

± 13,000 SF INDUSTRIAL SPACE FOR LEASE

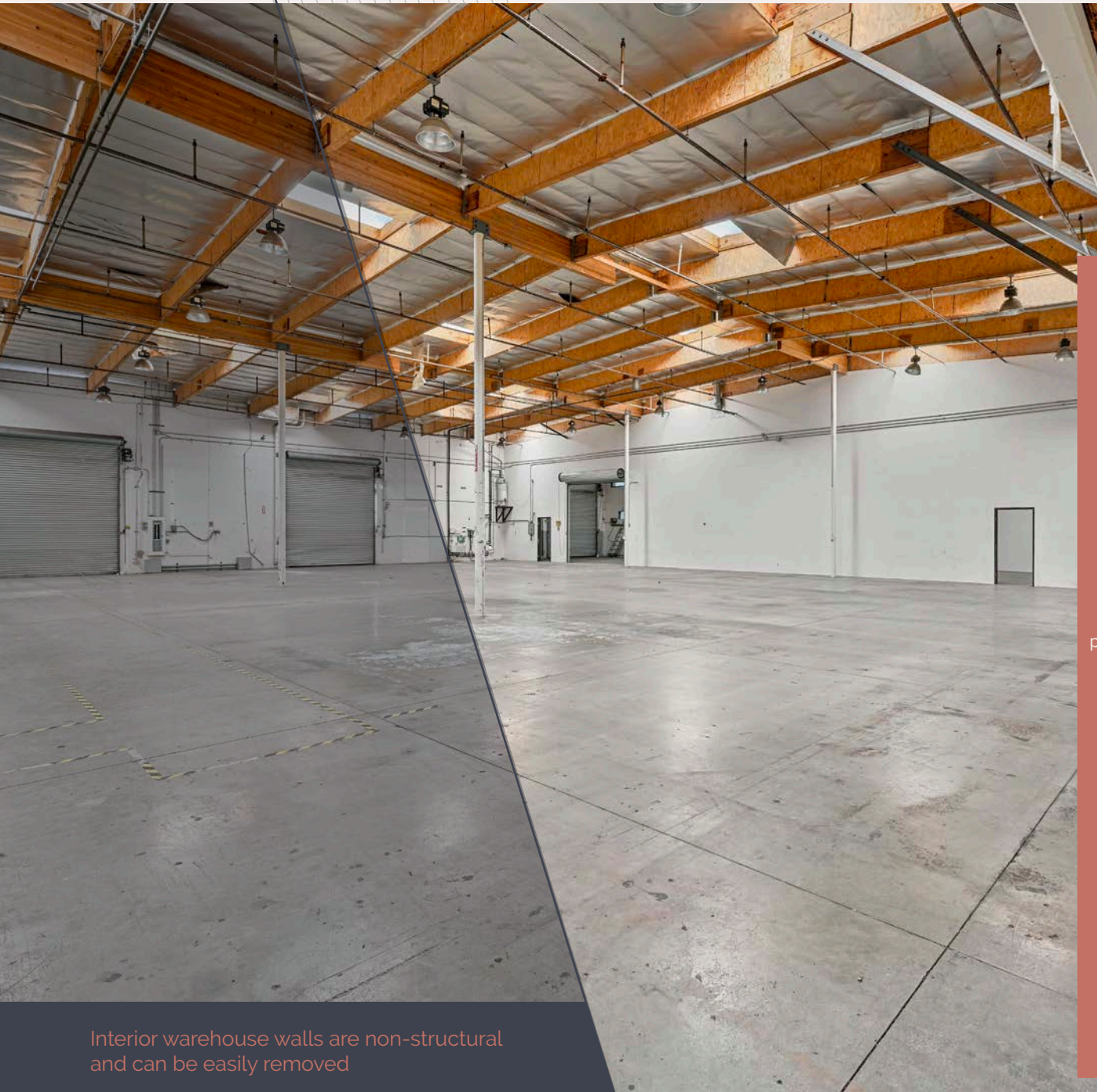
YEAR 1 PROMO RATE  
\$0.99/SF NNN\*

**955**  
south andreasen  
drive

ESCONDIDO | CALIFORNIA

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

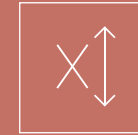
**CBRE**



Interior warehouse walls are non-structural and can be easily removed

## PROPERTY SUMMARY

18,900 square foot, free standing industrial building with optionality for approximately 13,000 square feet on either side of the building. The property boasts solar savings, 20' clear, open warehouse and concrete drive-through access.



**±13,000 SF**  
see following options



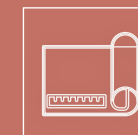
**ZONING**  
IP (industrial park)



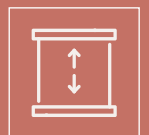
**SOLAR POWERED**  
potential for electrical savings



