

For Lease | Industrial & Flex

SIMPSON BUSINESS PARK



1305, 1309, 1313 & 1317 Simpson Way | ESCONDIDO 92029

CPP

COMMERCIAL
PACIFIC
PROPERTIES



NORDAHL RD



CENTRE CITY PKWY

ROCK SPRINGS RD

WEST MISSION RD

WEST MISSION RD



AUTO PARK WAY

NORTH ANDREASEN DR

SIMPSON
BUSINESS
PARK



WEST WASHINGTON AVE



MOSSY AUTOMOTIVE GROUP



ESCONDIDO PROMENADE

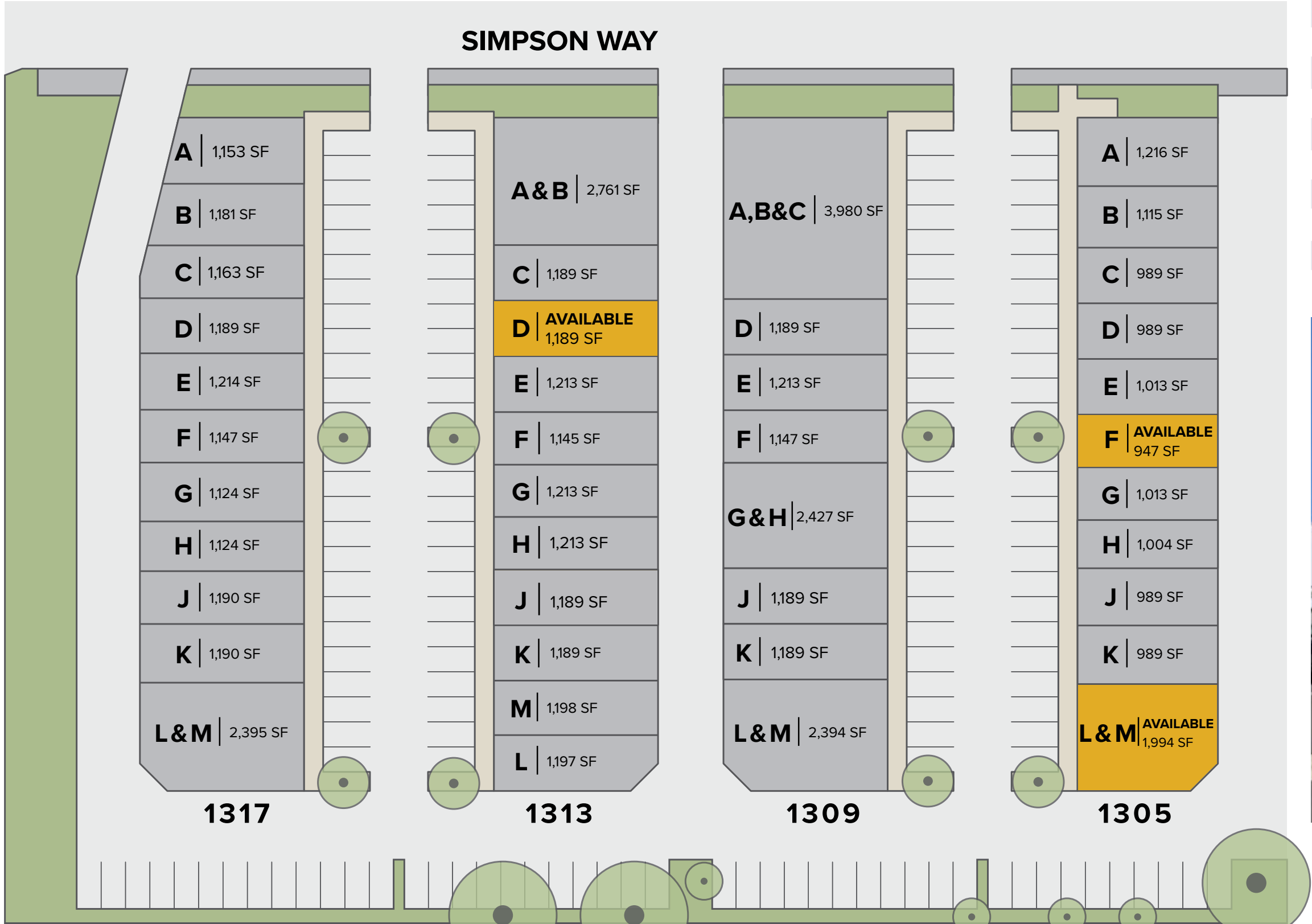
Site Plan

AVAILABILITY CHART

ADDRESS	UNIT #	SIZE	IMPROVED %	SUITE DESCRIPTION	BASE RENT/SF	CAM/SF	AVAILABILITY
1305 SIMPSON WAY	F	947 SF	25%	Reception, RR, and warehouse	\$1.35/SF	\$0.15/SF	NOW
1305 SIMPSON WAY	L & M	1,994 SF	40%	Reception, offices, RR, and warehouse	\$1.35/SF	\$0.15/SF	NOW
1313 SIMPSON WAY	D	1,189 SF	25%	Reception, RR, and warehouse	\$1.35/SF	\$0.15/SF	NOW

