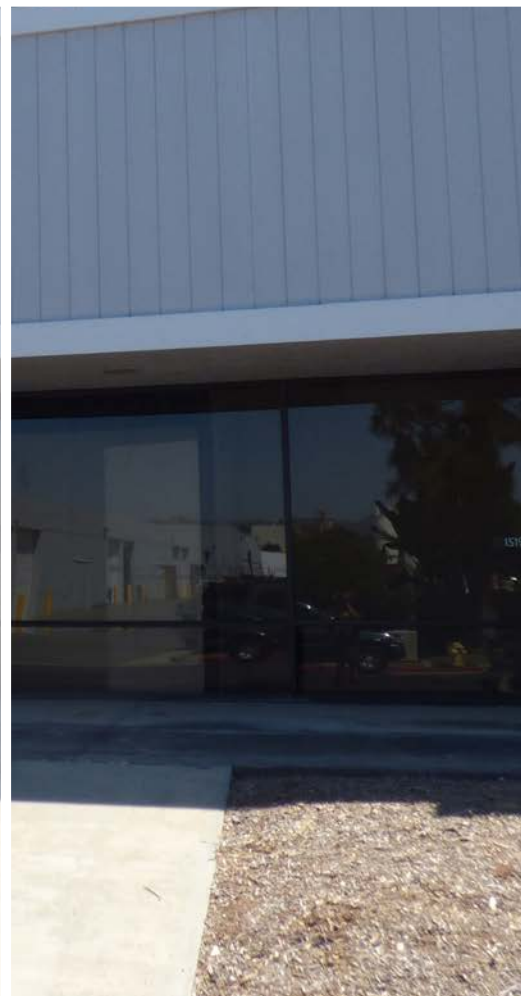


FOR LEASE

1519
INDUSTRIAL AVE
ESCONDIDO, CA

INDUSTRIAL
1,650 SF



Tyler Stemley

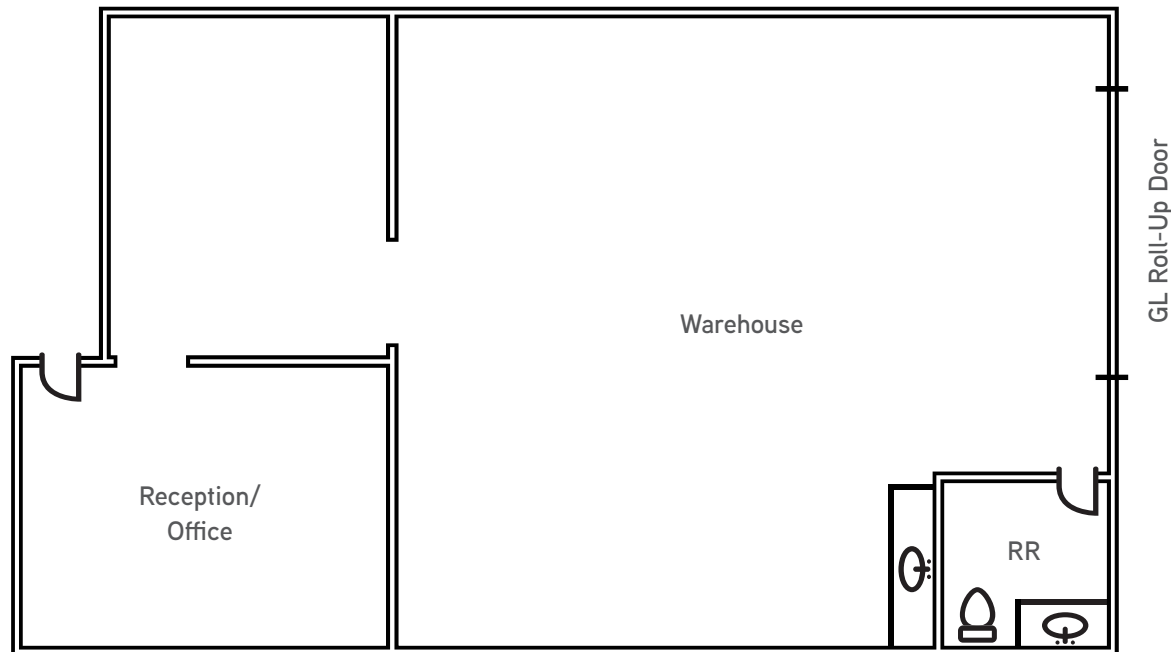
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Mike Erwin

