

900 W WASHINGTON AVE

*±5,600 SF Industrial Building with Large
Fenced Yard For Lease in Escondido*





PROPERTY FEATURES

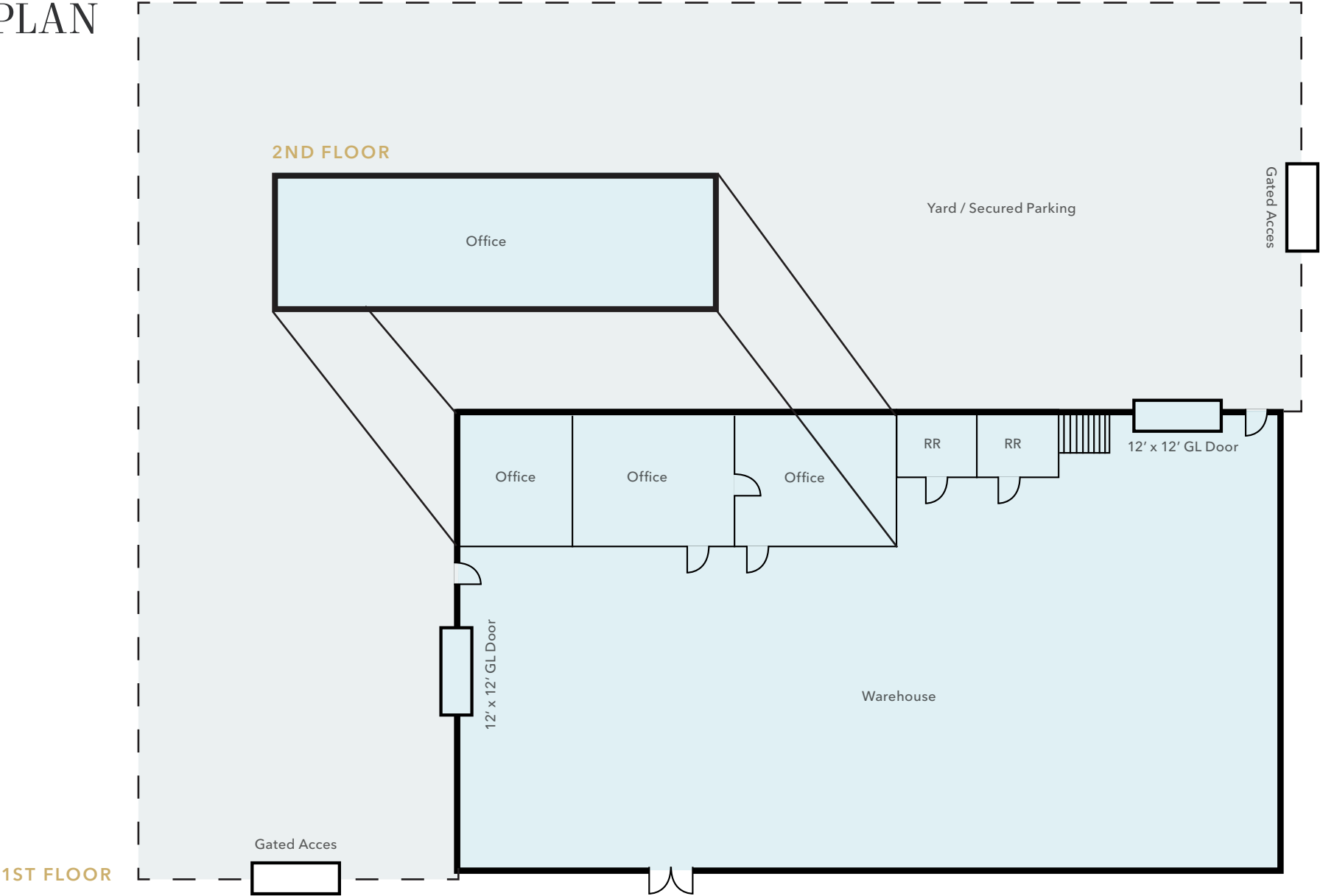
Located in Escondido's industrial corridor, this property offers convenient access to SR-78 and I-15

