

BRICKYARD INDUSTRIAL PARK

1310-1344 INDUSTRIAL AVE, ESCONDIDO, CA 92029

INDUSTRIAL SUITES FOR LEASE



UNDER NEW
OWNERSHIP



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ESCONDIDO, CA 92029



ZONED M2, INDUSTRIAL



TWO INDUSTRIAL MANUFACTURING BUILDINGS
TOTALING ±37,540 SF



MINIMAL OFFICE BUILDOUT WITH RESTROOMS IN
EACH SUITE



GRADE LEVEL ROLL-UP LOADING DOORS



CONVENIENT ACCESS TO HWY 78 & I-15



UNDER NEW OWNERSHIP & LOCAL MANAGEMENT



STRONG LOCAL EMPLOYMENT BASE &
DEMOGRAPHICS



EXTENSIVE RENOVATIONS UNDERWAY (ROOF, PAINT,
LANDSCAPING, PARKING LOT & TENANT IMPROVEMENTS)



NATURAL GAS POTENTIALLY AVAILABLE





Walmart * **COSTCO** WHOLESALE

Freddy's STEAKBURGERS McDonald's TACO BELL Starbucks

Jersey Mike's SUBS crumbl cookies HOOTERS

rubio's RESTAURANT & BAR Guitar Center Felix's FRESH MEXICAN SOULS

PALOMAR HEALTH
MEDICAL GROUP
Reimagining Healthcare

BRICKYARD INDUSTRIAL PARK

Escondido Car Dealerships

IN-N-OUT BURGER Chick-fil-A

Chick-fil-A's BOY CHICKEN RICE Canes Raising Cane's CHICKEN FINGERS

Starbucks BURGER KING TARGET

Holiday Inn Applebee's BULLY BAR Panera BREAD & CO.