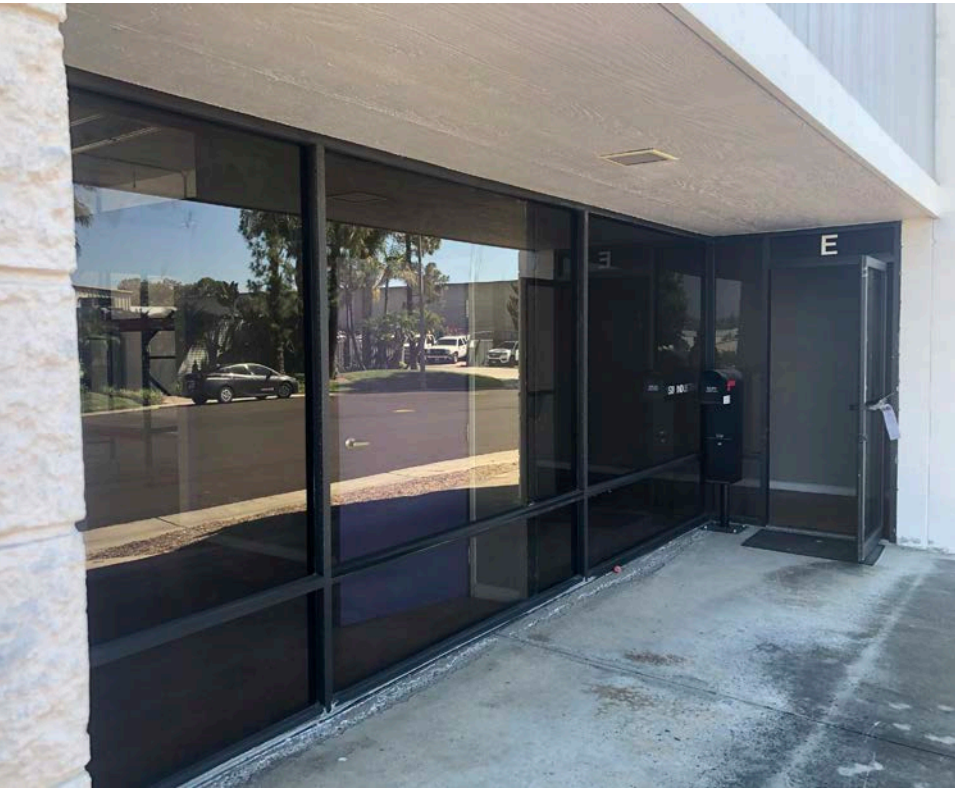
Senior Executive Vice President
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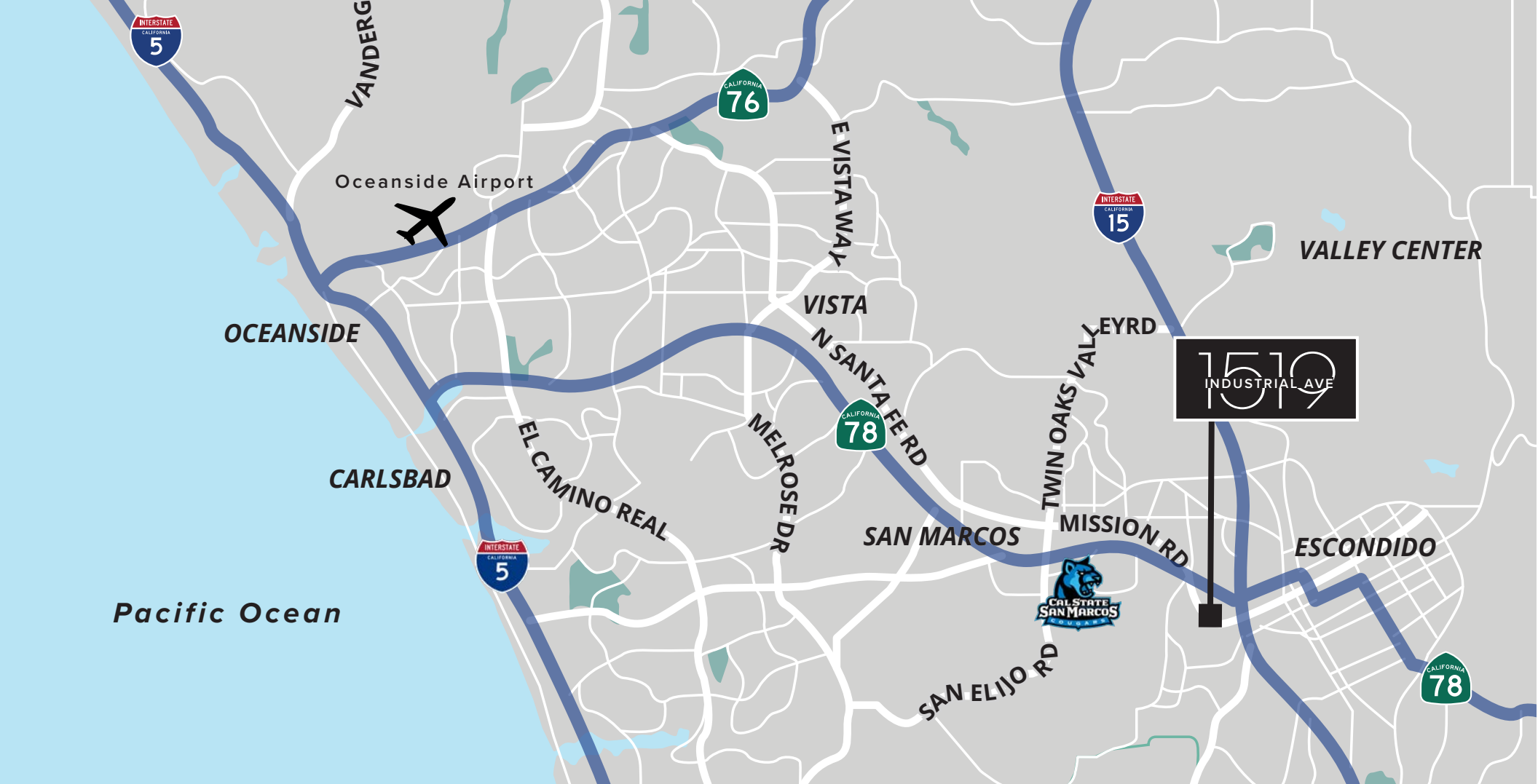
HIGHLIGHTS

