

FOR SALE

±8,087 SF FREESTANDING INDUSTRIAL BUILDING

2128

AUTO PARK WAY

ESCONDIDO, CA 92029



ALEX JIZE, SIOR

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REAL ESTATE SERVICES

2128 Auto Park Way is an approximately 8,087 square foot freestanding building on a 0.56 acre lot. The subject property is within close proximity to both the Highway 78 and the Interstate 15 freeways.

Special features for this property include heavy power, fenced yard area and prominent frontage on one of Escondido's major thoroughfare, Auto Park Way. Daily traffic volume is in excess of 21,000 vehicles.

\$2,750,000
(\$340/SF)

SALE PRICE



**VIEW VIRTUAL
TOUR VIDEO**

BUILDING SPECIFICATIONS



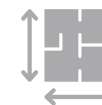
600A/208V/3 Phase*
Heavy Power



Light Industrial (M-1)
Zoning



Fenced Yard
Features



0.56 AC (24,393 SF)
Lot Size



2
Grade Level Roll-Up Doors



Bonus Mezzanine
Special Features



Single or Dual
Tenancy



0.37
Floor Area Ratio (FAR)



1980
Year Built

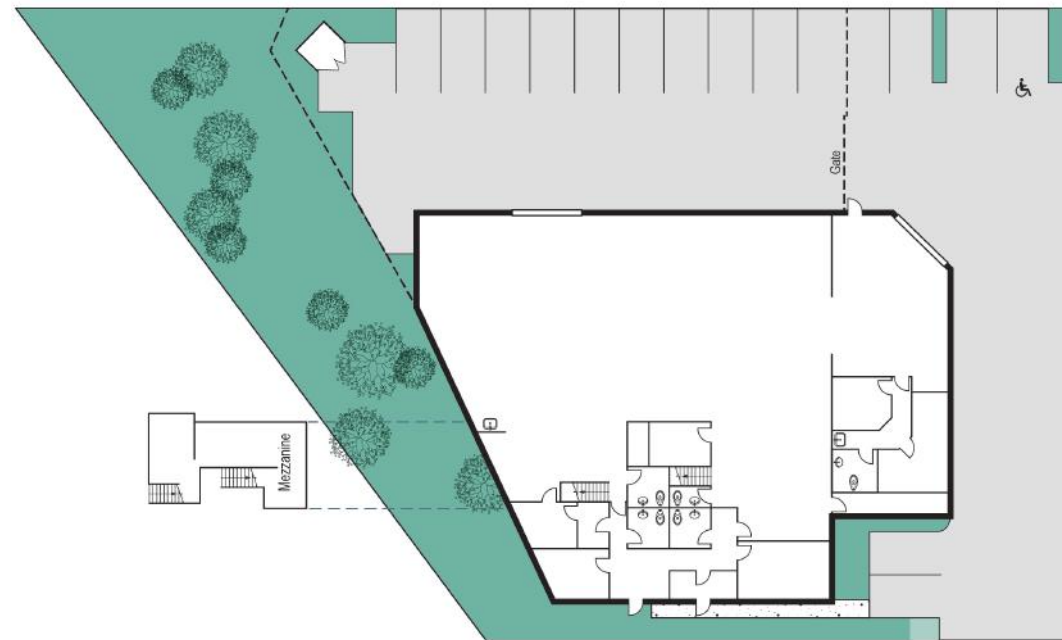


18'
Ceiling Height

** To be verified by Buyer's electrician*

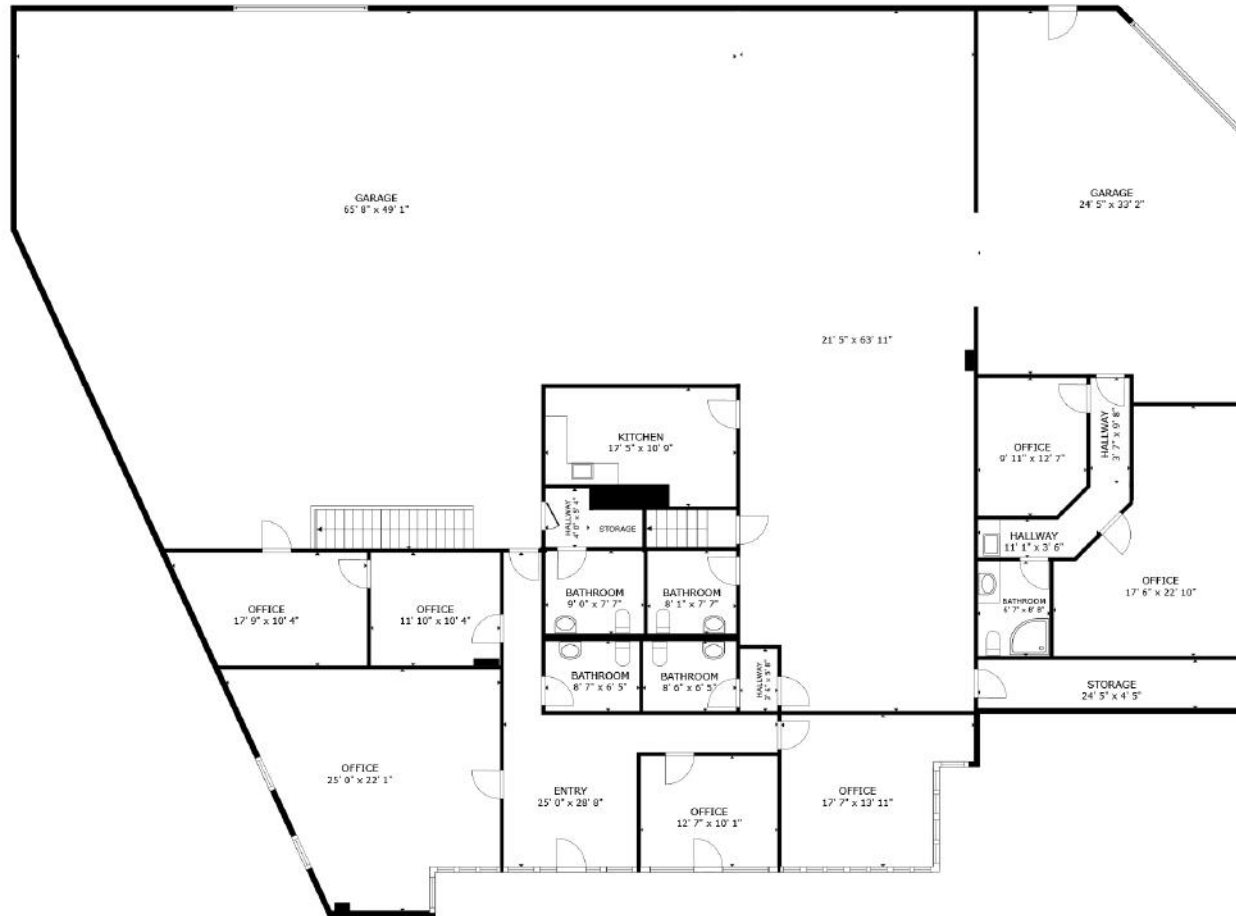


SITE PLAN

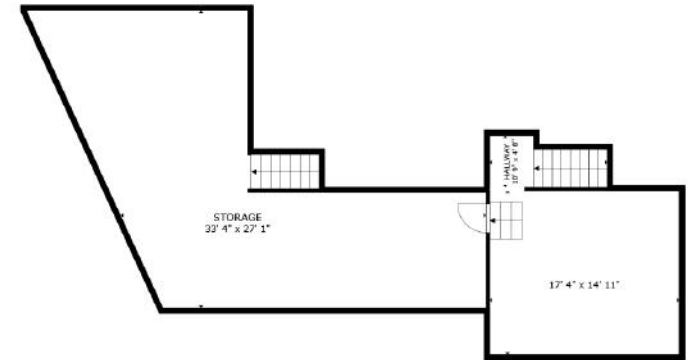


**Floor plan not to scale*

FLOOR PLAN



1ST FLOOR



2ND FLOOR

*Floor plan not to scale

AERIAL VIEW



AUTO PARK WAY

SECURED FENCED YARD



44'

100'

42'

115'

53.8'

INTERIOR PHOTOS



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