THE HOME DEPOT Wendy's

Albertsons CVS

Escondido Promenade

TARGET ROSS DRESS FOR LESS

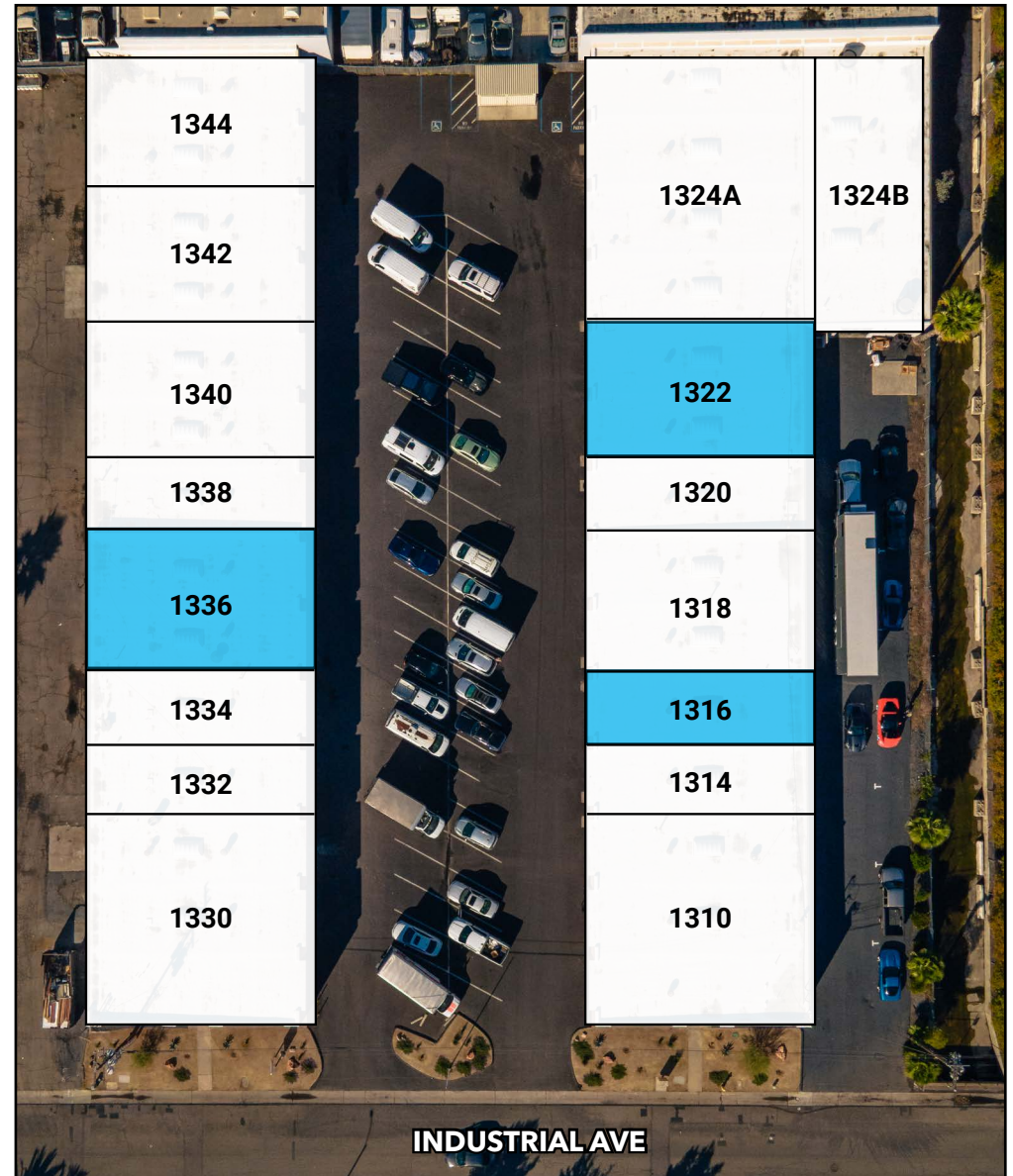
TARGET TJ-MAXX

five BELOW VANS planet fitness

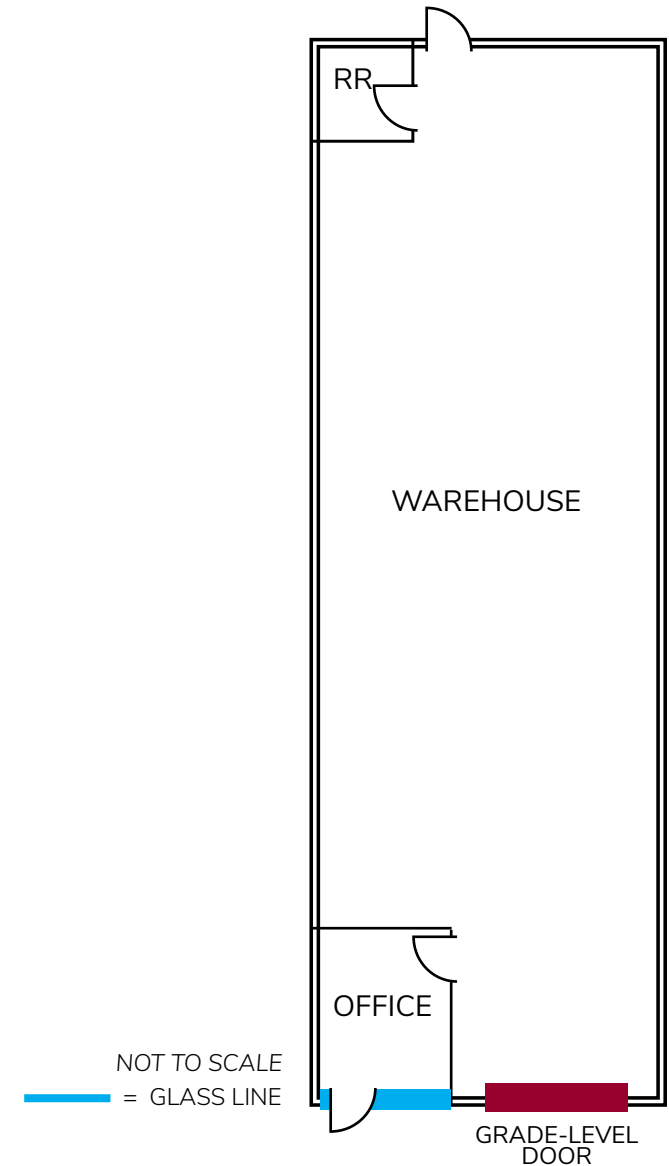
GameStop ULTA

AVAILABILTY

SUITE	SF	LEASE RATE	AVAILABILITY
1316	1,244	\$1.65/SF + \$0.10/SF CAM	June 1, 2026