**BUILDING SIZE**  
± 18,900 SF



**LAND SIZE**  
±1.0 acre



**STORIES**  
two (2)



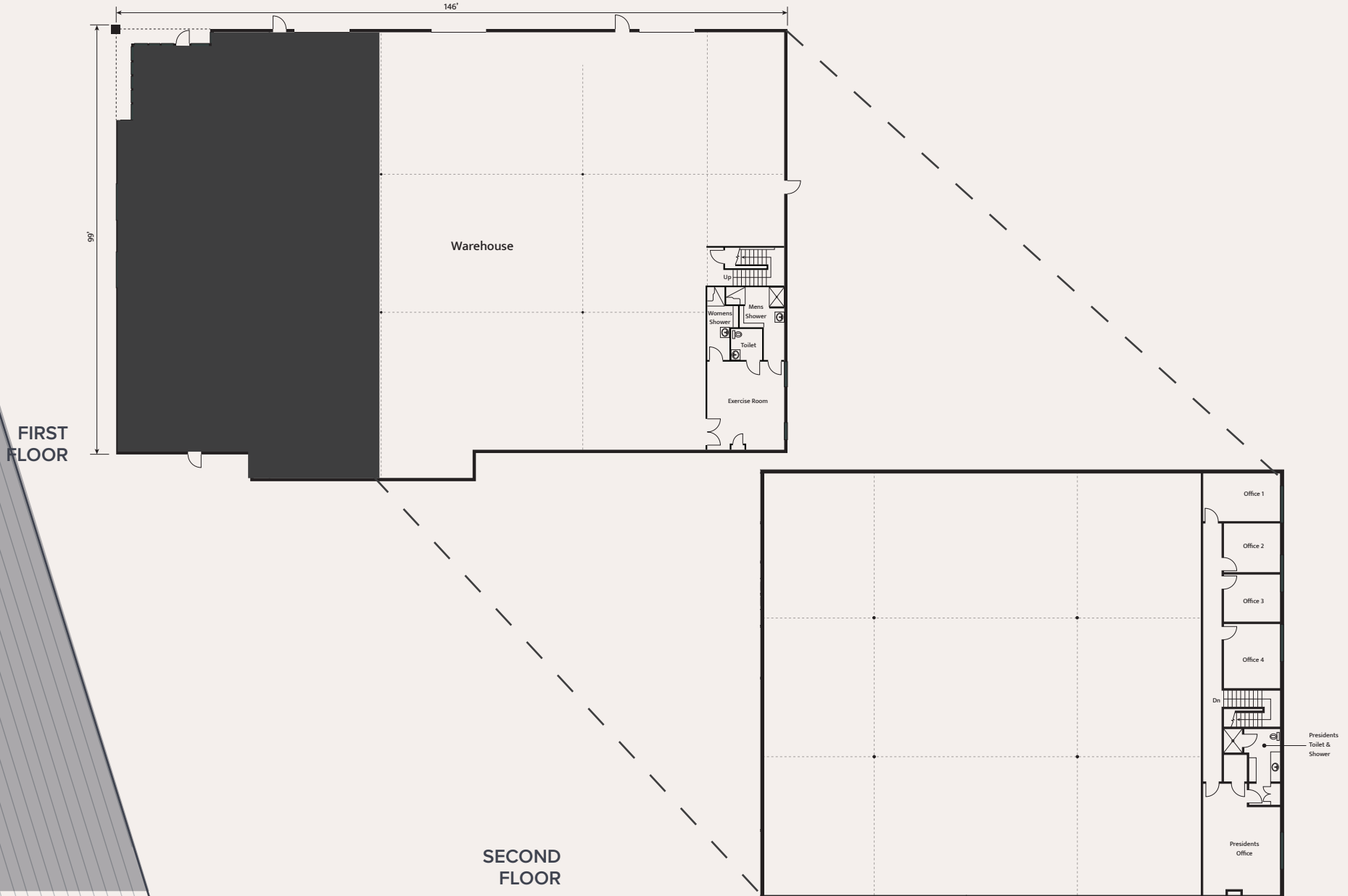
**YEAR BUILT**  
1993



**DRIVE THROUGH ACCESS**  
2 entry/exits for vehicles

# FLOOR PLAN

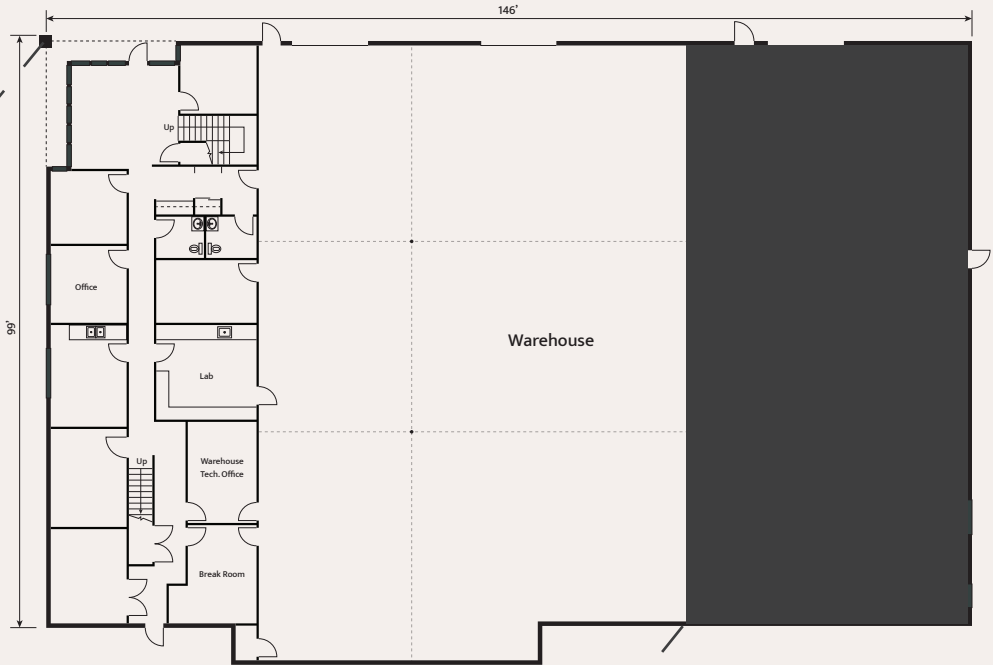