PROPERTY DETAILS

Property Address	1305, 1309 1313 & 1317 Simpson Way, Escondido
# of Stories	100% Ground Floor SF
Construction Type	Concrete Tilt Up
Average (%) Improved	15 -25%
Loading	10' x 10' grade level loading doors
Mechanical Systems	HVAC in office areas
Warehouse Clear Height	14' minimum clear height
Gas Service	Stubbed to each building
Zoning	M2 (Heaviest Industrial zone in Escondido)
Excellent Parking	2.44/1,000 square feet
Private Restrooms	Each unit has a private restroom
3 Phase Power	100-200 amps, 120/208 volt panel per unit
Electricity	Each unit is separately metered
Trash & Water	Included as part of CAM Fee

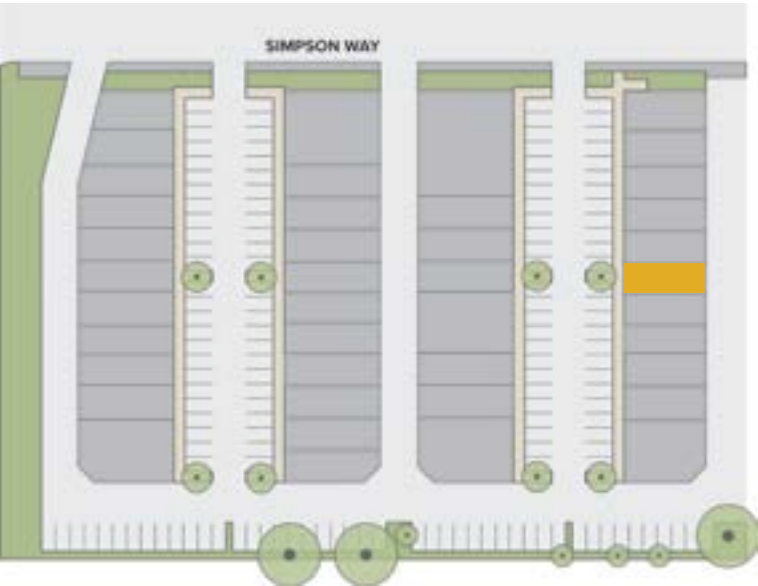
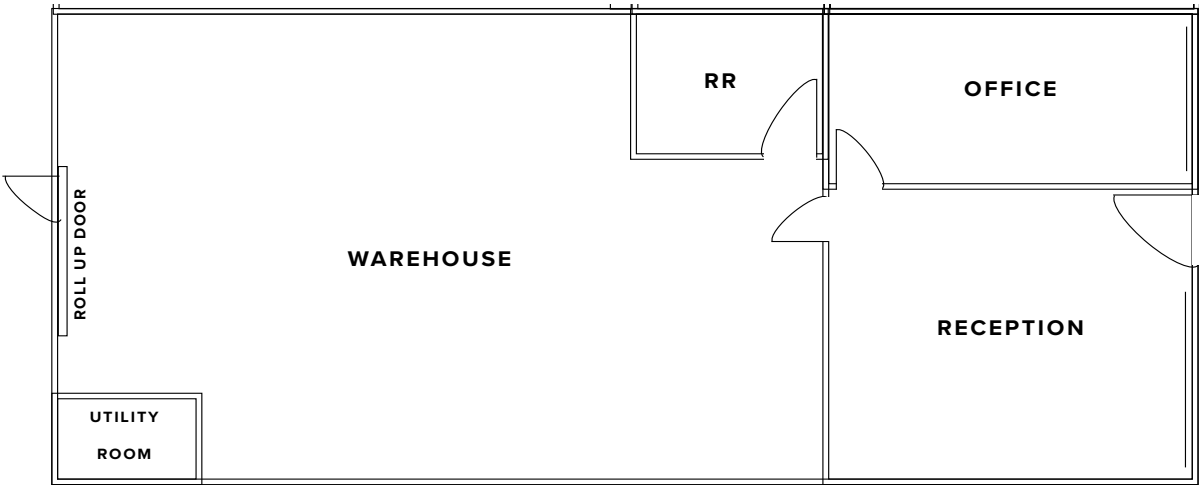


