

FOR SUBLEASE

930 S ANDREASEN DRIVE, SUITE H
ESCONDIDO, CA 92029



±1,762 SF FLEX SUITE

ANDREW IBRAHIM

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Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to offer Suite H at 930 South Andreasen Drive for sublease. This ±1,762 SF flex unit in Escondido features a functional combination of office and warehouse space, making it well-suited for a variety of industrial and flex users seeking efficient space in a convenient North County location.

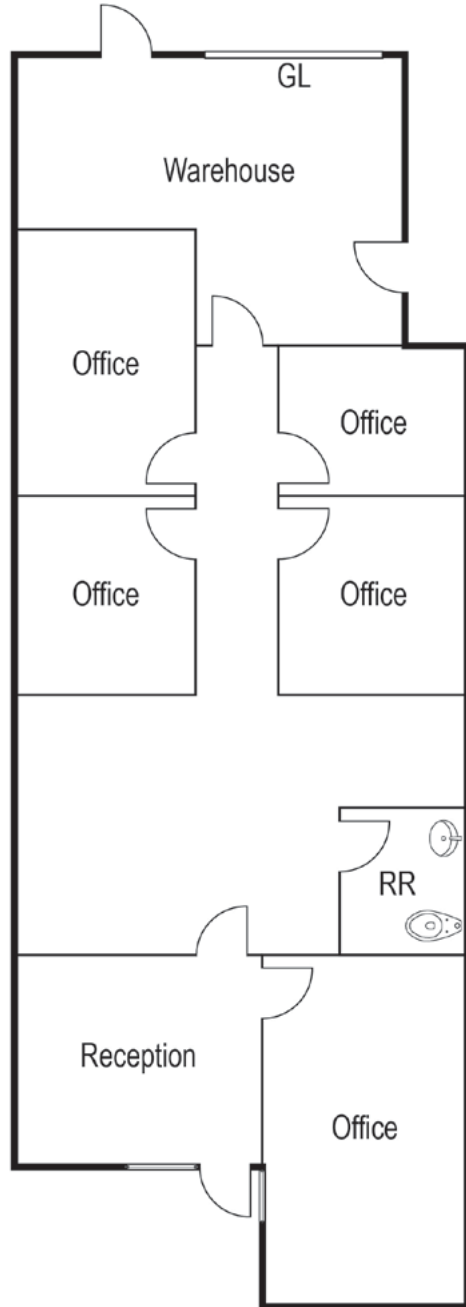
The property offers easy access to Interstate 15 and Highway 78 and is surrounded by a strong mix of industrial, retail, and service amenities.

PROPERTY INFORMATION

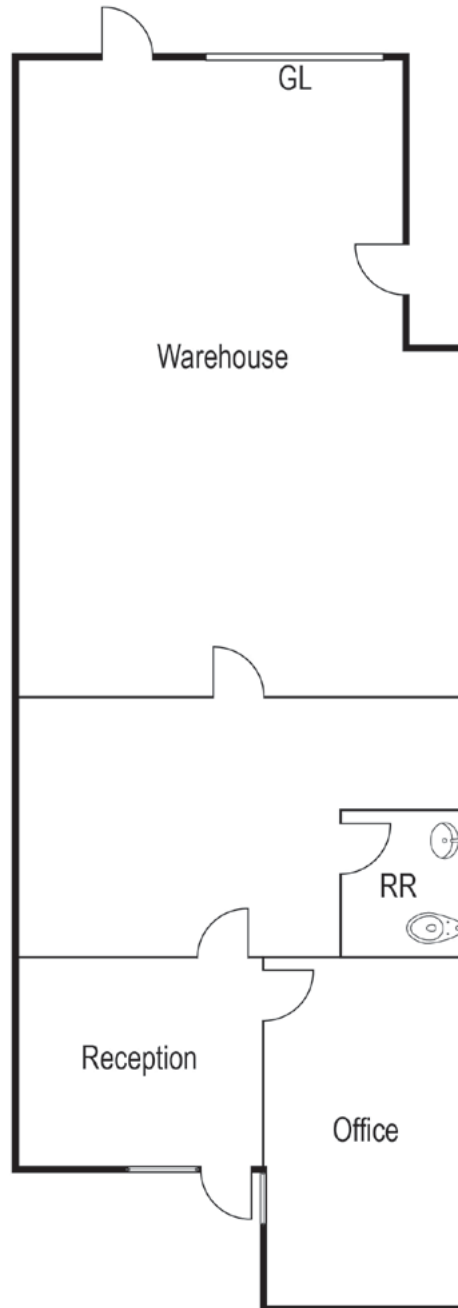
ADDRESS	930 South Andreasen Drive, Suite H Escondido, CA 92029
BUILDING SIZE	±1,762 SF (65% Office: ±1,145 SF 35% Warehouse: ±615 SF)
ZONING	I-P (Industrial Park)
CEILING HEIGHT	16'
GRADE LEVEL DOOR	One (12' x 10')
YEAR BUILT	1988
LEASE EXPIRATION	May 2027
SUBLEASE RATE	NEGOTIABLE (REACH OUT TO AGENT)

