

1999 CITRACADO



PARKWAY

68,861 SF FOR LEASE

±13,610 SF of Bistro Space
Industrial | Manufacturing | Distribution
(Existing Brewery & Tasting Room Use)

ESCONDIDO, CA

Property Highlights

68,861 SF

AVAILABLE
FOR LEASE

13,610 SF

OF BISTRO SPACE

26' CLEAR HEIGHT

6 DOCK DOORS

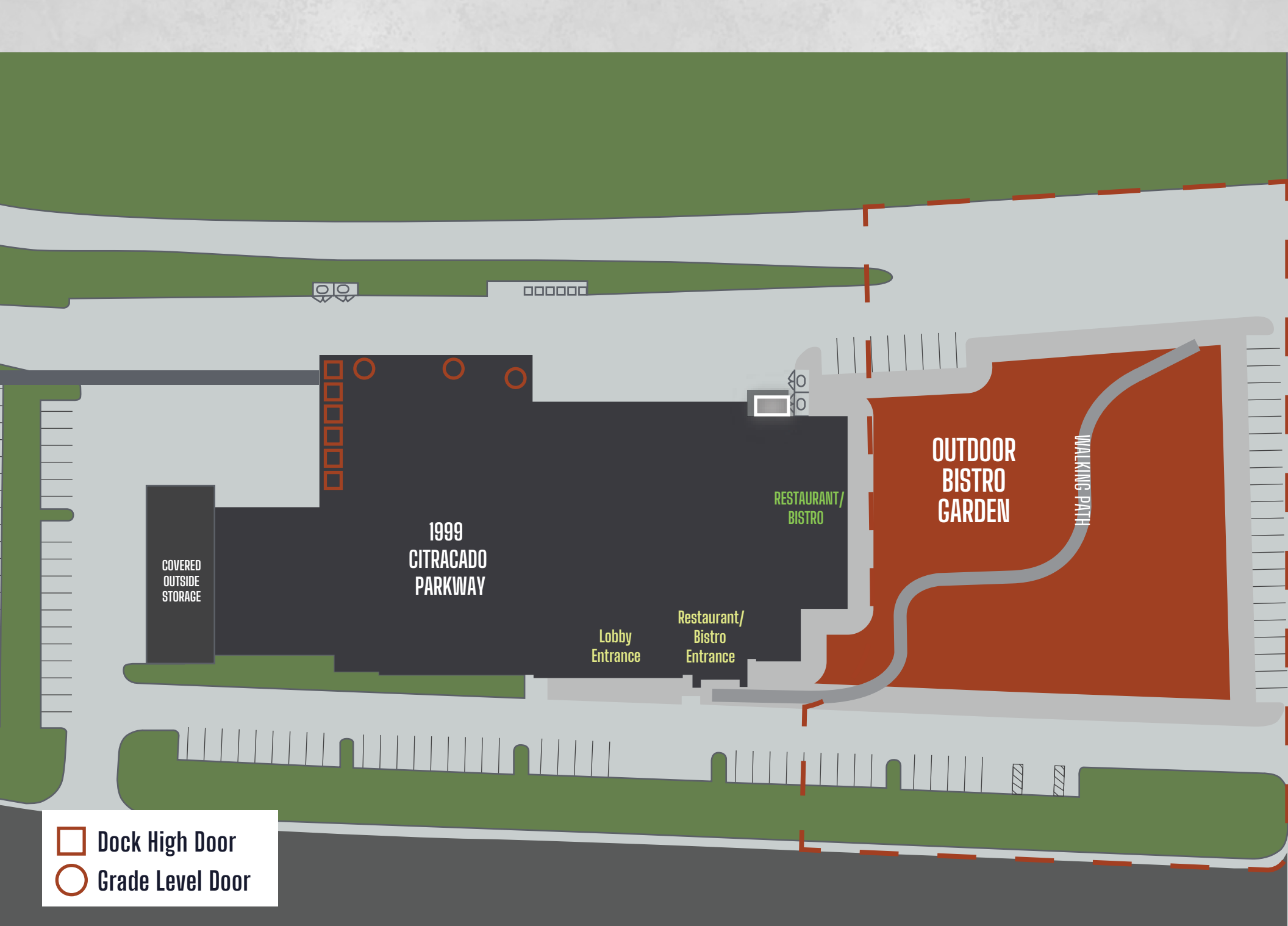
3 GRADE-LEVEL DOORS

2,000 A 277/480V

5.32/1,000 PARKING RATIO

EXISTING BREWERY AND PRODUCTION
EQUIPMENT CAN BE MADE AVAILABLE

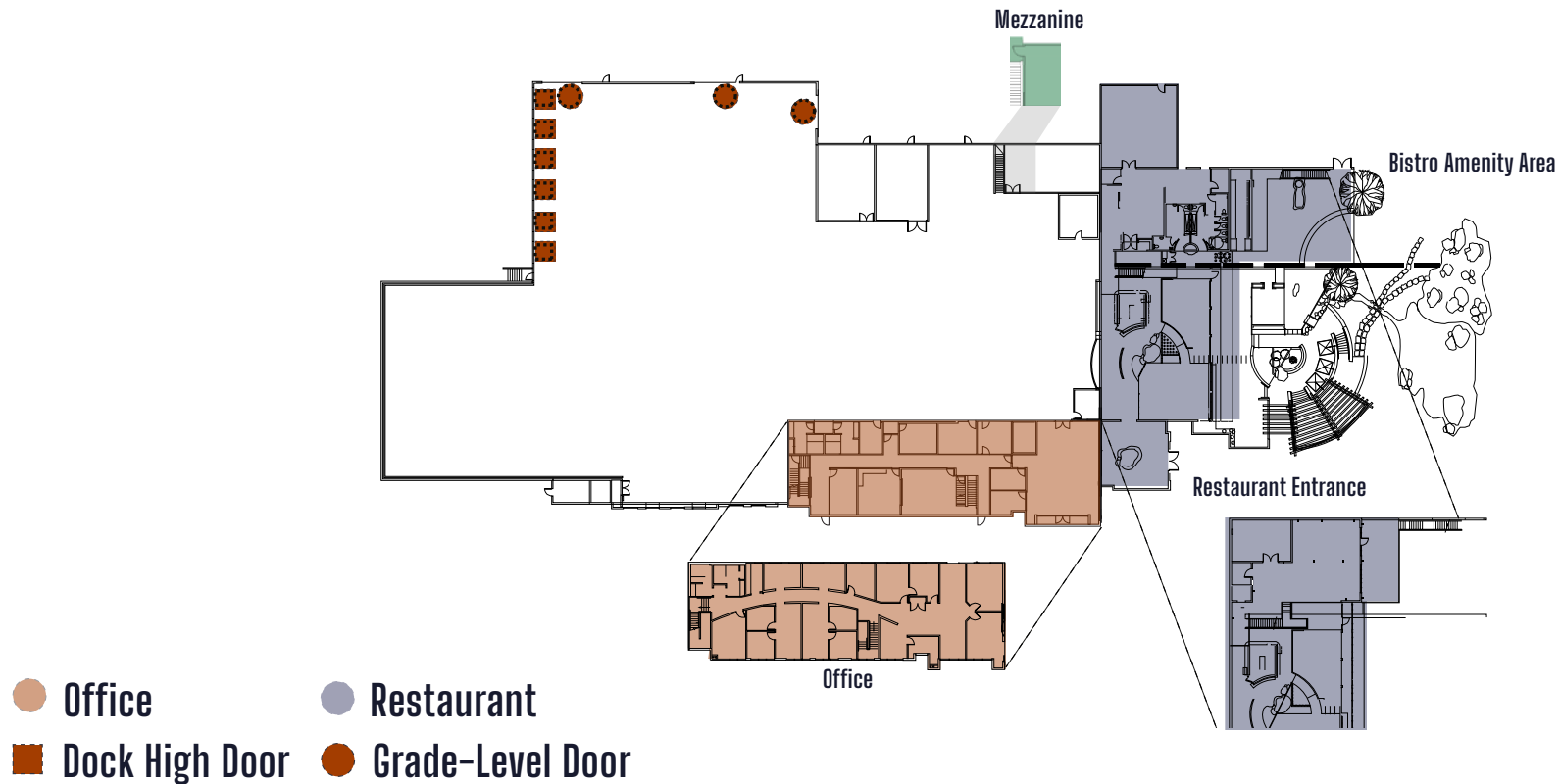




-  Dock High Door
-  Grade Level Door

Building Features

Single Tenant Distribution/
Manufacturing Facility
(Existing Brewery & Tasting Room Use)



YEAR BUILT: 2005

TOTAL SQUARE FEET: 68,861

TOTAL ACRES: 4.17

ZONING SPA#8: RESEARCH AND TECHNOLOGY PARK

STORIES: 2

CLEAR HEIGHT: 26'

DOCK LOADING: 6

GRADE-LEVEL LOADING: 3

POWER: 2,000A 277/480V

PARKING: 5.32/1,000

SPRINKLERS: YES

BUILDING USE: DIST/MANUFACTURING



1999 CITRACADO PARKWAY





Property Photos

INTERSTATE-15 04 MIN
1.7 MI

FREEWAY 78 04 MIN
1.7 MI

INTERSTATE-5 25 MIN
14 MI

PALOMAR AIRPORT 20 MIN
11.2 MI

**BEACH TERRACE
DOWNTOWN** 27 MIN
18.8 MI

**DOWNTOWN
SAN DIEGO** 40 MIN
33.2 MI

**US/MEXICO
BORDER** 50 MIN
44 MI

ORANGE COUNTY 55 MIN
59.3 MI

**CONVENIENTLY LOCATED ON THE I-15 CORRIDOR AT
THE MERGER OF THE 78 FREEWAY & INTERSTATE-15**





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