

7,517 SF FOR LEASE

1040 SOUTH ANDREASEN DRIVE | SUITE 150

Escondido, CA 92029

- 24' clear height
- Fully climate controlled
- 480 v power
- 14'x14' roll-up door



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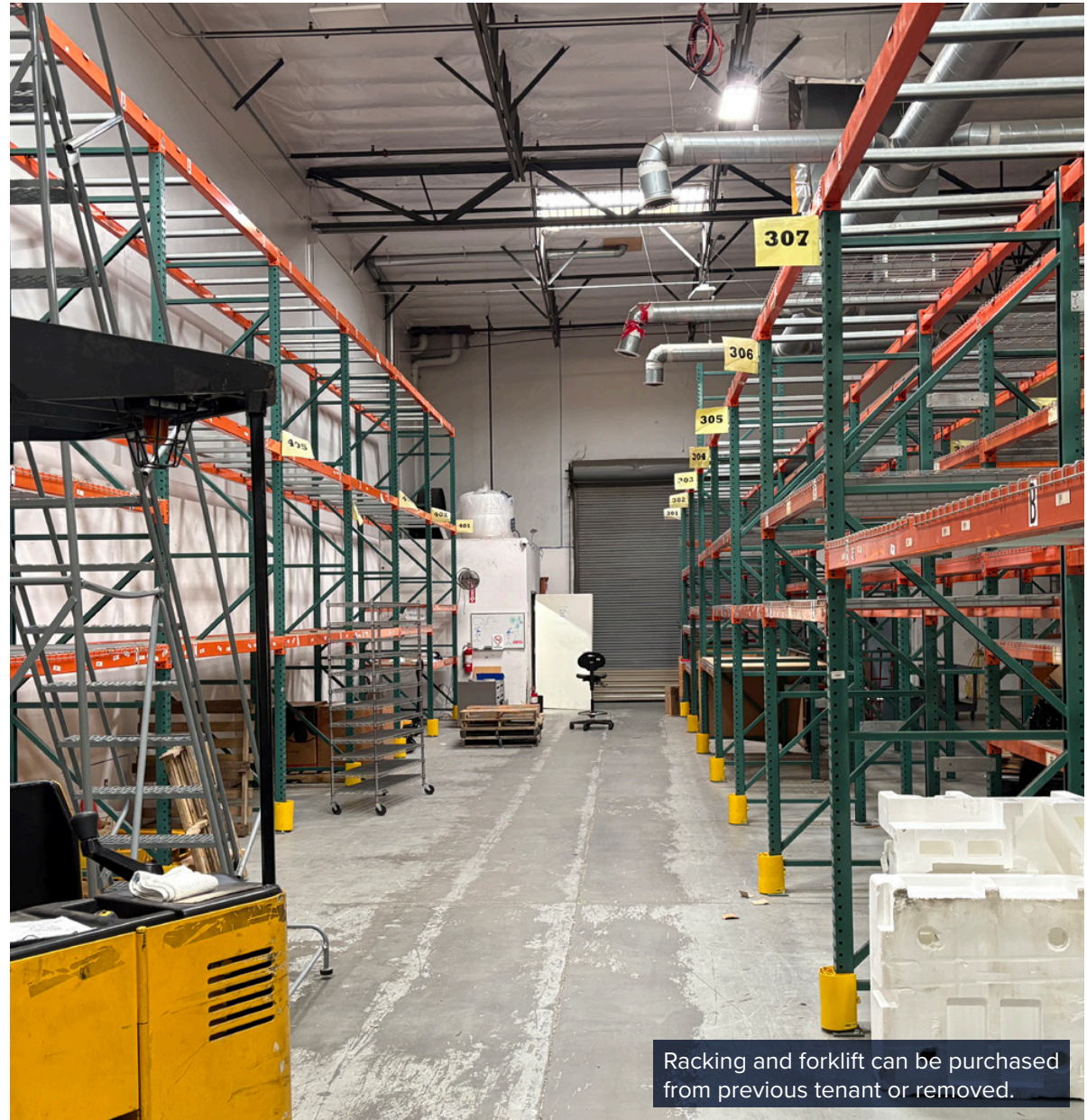
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PROPERTY HIGHLIGHTS

- Modern era high-image industrial space for lease
- 100% climate controlled with approximately 40% drop ceiling area and 60% high bay warehouse
- Flexible floorplan with a combination of open office, private offices and VCT floor assembly/R&D space. Assembly and open office areas have drop ceiling
- High quality office with 9' ceilings and solid core doors
- 24' warehouse clear height
- Heavy power with both 120/208v and 277/480v service
- Existing modular office space, warehouse racking and forklift are available to purchase from previous tenant, or they can be removed
- Corporate headquarters project image
- Local, responsive ownership
- Located minutes from the Escondido Palomar Medical Center and the intersection of Highway 78 and Interstate 15
- **Lease rate: \$1.20/sf NNN (\$0.43/sf nets)**



Racking and forklift can be purchased from previous tenant or removed.