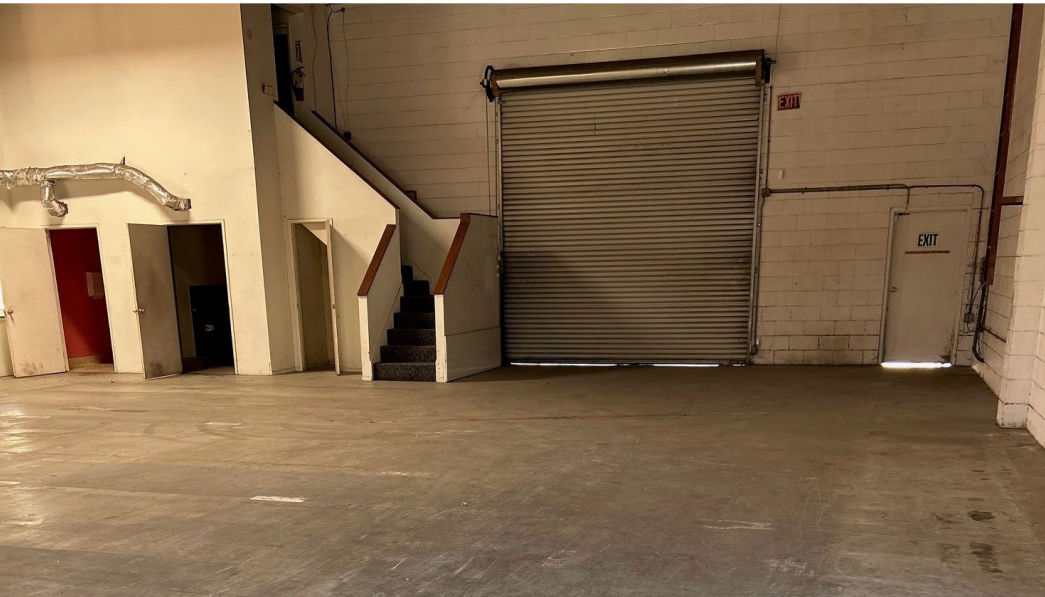
With its heavy zoning and secure fenced yard, this property offers a combination of features that is difficult to find in today's market.

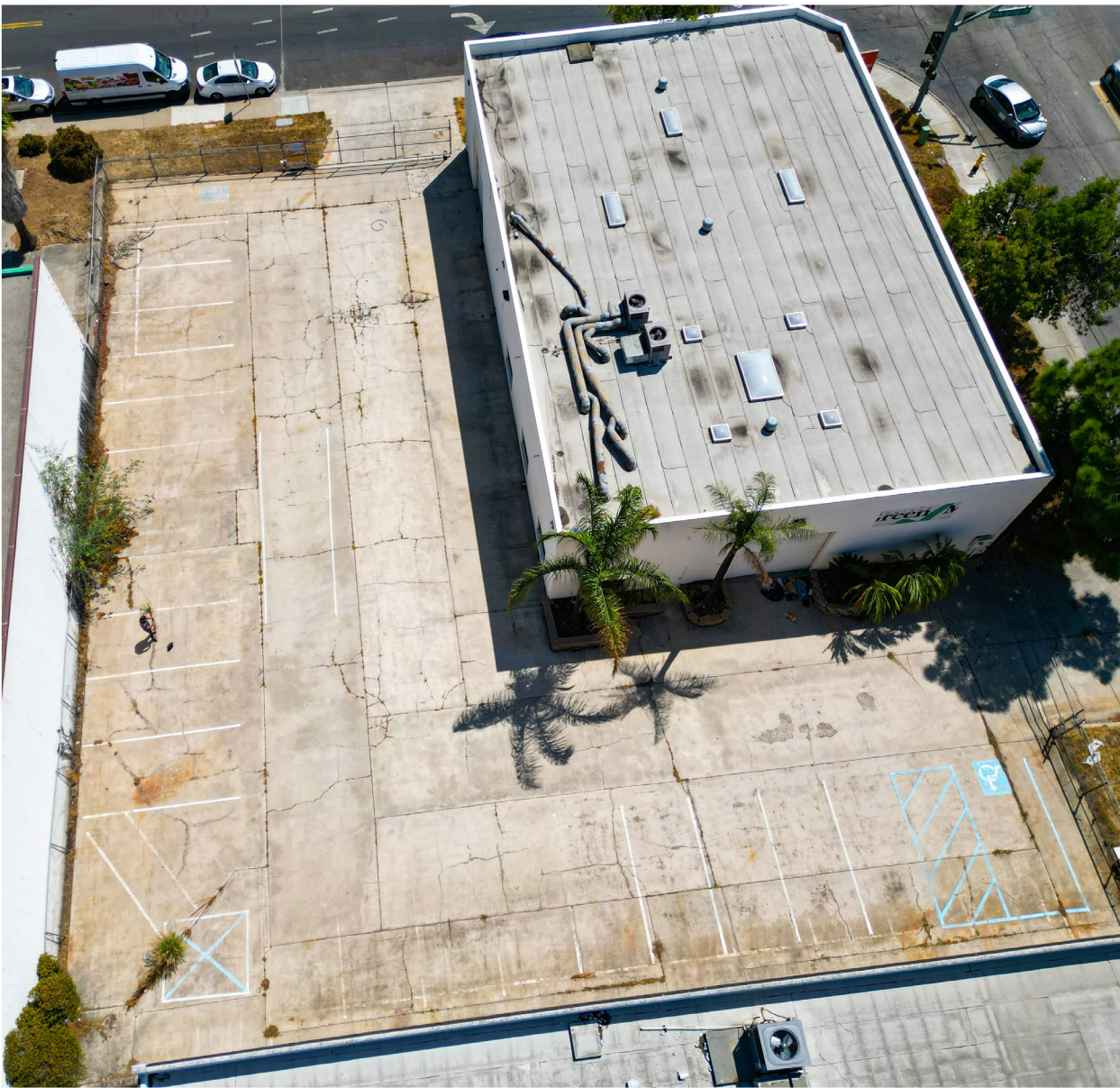
BUILDING SIZE	±5,600 SF
1ST STORY OFFICE	±525 SF
2ND STORY OFFICE	±525 SF
YARD	Secured yard & parking
LOADING	2 Grade Level Doors (12'x12')
POWER	200A, 120/240V, single phase
CLEAR HEIGHT	16'-18'
ZONING	M-2
LEASE RATE	\$1.50/SF/NNN
NNN EXPENSES	\$0.23/SF