Available Suite

SUITE F

Space Details:

- ADDRESS: 1305 Simpson Way
- UNIT #: Suite F
- SIZE: 947 SF
- IMPROVED %: 25%
- SUITE DESCRIPTION: Reception, RR & warehouse
- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: Now

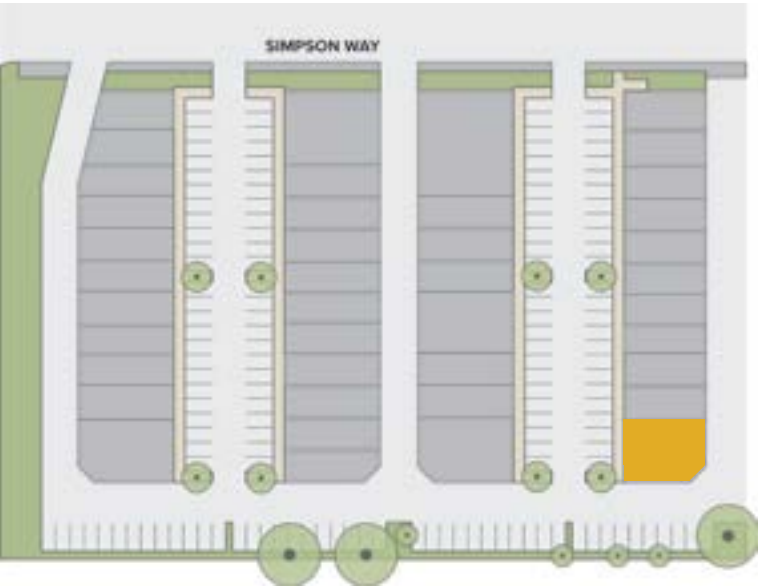
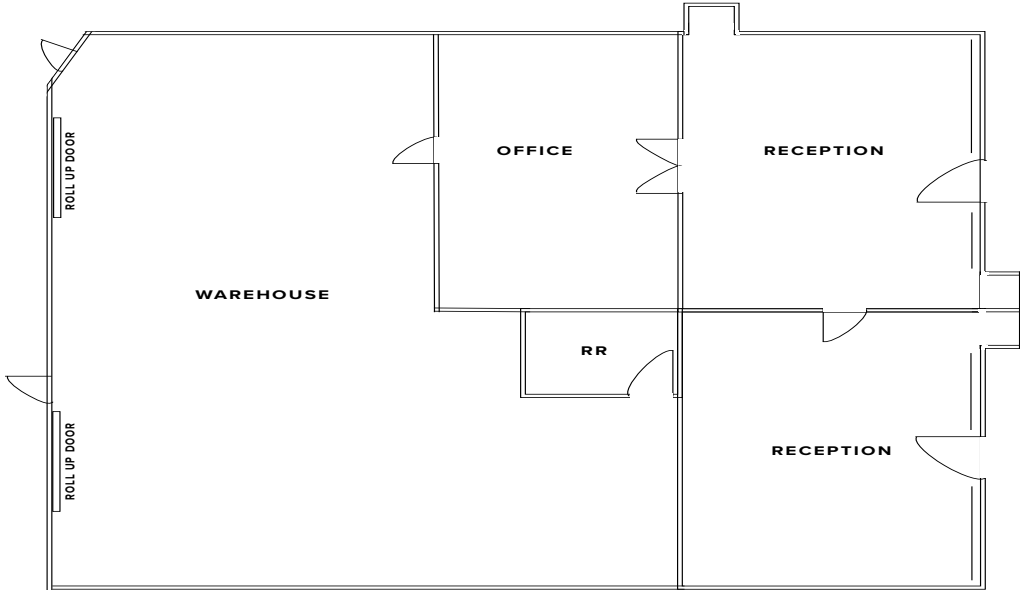