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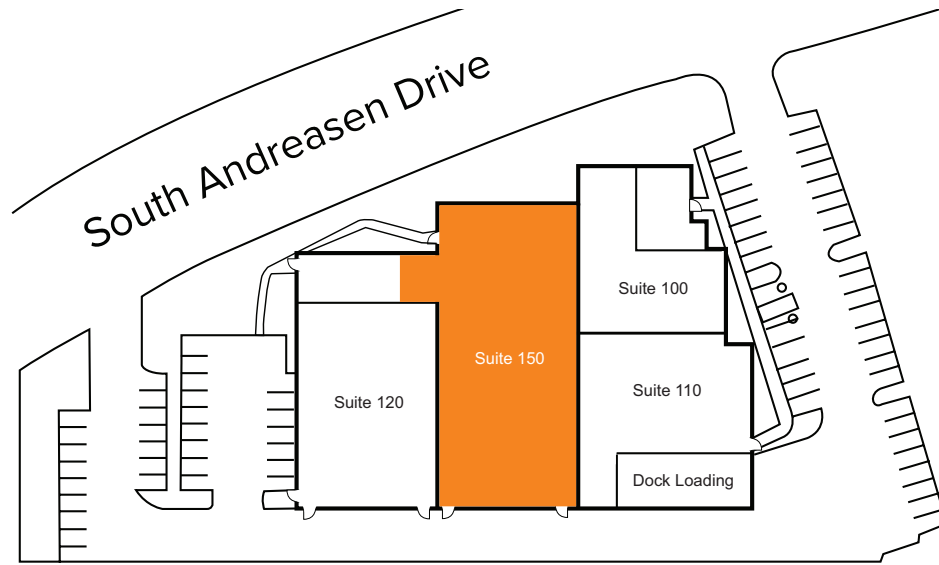


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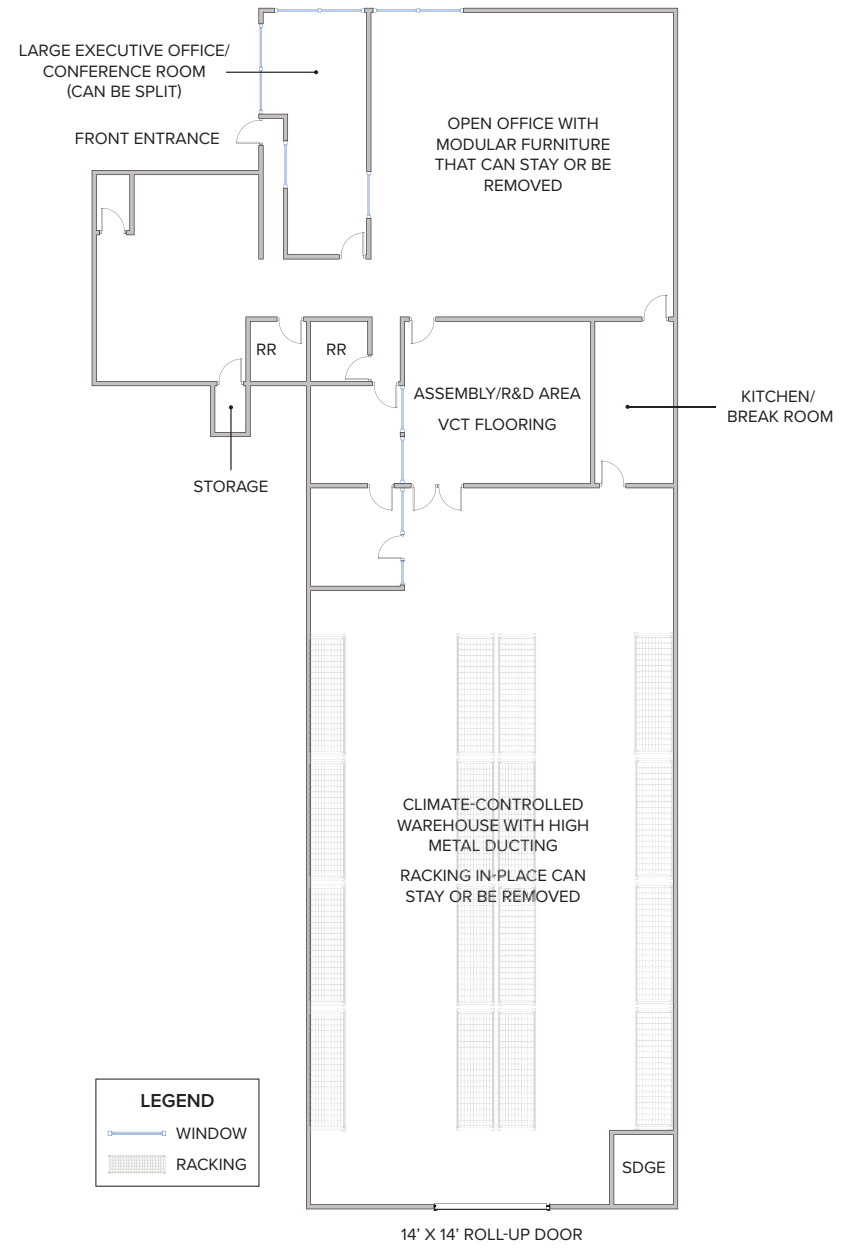
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SITE PLAN