1322	2,487	\$1.60/SF + \$0.10/SF CAM	Now
1336	2,512	\$1.60/SF + \$0.10/SF CAM	Now

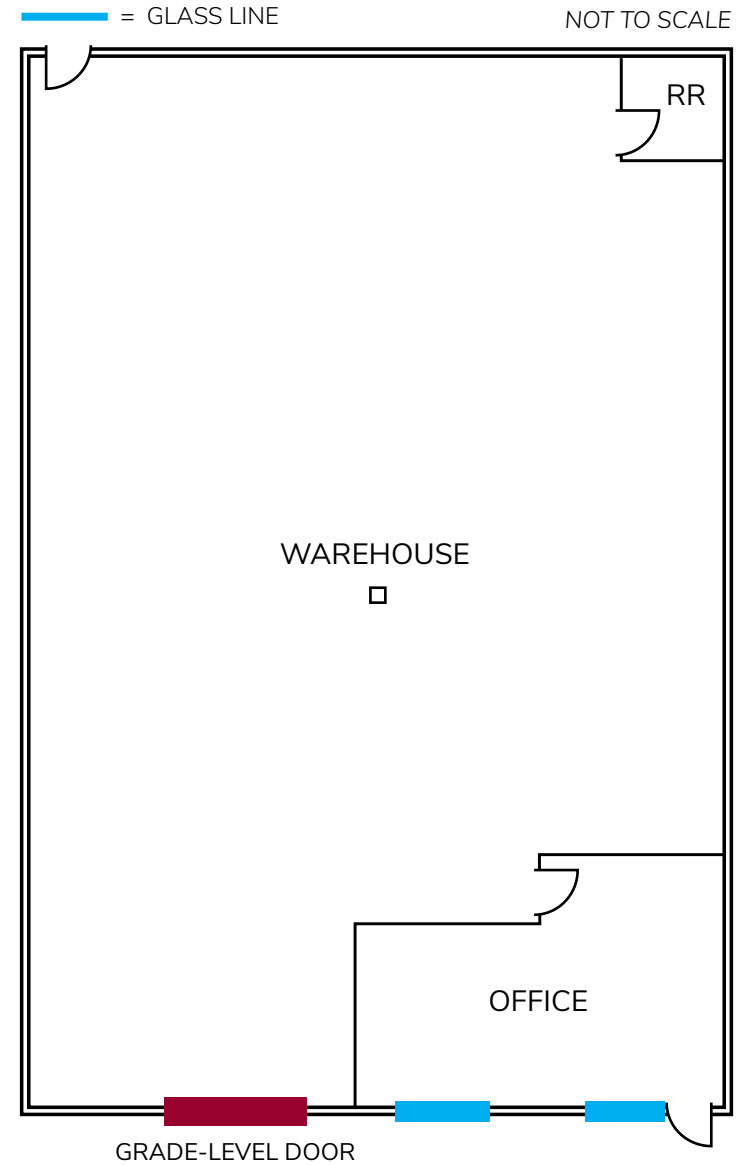


SUITE DESCRIPTION	
ADDRESS:	1316 Industrial Ave
SQUARE FEET:	1,244 SF
COMMENTS:	Office, restroom, and warehouse with one grade-level door.
POWER:	One 100 AMP single-phase panel
LEASE RATE:	\$1.65/SF + \$0.10/SF CAM
AVAILABILITY:	June 1, 2026