Available Suite

SUITE L & M

Space Details:

- ADDRESS: 1305 Simpson Way
- UNIT #: Suite L & M
- SIZE: 1,994 SF
- IMPROVED %: 40%
- SUITE DESCRIPTION: Reception, offices, RR & warehouse
- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: Now

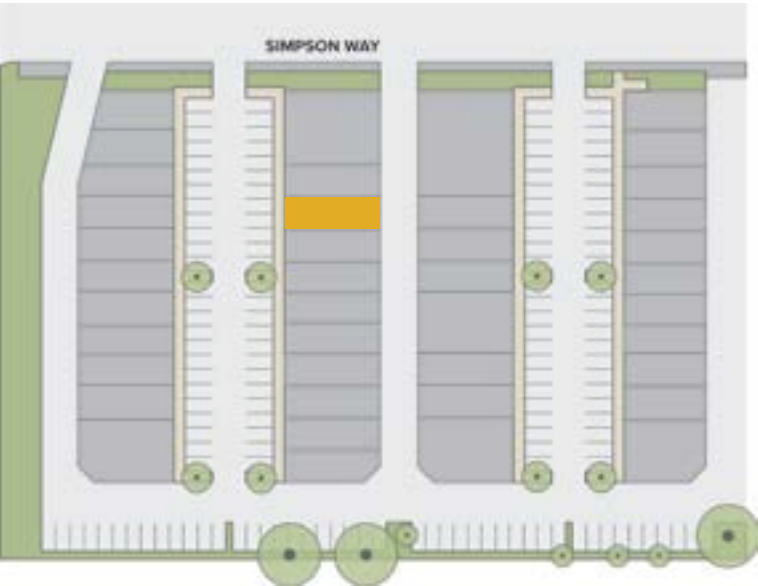
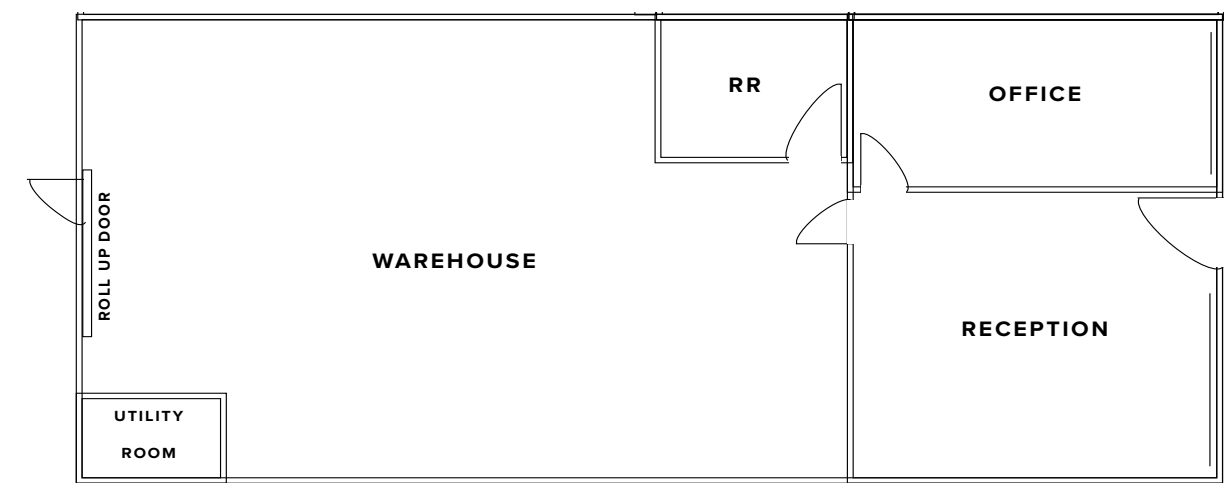


Available Suite

SUITE D

Space Details:

- ADDRESS: 1313 Simpson Way
- UNIT #: Suite D
- SIZE: 1,189 SF
- IMPROVED %: 25%
- SUITE DESCRIPTION: Reception, RR & warehouse
- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: Now





The Location

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.



151,625
POPULATION



48,268
HOUSEHOLDS



\$62,319
MED. HH INCOME

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