OPTION A ± 13,000 SF



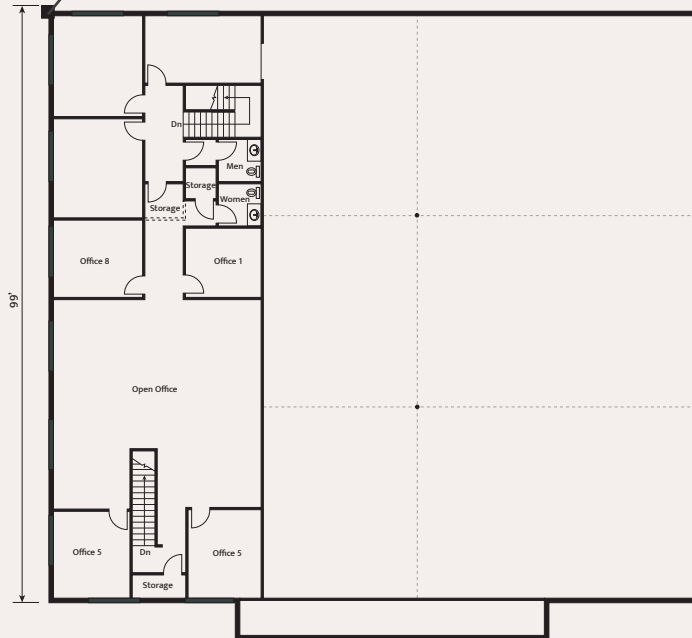
# FLOOR PLAN

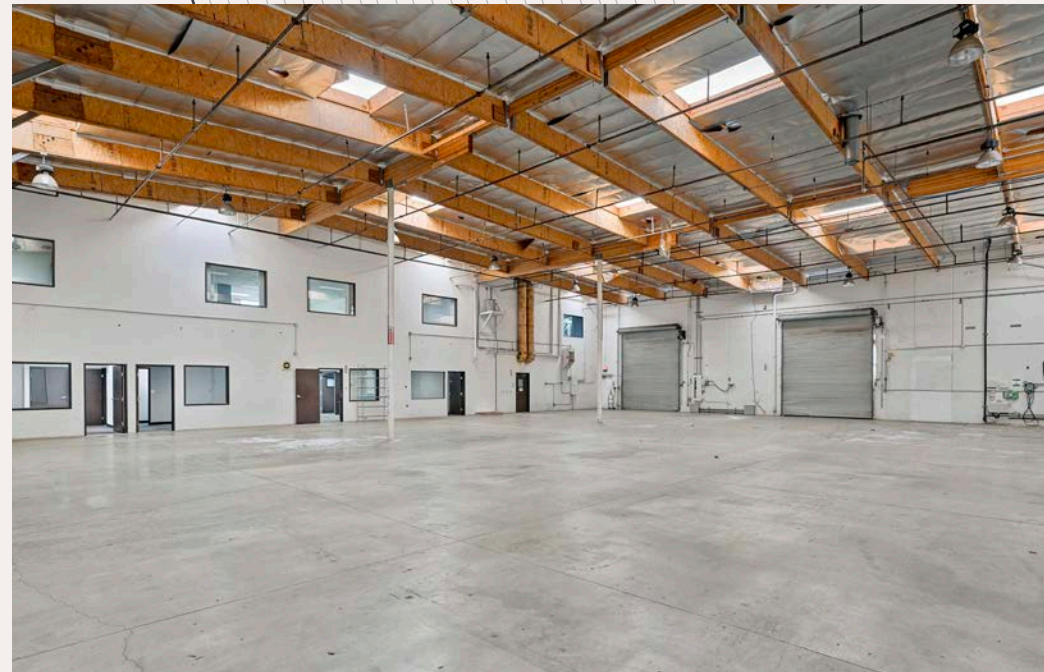
OPTION B ± 13,000 SF

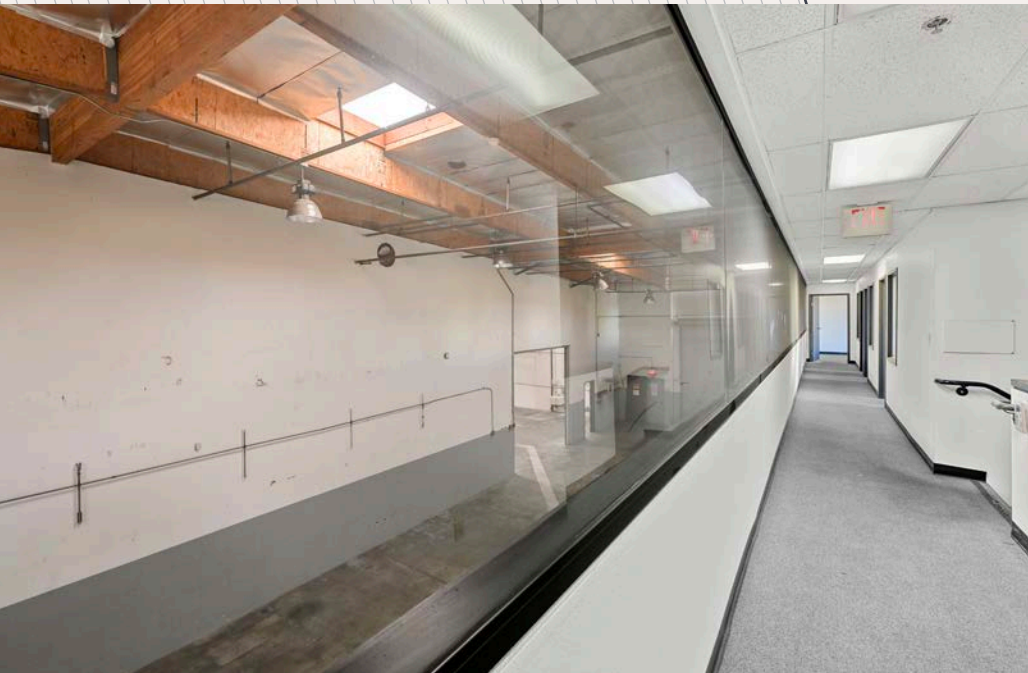
FIRST FLOOR



SECOND FLOOR







# PROPERTY HIGHLIGHTS



## GROUNDS

The property is surrounded by a green lawn, lush shrubbery and palm trees.



## FOUNDATION

Poured concrete slab on grade.



## STRUCTURE

Steel frame and reinforced concrete.



## ROOFING SYSTEM

Flat roof. Solar Panels/ System is included.



## DRIVE-IN DOORS

Three (3) 10' w x 14' h



## CLEAR HEIGHT

20'



## EXTERIOR IMPROVEMENTS

Painted concrete walls with metal-framed glass windows and doors. Building-side signage opportunity along Andreasen Dr. as well as secure-gated access on both entry points.



