

NOW COMPLETE | 58,502 SF
NEW 2025 CONSTRUCTION

ESCONDIDO LOGISTICS CENTER

1903 CITRACADO PARKWAY, ESCONDIDO, 92029



DISTRIBUTION | WAREHOUSE | MFG

PROPERTY OVERVIEW

LOT SIZE
3.83 AC

BUILDING SIZE
58,502 SF

OFFICE
4,421 SF

- 2,539 SF 1ST FLOOR
- 2,382 SF MEZZ

DEMISABLE
2 TENANTS
±30,000 SF

DOCK LOADING
19

GRADE LOADING
5

POWER
1,600A 277/480V

SPRINKLERS
YES

CLEAR HEIGHT
28'

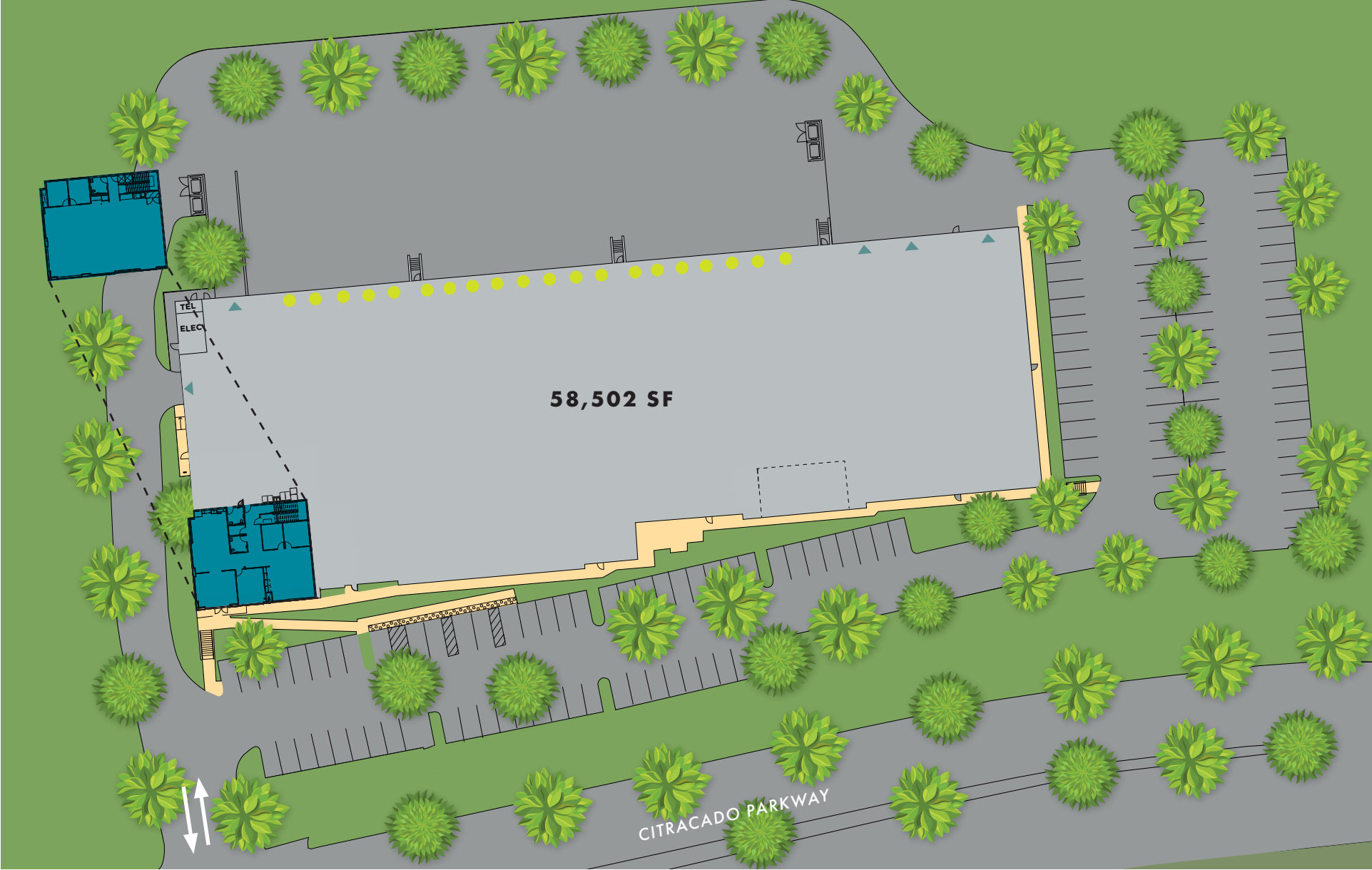
COLUMN SPACING
63'X52' (TYPICAL)

ACCESS
VIA ONE CURB CUT

ROOFTOP SOLAR
SOLAR READY



FLOOR PLAN



▲ GRADE DOORS:
5

● DOCK DOORS:
19

■ EXISTING
OFFICE

□ POTENTIAL 2ND
OFFICE LOCATION

EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



IDEAL INDUSTRIAL LOCATION



1903

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