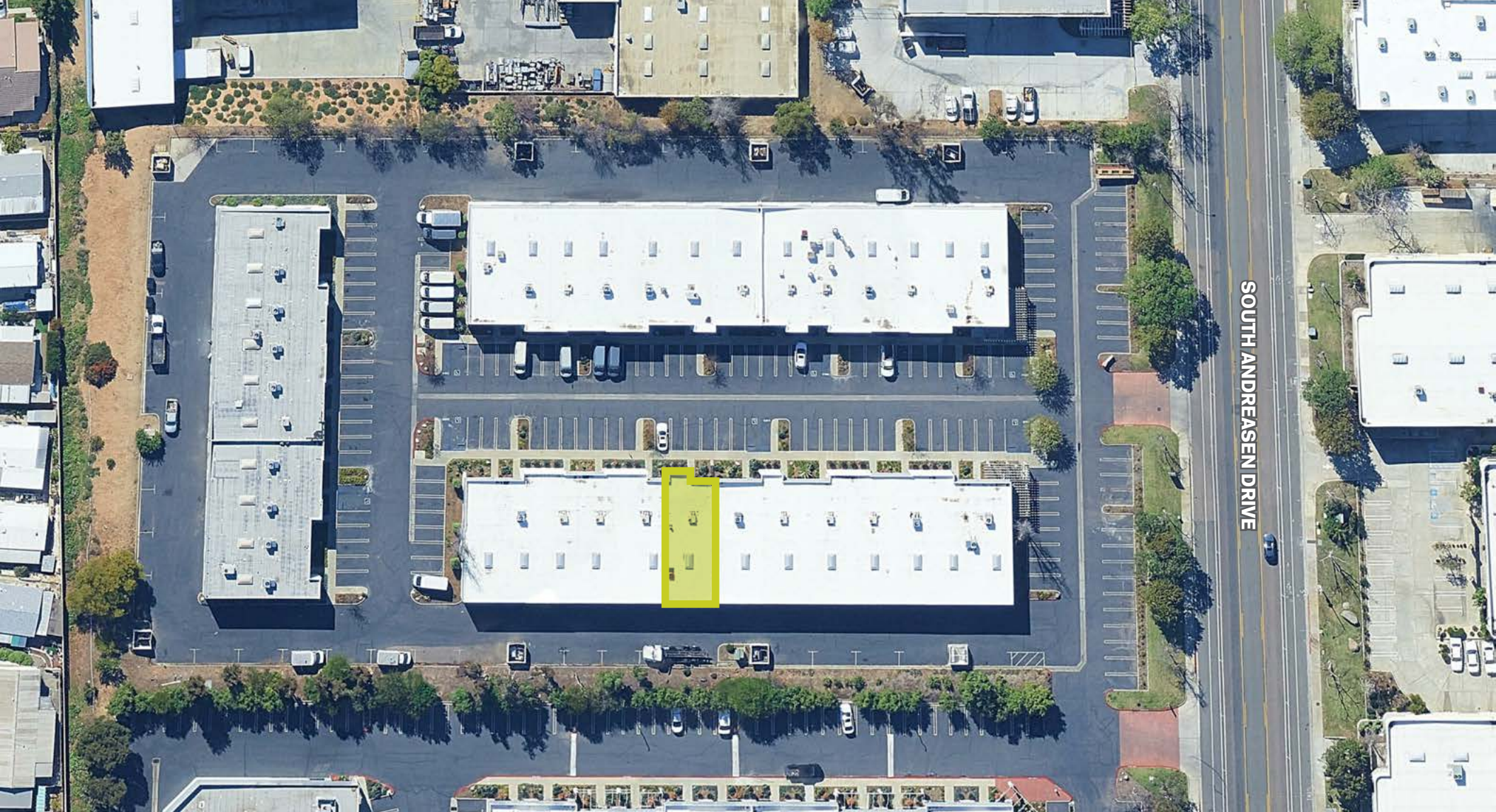


CURRENT FLOOR PLAN



CONCEPTUAL FLOOR PLAN





SOUTH ANDREASEN DRIVE

ANDREW IBRAHIM

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