## INTERIOR IMPROVEMENTS

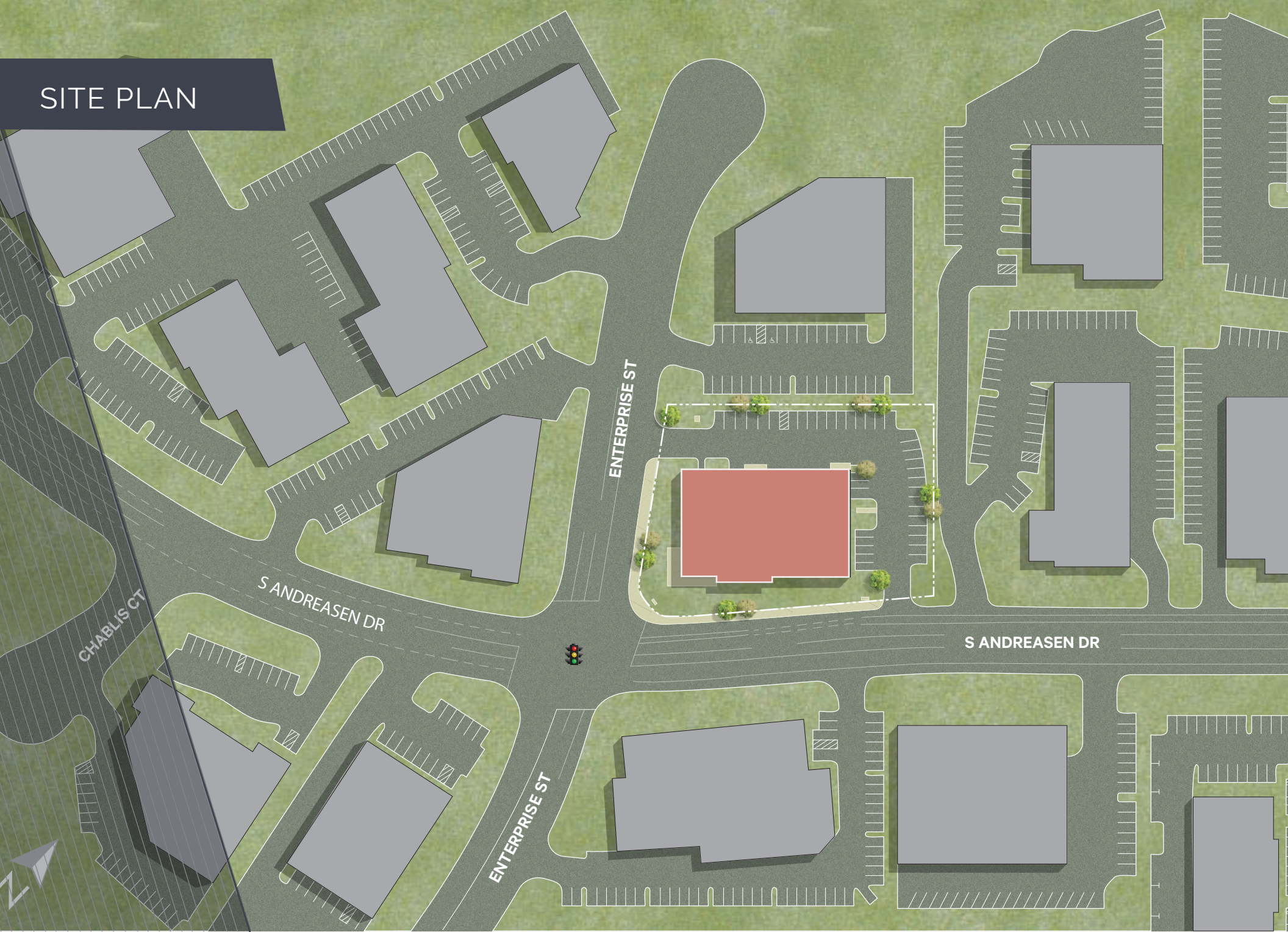
Standard improvements for warehouse/industrial uses with additional office and lab space.

