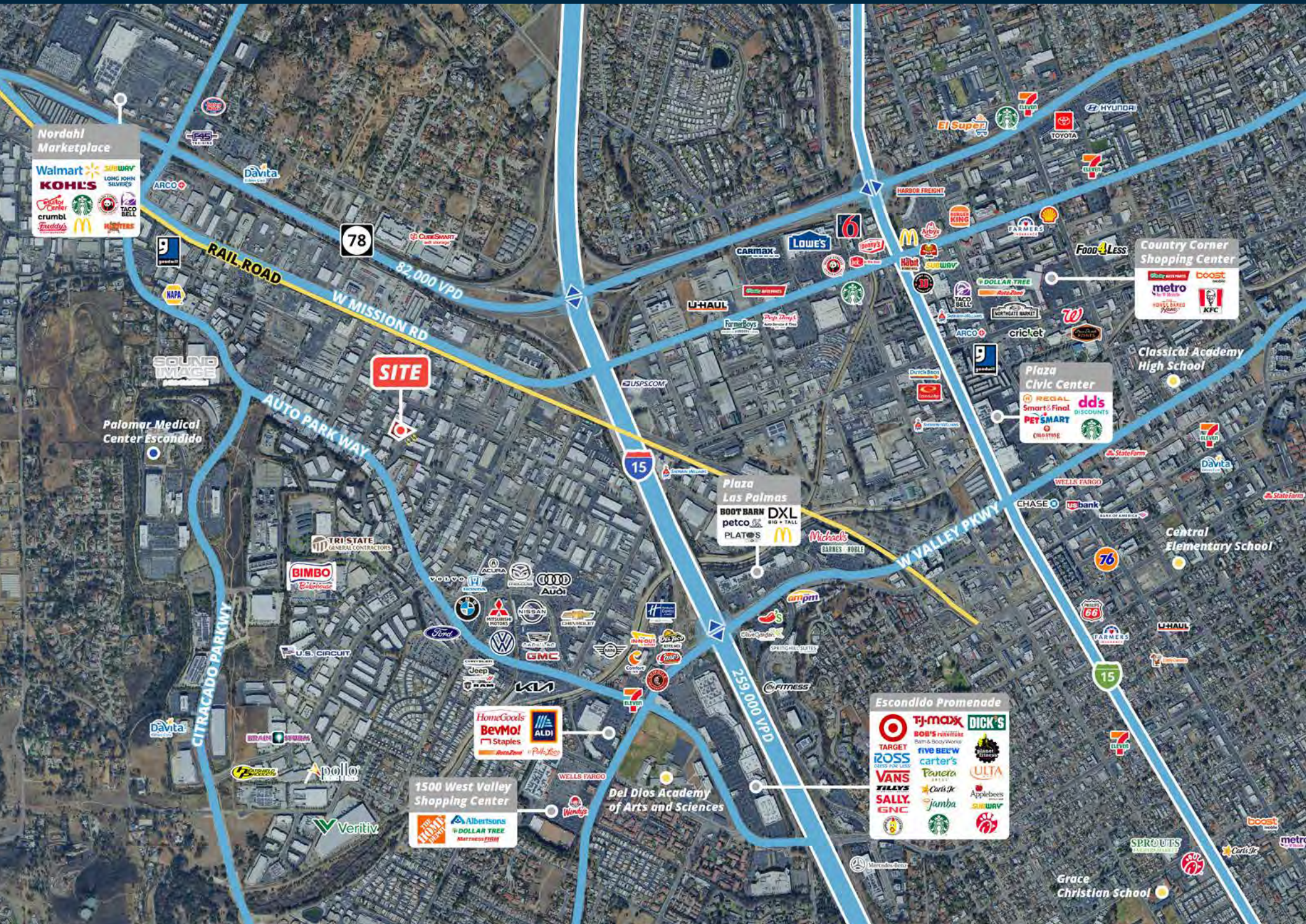


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About Escondido, CA

Escondido sits in North San Diego County, offering an inland location with convenient access to the region's primary transportation corridors. The submarket runs along the I-15 corridor and Highway 78, connecting distribution and manufacturing users directly to San Diego, the Inland Empire, and Orange County. That positioning lets companies serve all three markets from a single Escondido location, a draw that has kept industrial demand steady even as coastal submarkets grow more congested.

Known for its diverse economy, skilled workforce, and business-friendly environment, Escondido supports a wide range of industries including manufacturing, distribution, technology, healthcare, and advanced services. The city's established industrial base, growing commercial presence, and proximity to major population centers continue to drive demand for industrial and flex space.

WHY ESCONDIDO?

Escondido: one address, endless possibilities

Escondido by the Numbers

150.5K
POPULATION

\$129,700
AVERAGE HOUSEHOLD
INCOME

37.1
MEDIAN AGE

0.15%
2026-2031
POPULATION GROWTH

7.8 MSF
INDUSTRIAL BASE
(Q2 2026)

4.7%
ESCONDIDO VACANCY
RATES



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