



Colliers

For
Lease

David Harper

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Colliers

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±6,250 SF Industrial Space

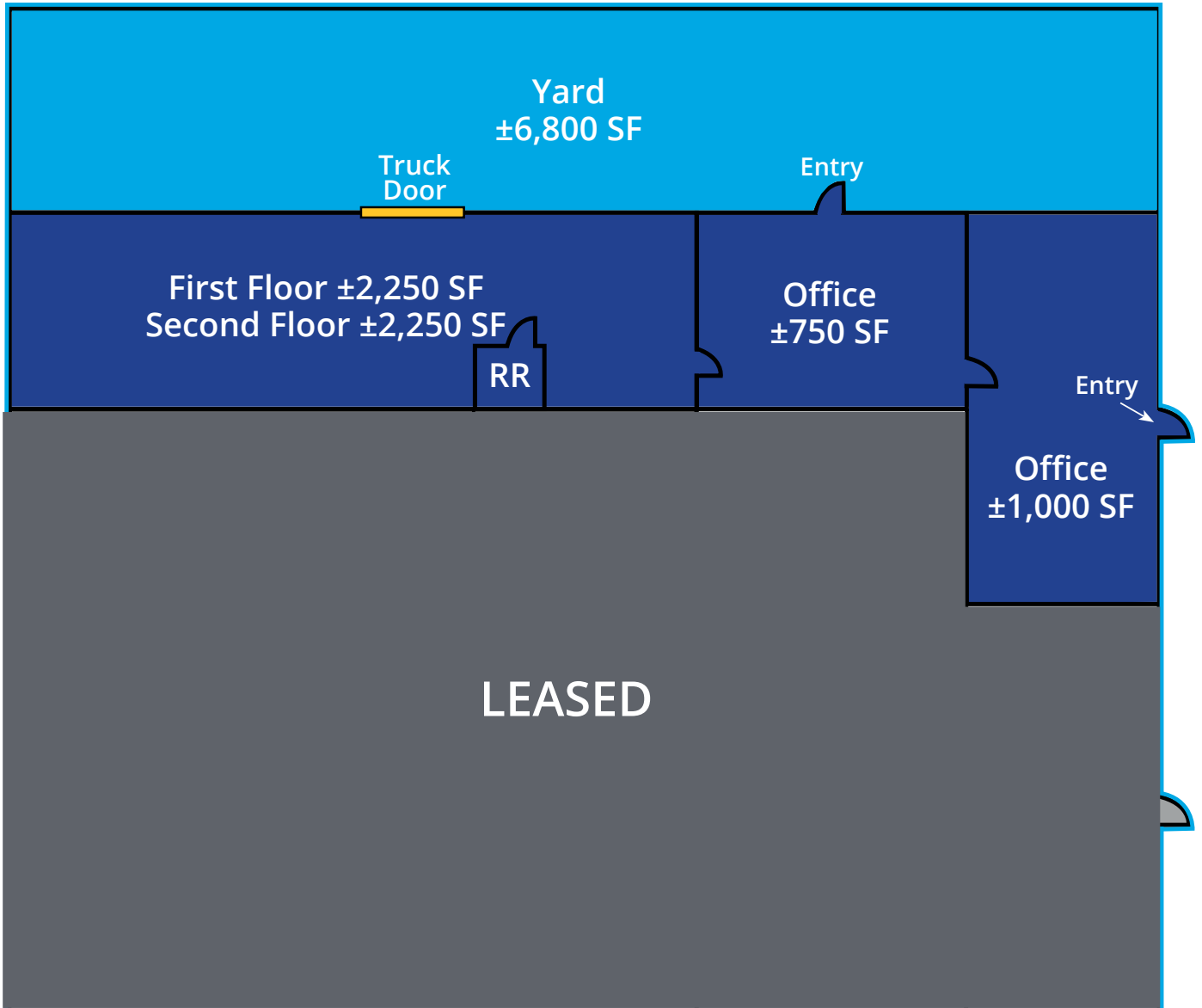
529 W 4TH Avenue | Escondido, CA

PROPERTY HIGHLIGHTS

- ±6,250 SF Available Space
- ±6,800 SF Fenced Yard
- Flexible 2nd Floor Shell Space of Approx. 2,250 SF
- Three Restrooms
- One Truck Door
- APN: 233-131-16
- Rent: \$8,400/month Gross + Utilities (\$1.34 Gross)
- Potentially Available Within 60 Days, No Later Than 4/1/2026

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*Site Plan not to scale

- ±6,250 SF • 4,000 SF 1st Floor & approx. 2,250 SF 2nd floor warehouse, & office

For more information contact:

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W 4TH Ave

S Quince St

Alley

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Zoning: South Centre City Specific Plan - West Mercado District and the WM Commercial Subdistrict - (WM General)

Existing industrial uses will be permitted to operate, a transition to light manufacturing.

Light manufacturing uses are similar to those within the M1 zone.

** Confirm with the City of Escondido.

Prior industrial use has been a landscaping company, licensed as construction services business with the City of Escondido.

Under General plan compatibility they include General Industrial, Industrial office and Light Industrial. Under Light Industrial the zoning is (M-1) and Industrial Park (I-P)

Building materials is a Permitted Use under M-1 and I-P

Construction services is a Permitted Use under M-1 and I-P

Manufacturing is a Permitted Use under M-1 and I-P

Warehousing and distribution is a Permitted Use under M-1 and I-P

Vehicle Repair Limited is permitted, Vehicle Repair General is permitted with Minor CUP,

Vehicle Repair Commercial is permitted with CUP

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