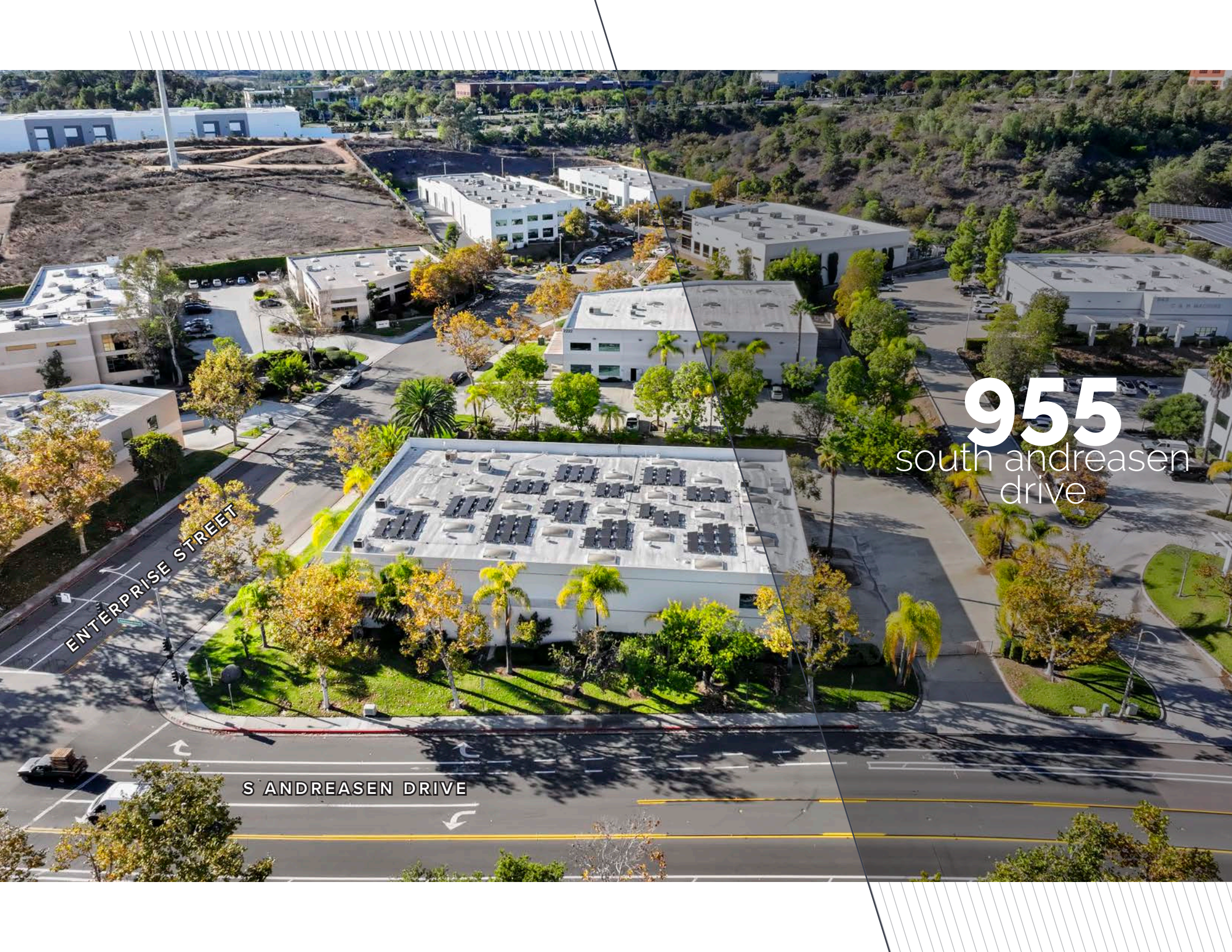


## ELECTRICAL/POWER SYSTEM

1,600a/110 – 208v, 3p heavy power.

# SITE PLAN





955  
south andreasen  
drive

ENTERPRISE STREET

S ANDREASEN DRIVE



# ESCONDIDO AMENITIES

Map not to scale.



