

FOR LEASE | FREESTANDING BUILDING WITH YARD

530 OPPER ST

ESCONDIDO, CA 92029

NEW PROMO LEASE RATE* | 11,808 SF



PROMO LEASE RATE!*

YEAR 1 RATE: \$0.99/SF**

YEAR 2 RATE: 1.25/SF NNN**

*PROMO RATE IS FOR QUALIFIED 3-5 YEAR LEASES, WITH ANTICIPATED RATE OF \$1.25 NNN IN YEAR 2, SUBJECT TO FINAL NEGOTIATED TERMS

**WITH APPROVED FINANCIALS



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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DRE# 02105771

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DRE# 02185519

PROPERTY OVERVIEW

- ±11,808 SF Available
- Freestanding Industrial Building
- 80% Industrial / 20% Office
- 3 Grade-Level Loading Doors
- Large Warehouse Space
- Reception / Showroom
- 4 Updated Private Offices (option to add 2 more)
- Fully Fenced & Secured Yard
- 2 Restrooms
- **Promo Lease Rate*:**
 - Year 1: \$0.99/SF****
 - Year 2: \$1.25/SF NNN****

Available For Lease:
BUILDING 2



**Promo rate is for qualified 3-5 year+ leases, with anticipated rate of \$1.25 nnn in year 2, subject to final negotiated terms.*

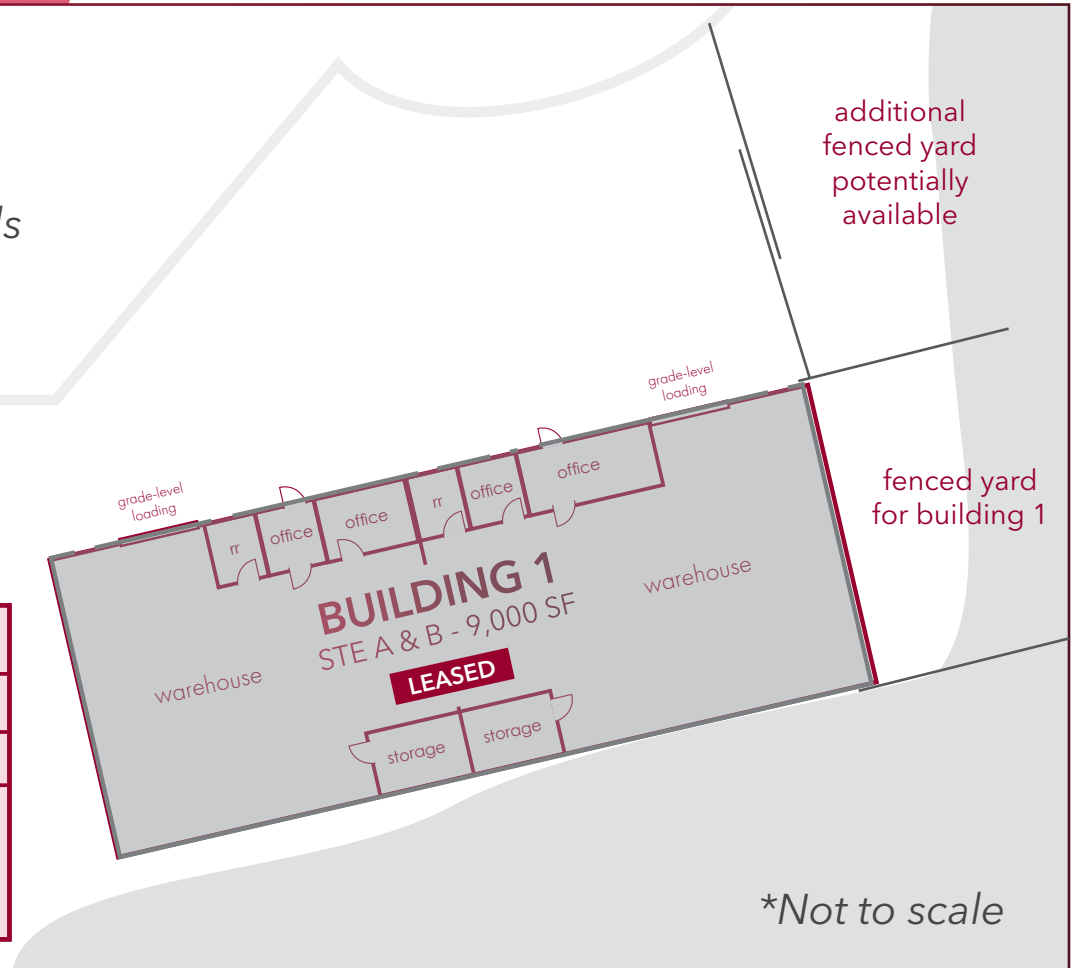
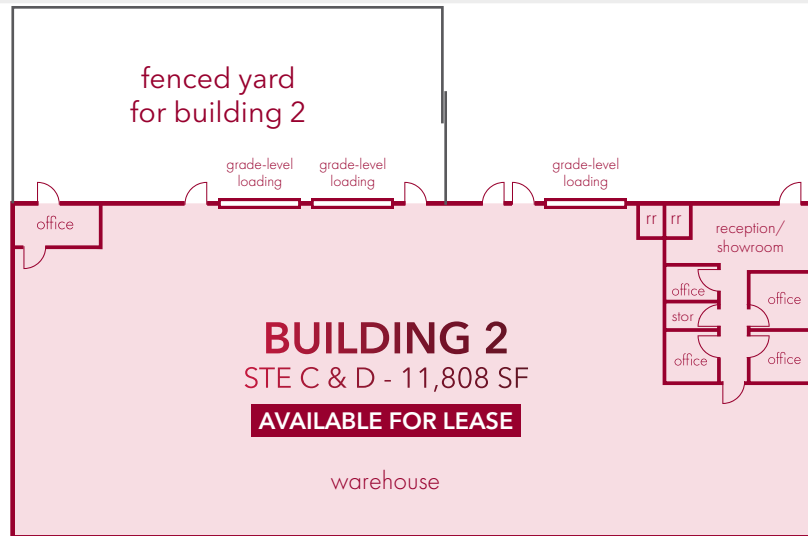
**With Approved Financials*

PROPERTY OVERVIEW

Available For Lease:
BUILDING 2

SITE PLAN

2 Freestanding Buildings + 3 Fenced Yards
20,808 SF



PROPERTY PHOTOS



FOR LEASE | FREESTANDING BUILDING WITH YARD

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FOR MORE INFORMATION
CONTACT US:

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