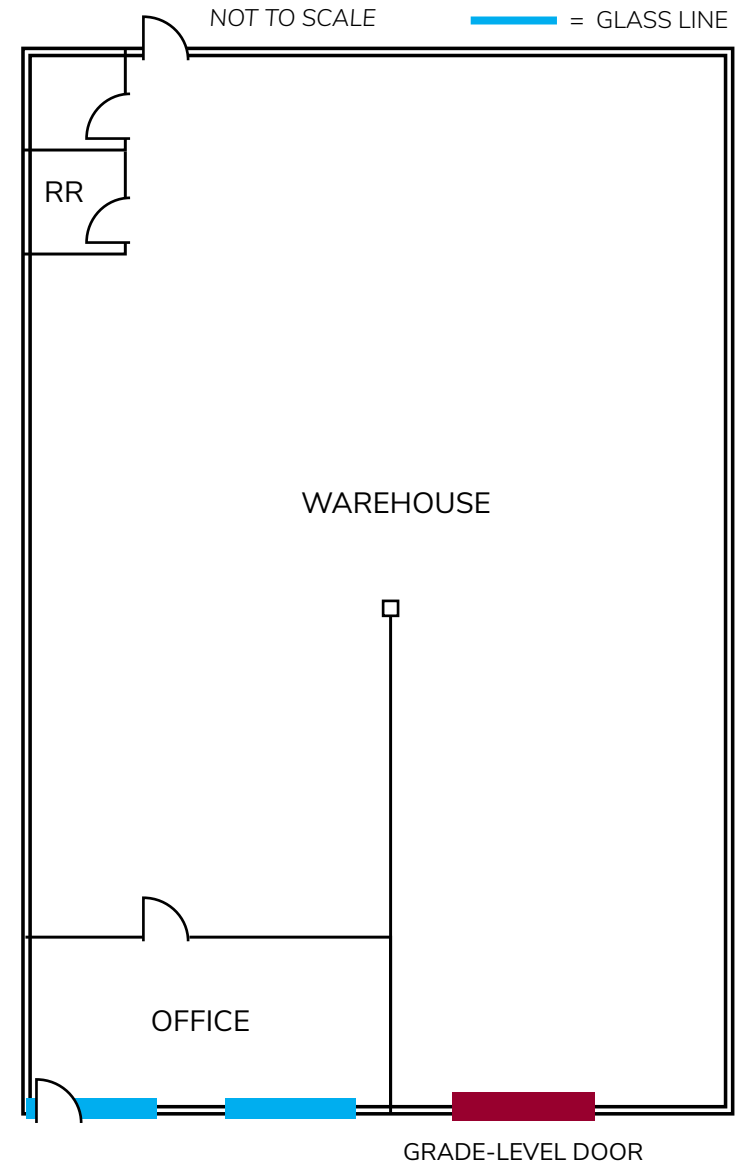
No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

SUITE DESCRIPTION	
ADDRESS:	1322 Industrial Ave
SQUARE FEET:	2,487 SF
COMMENTS:	Office, restroom, and warehouse with one grade-level door.
POWER:	One 100 AMP single-phase panel
LEASE RATE:	\$1.60/SF + \$0.10/SF CAM
AVAILABILITY:	Now



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SUITE DESCRIPTION	
ADDRESS:	1336 Industrial Ave
SQUARE FEET:	2,512 SF
COMMENTS:	Office, restroom, and warehouse with one grade-level door.
POWER:	One 100 AMP single-phase panel
LEASE RATE:	\$1.60/SF + \$0.10/SF CAM
AVAILABILITY:	Now



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ESCONDIDO, CALIFORNIA, located in San Diego County, is a dynamic city known for its blend of natural beauty and industrial activity. Its landscape features a mix of manufacturing facilities and scenic surroundings, with industries ranging from electronics and aerospace to food production. Escondido's strategic location near major transportation routes and the San Diego metro area makes it a key hub for industrial businesses, which contribute significantly to the local economy and job market.

In addition to industry, Escondido thrives on tourism. Attractions like the San Diego Zoo Safari Park, local vineyards, and a historic downtown draw visitors year-round, supporting a variety of businesses such as hotels, restaurants, and entertainment venues. This economic diversity helps ensure the city's continued stability and growth.





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FOR MORE INFORMATION, CONTACT BROKER:



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