RANCHO SANTA FE

PACIFIC OCEAN

LAKE HODGES

OLIVENHAIN RESERVOIR

HARMONY GROVE

**955**  
south andreasen drive

Veritiv

STONE BREWING CO.  
NORTH COUNTY SAN DIEGO

Albertsons

PALOMAR HEALTH

THE HOME DEPOT

Jack POWELL  
CHRYSLER  
Jeep  
DODGE  
RAM

TINA'S TOO!  
ESCONDIDO, CA

BIMBO  
Bakeries USA

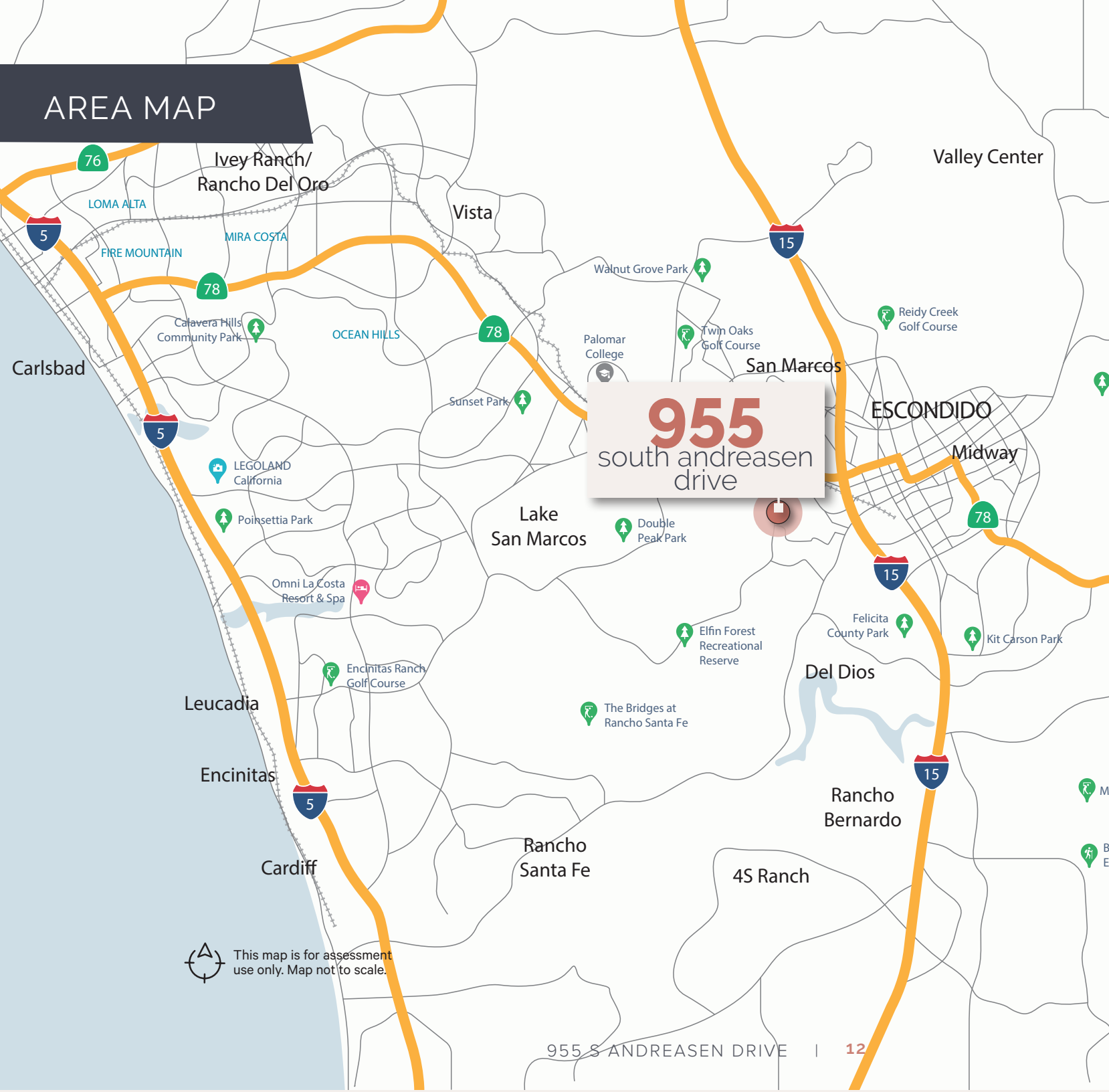
AARON FORD  
ESCONDIDO

ENTERPRISE ST

SANDREASEN DR

CITRACADO PARKWAY

# AREA MAP



**955**  
south andreasen drive

This map is for assessment use only. Map not to scale.

1

DOWNTOWN SAN DIEGO  
± 31 MILES

2

SAN DIEGO  
INTERNATIONAL AIRPORT  
± 33 MILES

3

SAN BERNARDINO  
± 78 MILES

4

PALOMAR MEDICAL CENTER  
± 1.2 MILES

5

CARLSBAD  
± 19 MILES

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