

For Lease

INDUSTRIAL BUSINESS PARK *in* ESCONDIDO, CA



±1,501- ±1,771 RSF | WAREHOUSE
1991 Don Lee Place | Escondido, CA 92029

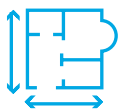
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1991 Don Lee Place Property Features



±1,501 - ±1,771 RSF
available



Warehouse with
grade-level loading



Office/Restroom/Warehouse



Clear height
16' - 20'

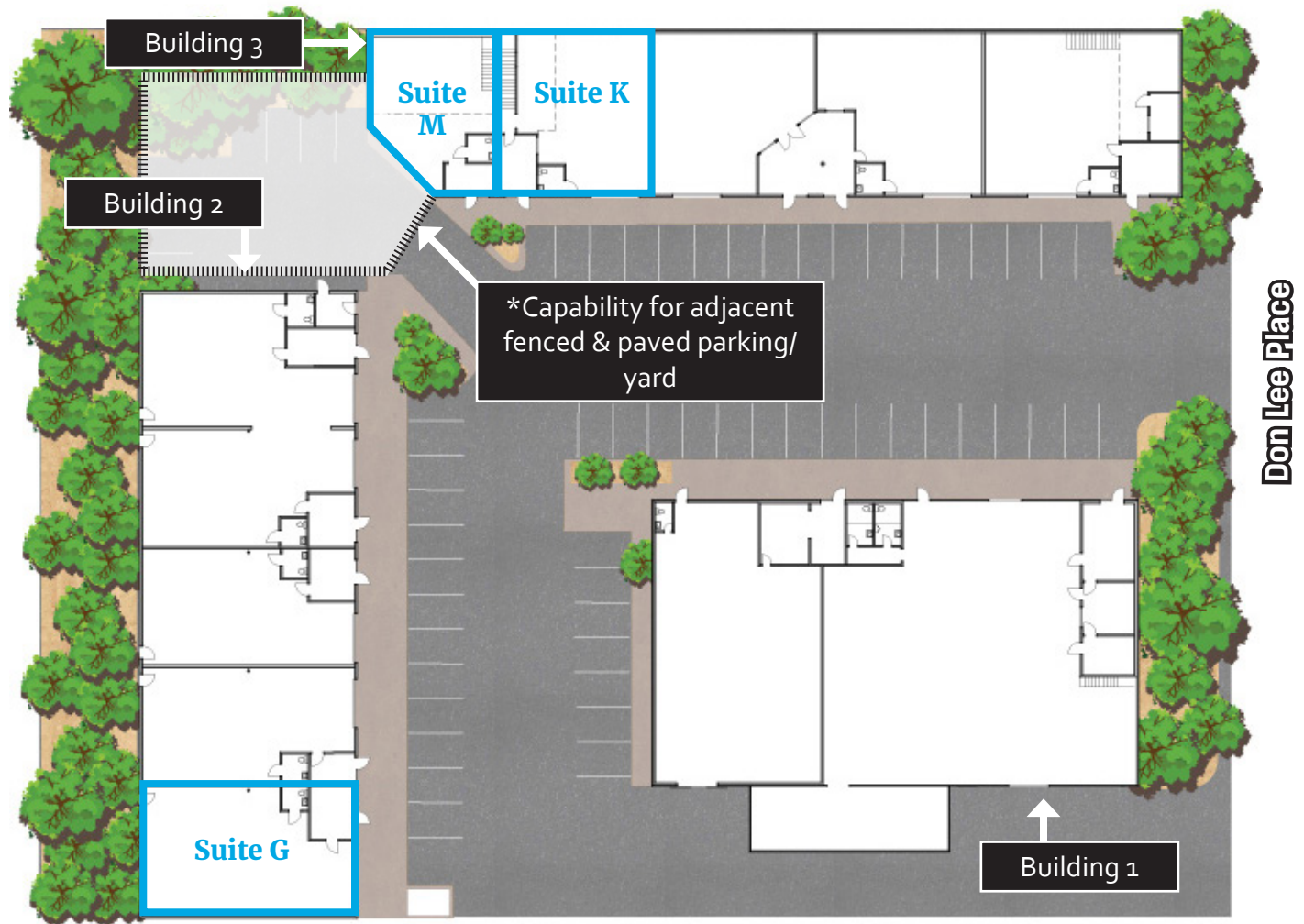


Approximately 90% functional
warehouse layouts

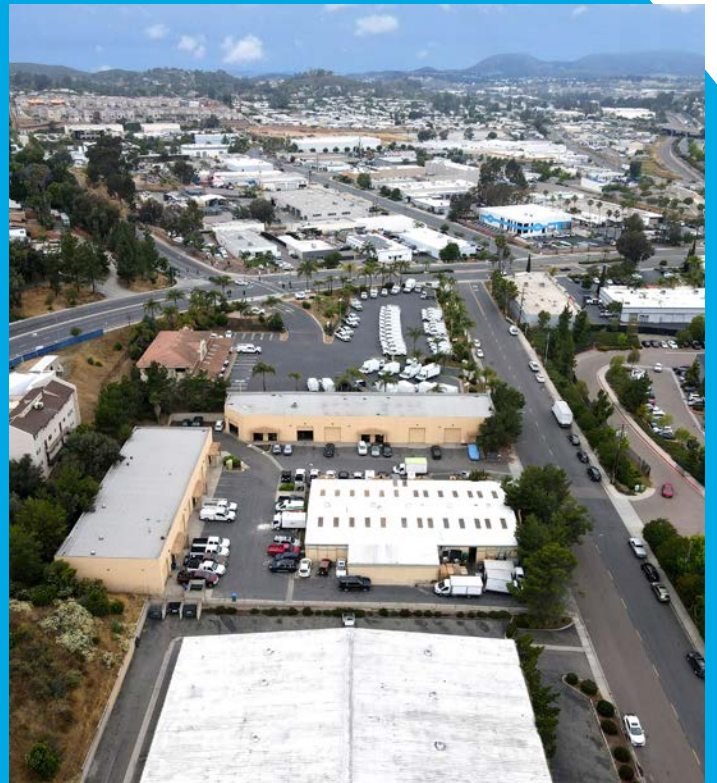


Lease rate:
Call Brokers For Details
**Paved, fenced and secure
parking/yard rate:
\$1,200.00 per month

