

Lake Center Business Park

1533 Simpson Way, Escondido CA 92029

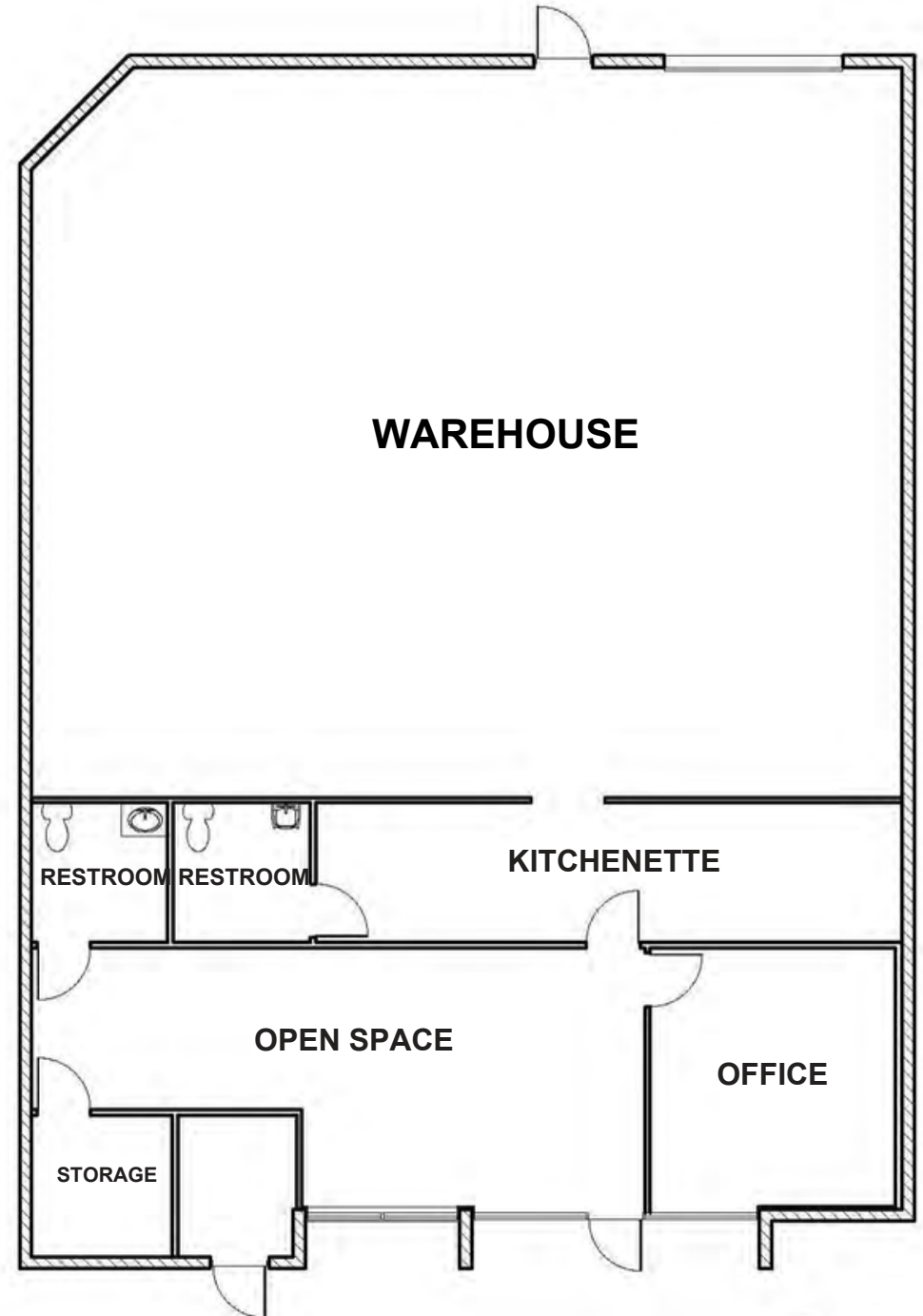
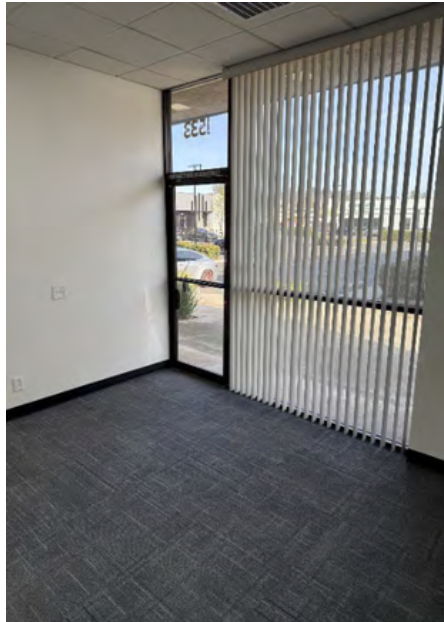


Industrial/Office Condo For Sale Or Lease
± 3,316 SF Space with 3 Lease Options

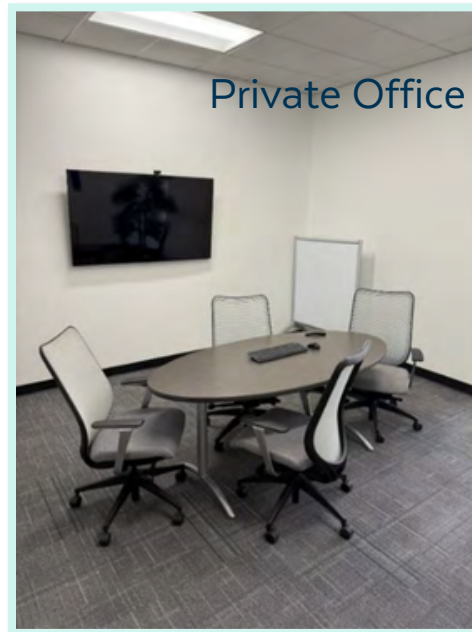
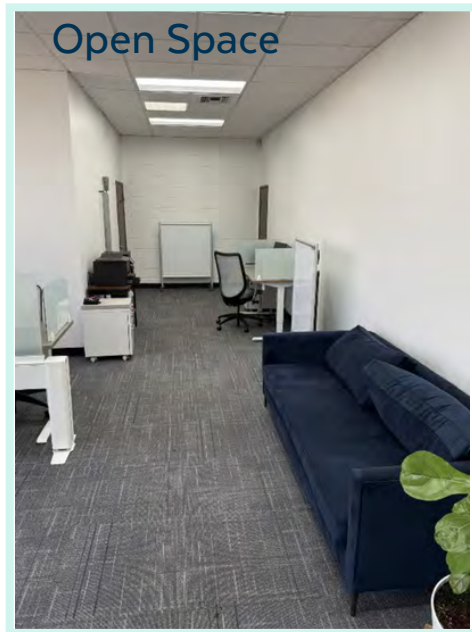


Space Features

- ±3,316 SF - 70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
- Office area includes 1 private office, storage room, open space & bathroom
- Warehouse area includes kitchenette, break area & bathroom
- **Asking Sales Price: \$1,150,000**
- **Asking Lease Rate: \$1.60/SF**



Space plan not to scale; for reference purposes only



Warehouse Features

Loading/Delivery

10-ft x 12-ft Grade-level Roll up Door

Clear Height

16-ft