NEW APPLE CAMPUS



10 miles

CARLSBAD/OCEANSIDE



20 miles

INTERSTATE 15 & HIGHWAY 78
JUNCTION



1 mile

PALOMAR
MEDICAL CENTER



1040 S ANDREASEN DR

CITRACADO PARKWAY

SOUTH ANDREASEN DRIVE

Henry

Baker
Electric
Established 1928

WATTS

Baker
Electric
Established 1928

Veritiv



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FROM AGRICULTURAL ROOTS TO A MODERN INDUSTRIAL HUB

AS A BUSINESS LOCATION: CONNECTIVITY AT SCALE

Originally a picturesque, quiet valley of orange and avocado groves, Escondido is now a thriving City. Strategically positioned at the northern gateway of San Diego County at the vital intersection of Interstate 15 and Highway 78, Escondido provides unparalleled connectivity for businesses, employers and employees alike. This prime crossroads offers seamless access to downtown San Diego in under 30 minutes, Orange and Riverside Counties to the north and the broader San Diego-Tijuana megaregion. Employees have access to newer and less expensive housing than in the core of San Diego and Employers have quick access to executive talent in nearby Rancho Santa Fe and coastal North County.

AS AN INDUSTRIAL MARKET: RARE M1 & M2 ZONING

As San Diego County continues to grow, Escondido is reaping the benefits. Apple's new campus in Rancho Bernardo is minutes to the south while the state-of-the-art Palomar Medical Center Escondido serves as a leading healthcare anchor right in the City. The County especially lacks heavier zoned industrial parcels for companies that provide services to the growing economy. Escondido shines in this regard with a supply of heavier M1 and M2 zoned parcels that have quick access to the major vehicular arteries cutting through San Diego and North County.

AS A PLACE TO LIVE: THE NORTH COUNTY LIFESTYLE

The City of Escondido provides a lifestyle as nice as the location is strategic. It is home to the famous San Diego Zoo Safari Park. It also has a historic downtown district with shopping and restaurants. The area has been recently reimagined with new street work and landscaping to provide an upgraded version of a true old fashioned downtown.

AS A REGIONAL GATEWAY:

ACCESS TO COAST, MOUNTAINS & SOUTHERN CALIFORNIA

The City is not only the San Diego gateway to the north, but also the gateway to San Diego's mountains to the east. Highway 78 travels through Escondido to the east past the Safari Park, past citrus groves, beginning a climb that winds through the historic mountain town of Julian and eventually on to California's largest state park, Anza Borrego. In the City, residents have access to the 3,000 acre Daley Ranch for hiking and mountain biking. The Coast to Crest trail cuts through the area. Lake Hodges bookends the southern side of the City with more hiking and biking trails. Del Dios Highway cuts past the lake and in one of the more scenic drives in the County provides access to the coastal communities of Del Mar, Solana Beach and Encinitas.



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