SITE PLAN

*Not to scale



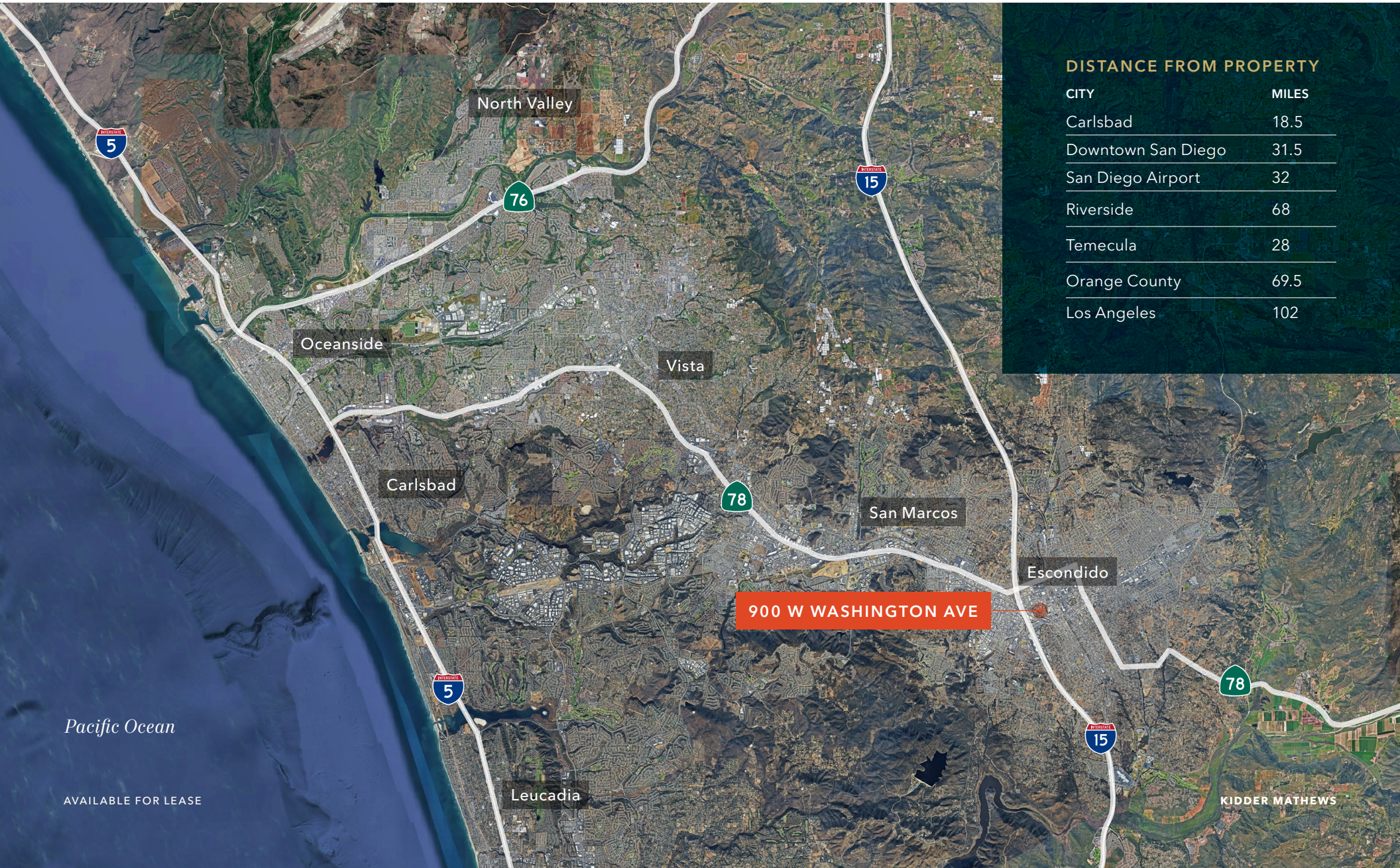




AMENITIES MAP



LOCATION MAP



DISTANCE FROM PROPERTY

CITY	MILES
Carlsbad	18.5
Downtown San Diego	31.5
San Diego Airport	32
Riverside	68
Temecula	28
Orange County	69.5
Los Angeles	102

Pacific Ocean

AVAILABLE FOR LEASE



900 W WASHINGTON AVE

*For more information on
this property, please contact*

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