- 1,650 SF
- Asking Rate: \$1.40/SF MG (Est. CAOE: \$0.10/SF)
- Private Office, Restroom, Shop sink, 1 Grade level roll up door
- Approximately 90% Warehouse
- Minimum clear height of 14'
- Ample and secure parking
- Prime location with great frontage and visibility



*AS-BUILT





Drive Times

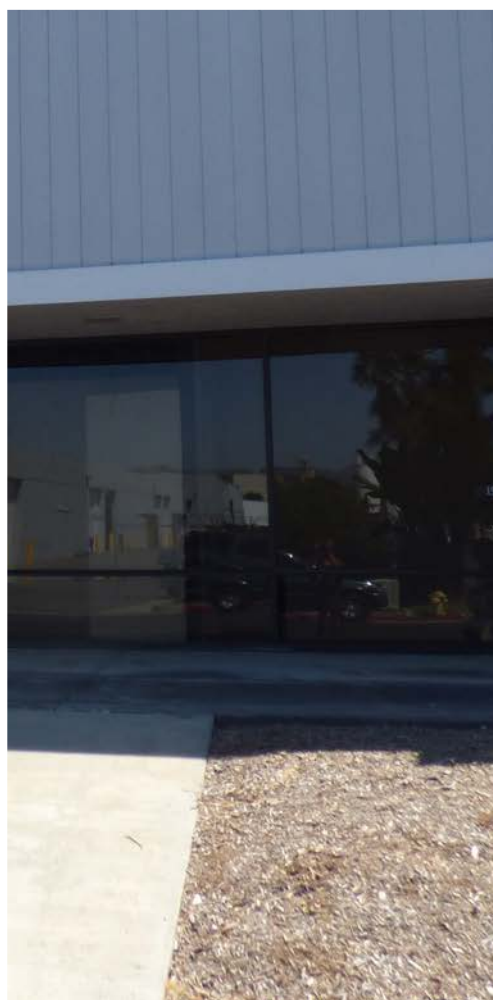
5	Minutes to I-15	37	Minutes to San Diego International Airport
5	Minutes to SR-78	4	Minutes to Palomar Hospital
20	Minutes to I-5	9	Minutes to CSUSM
24	Minutes to Pacific Ocean	47	Minutes to US/Mexico Border
34	Minutes to San Diego		



FOR LEASE

1519 INDUSTRIAL AVE ESCONDIDO, CA

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