

For Lease
Industrial

Escondido

DON LEE PLACE



WEST MISSION RD

DON LEE PL

AUTO PARK WAY

1996 Don Lee Place | ESCONDIDO

CPP

COMMERCIAL
PACIFIC
PROPERTIES



The Property



Unique, creative warehouse space, ceilings with exposed wood trusses and skylights



Excellent visibility & signage to Mission Avenue



Close proximity to new Escondido Research & Technology Center, Palomar Medical Center, and Stone Brewing Co.

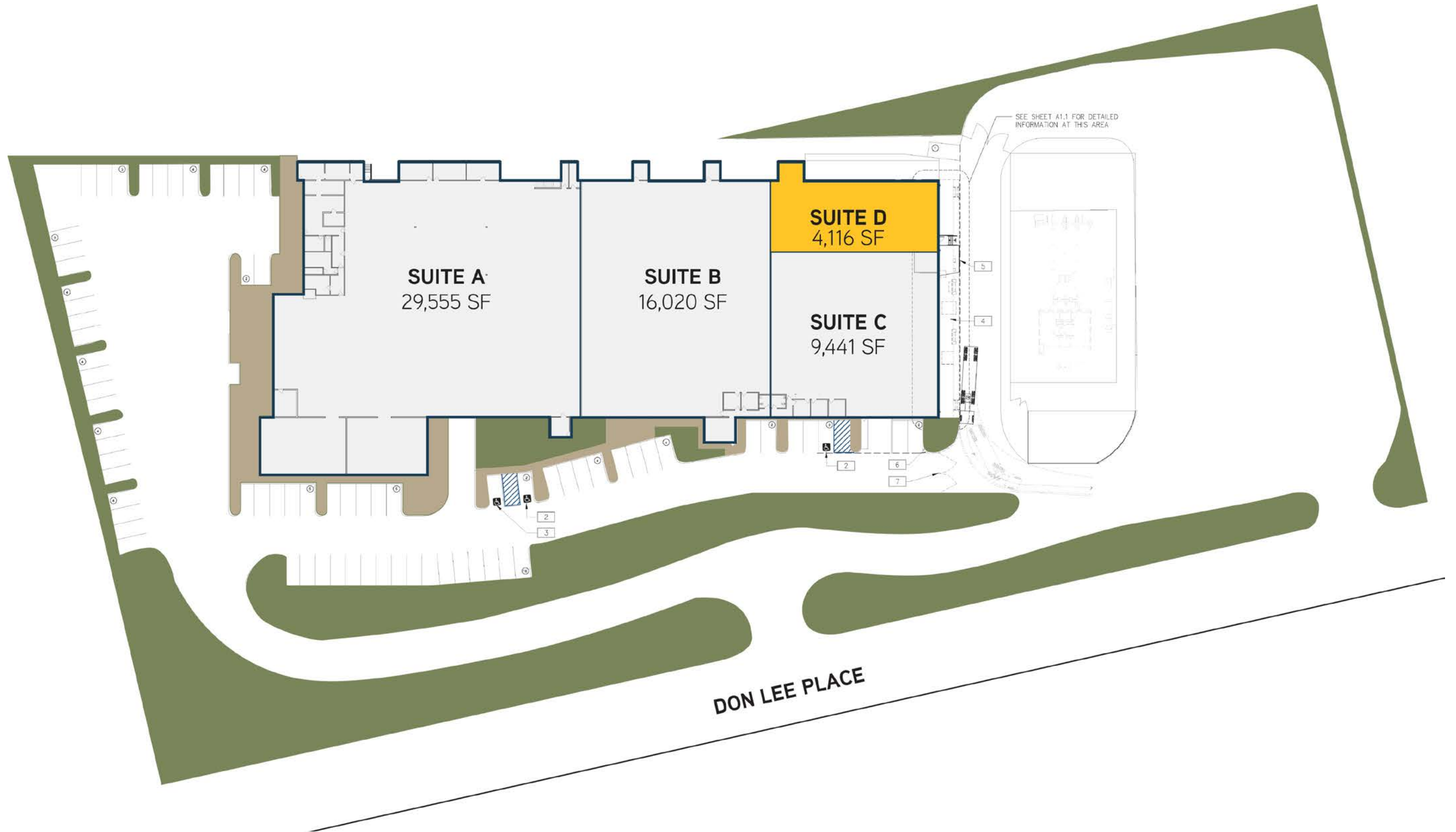


Within walking distance (.2 mi) to Sprinter passenger rail station



Great I-15 & Highway 78 access

Site Plan

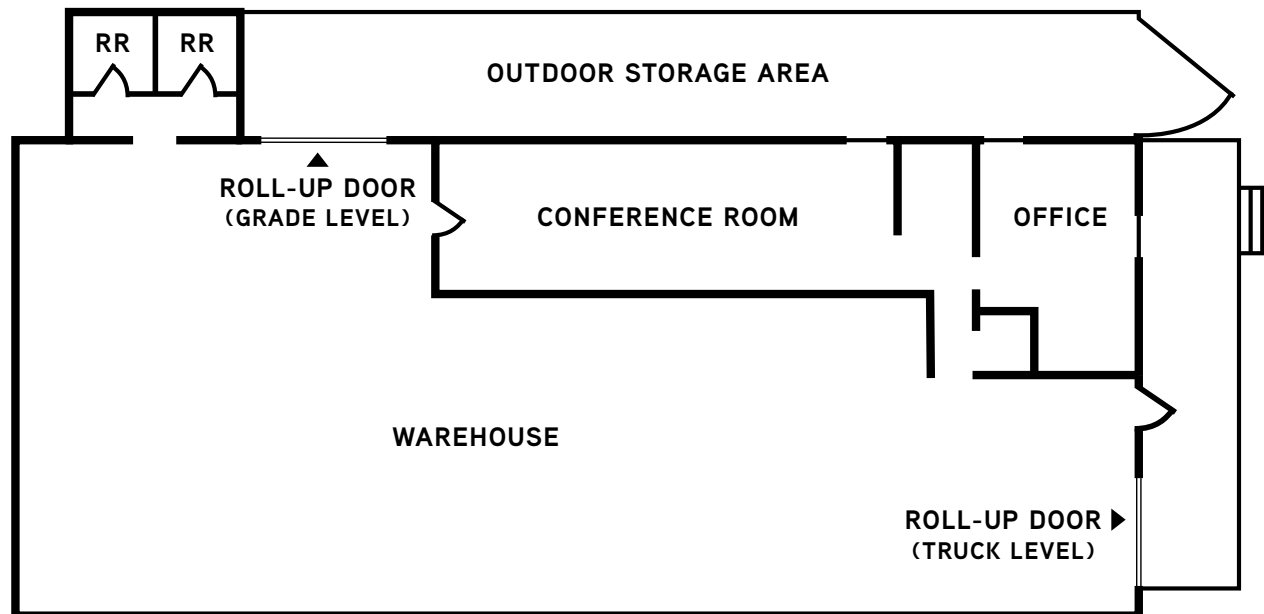


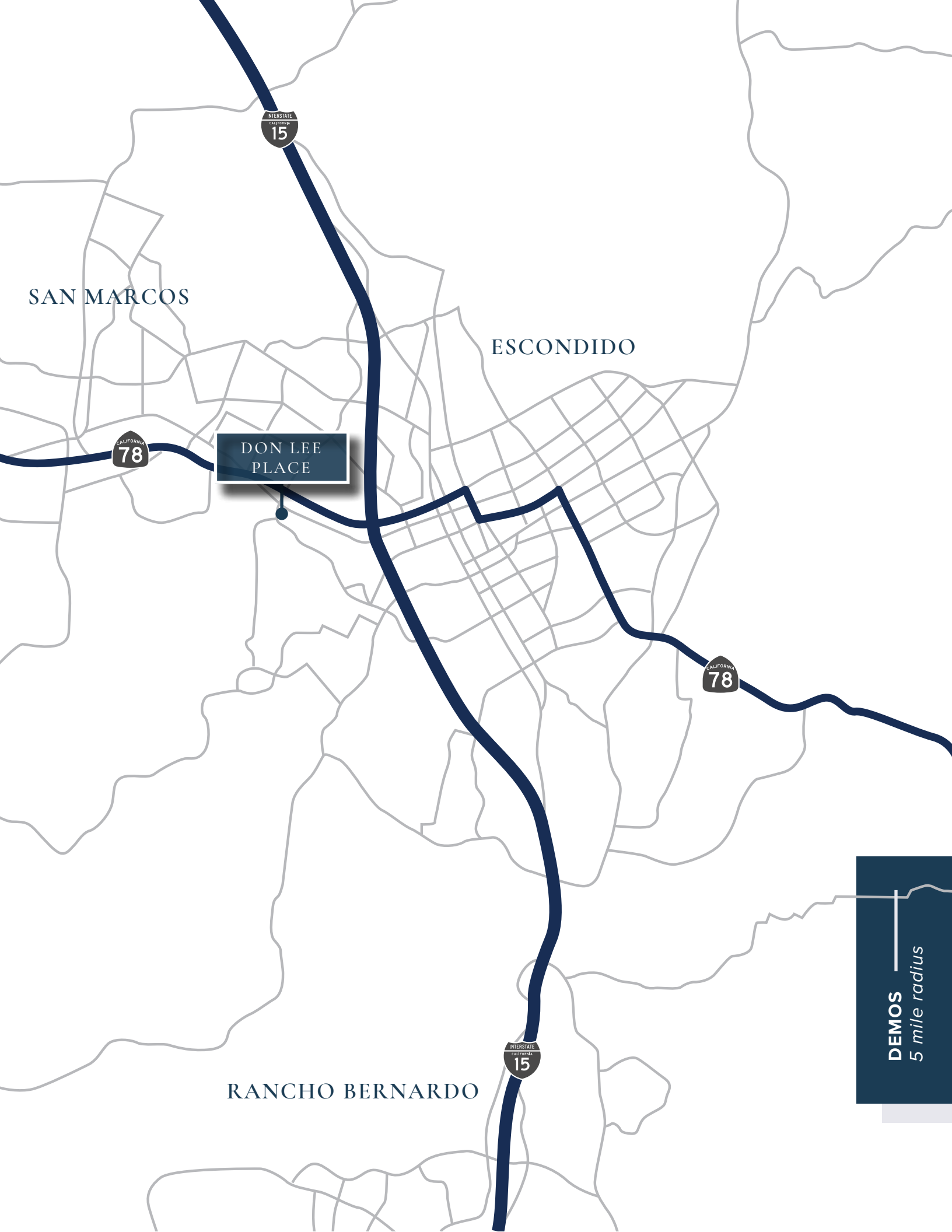
Available Suite

SUITE D

Space Details:

- ADDRESS: 1996 Don Lee Place
- UNIT #: Suite D
- SIZE: 4,116 SF
- IMPROVED %: 25%
- SUITE DESCRIPTION: 1 office, 1 large conference room, 2 restrooms, & warehouse
- CLEAR HEIGHT: +/- 12'
- ROLL-UP DOOR: Two (2) roll-up doors
 - One (1) grade level roll-up door
 - One (1) truck level roll-up door
- OUTDOOR STORAGE: Secure, large outdoor storage area
- AVAILABILITY: NOW








The Location

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

DEMOS
5 mile radius

 151,625 POPULATION	 48,268 HOUSEHOLDS	 \$62,319 MED. HH INCOME
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