

FOR LEASE: APPROXIMATELY 2,698 SF



976 SOUTH ANDREASEN DRIVE
ESCONDIDO, CA 92029

Building in like-new condition. Just remodeled with:

- » New roof and skylights
- » New exterior and interior paint
- » New office remodel



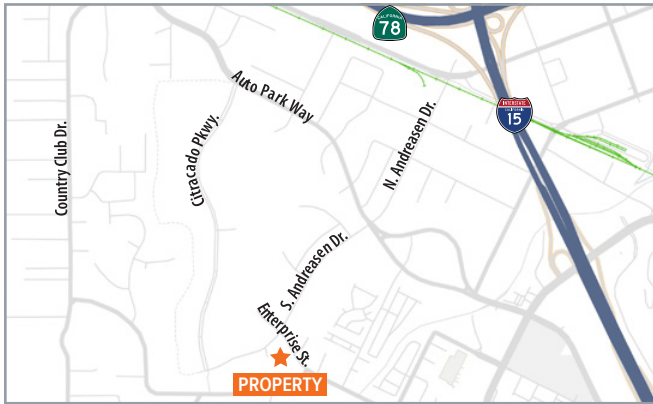
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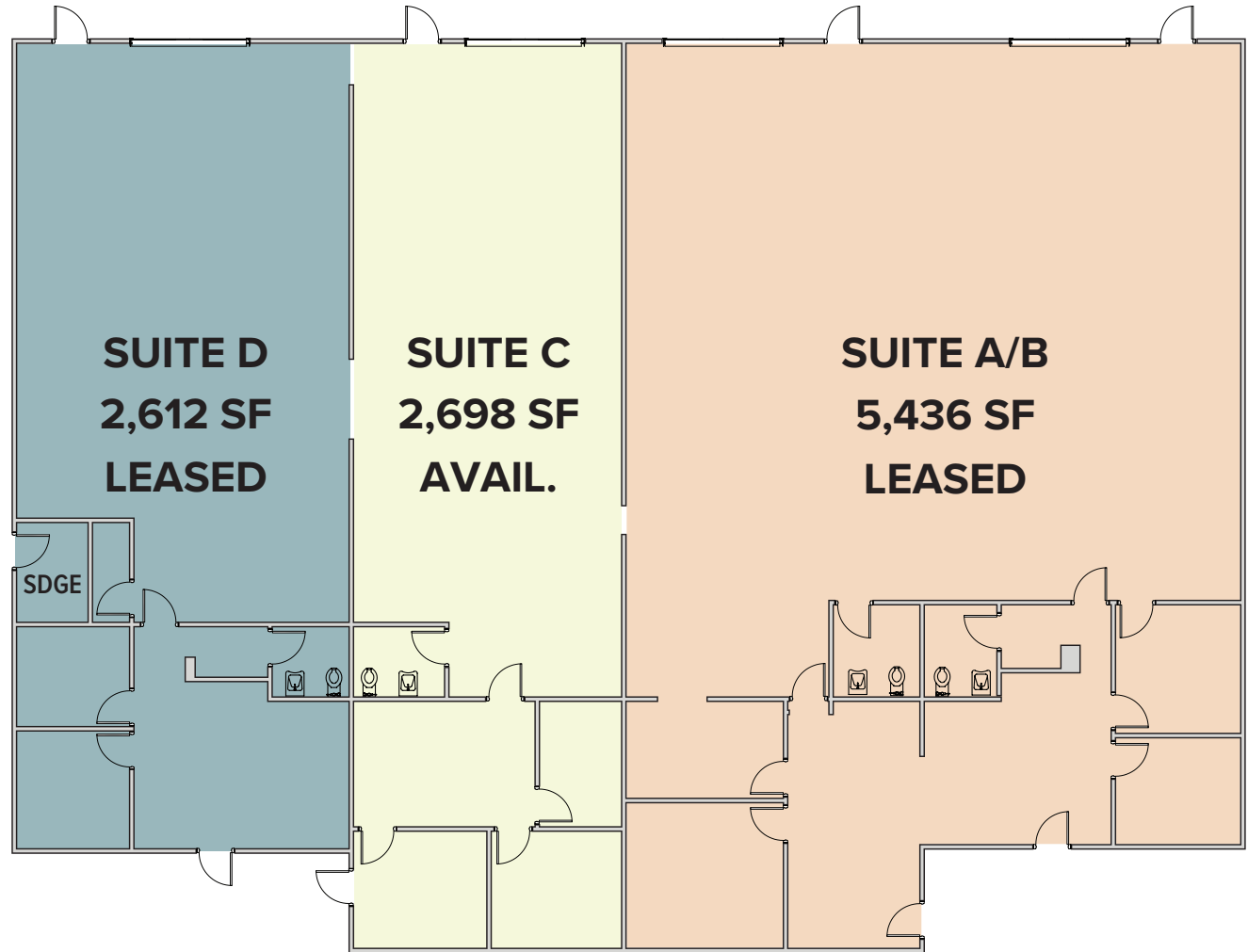


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PROPERTY HIGHLIGHTS

- High image, freestanding industrial building with prominent corner location (S. Andreason Dr / Enterprise St)
- Space completely remodeled: New roof and skylights. New exterior and interior paint (including warehouse). Newly reconfigured and remodeled office space with new flooring
- Over-sized (14' wide) roll-up door
- Approximately 25% improved with office
- High image, professional corporate headquarters project feel
- Approximately 16' clear height
- Drive-around truck access
- Excellent access to Interstate 15, Highway 78, Del Dios Highway and Elfin Forest
- **LEASE RATE: \$1.75/SF GROSS (NO CAM CHARGE)**



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LOCATION



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