Site Plan Availability



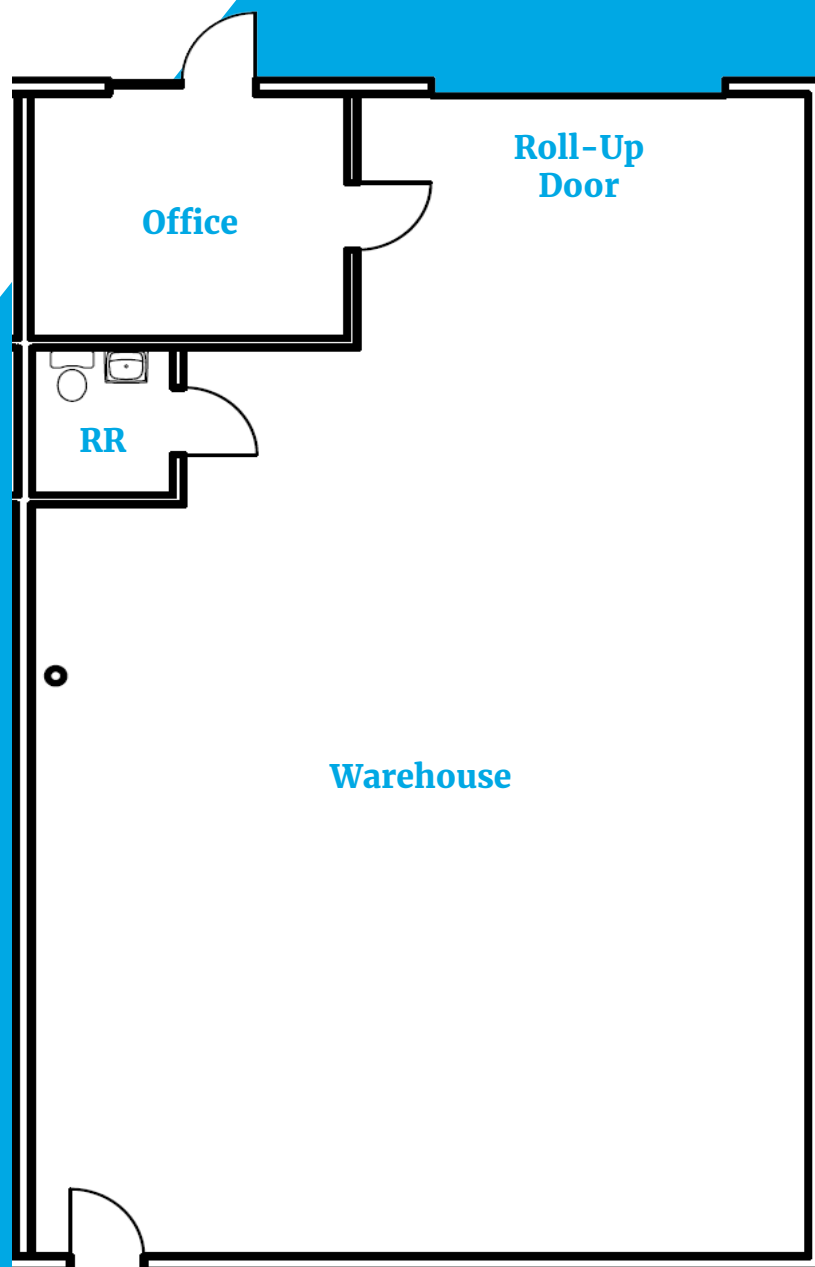
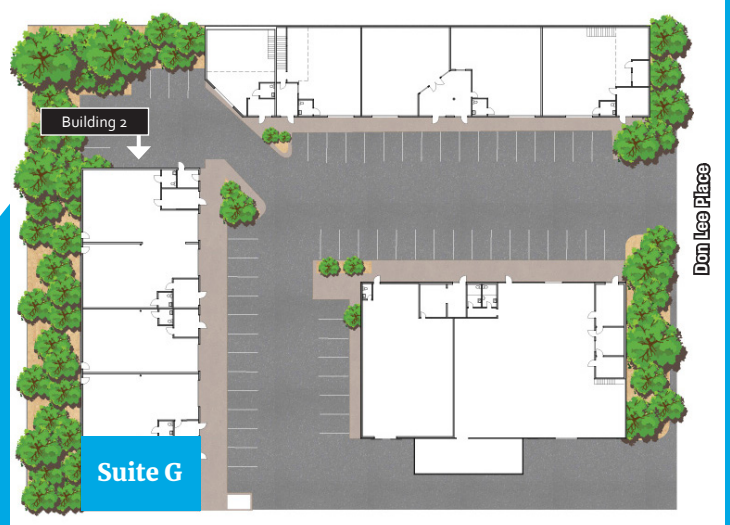
| Bldg # | Suite | SF | Date Available | Comments |
|--------|-------|----------|----------------|---|
| 1 | G | 1,771 SF | Available Now | Warehouse, roll-up door, restroom, office space |
| 2 | K | 1,631 SF | Available Now | Warehouse, roll-up door, restroom, office space, bonus mezzanine |
| 3 | M | 1,501 SF | Available Now | Warehouse, roll-up door, restroom, office space, capability for adjacent paved fenced parking/yard. Yard space lease rate: \$1,200.00 per month |



Building 2

SUITE G

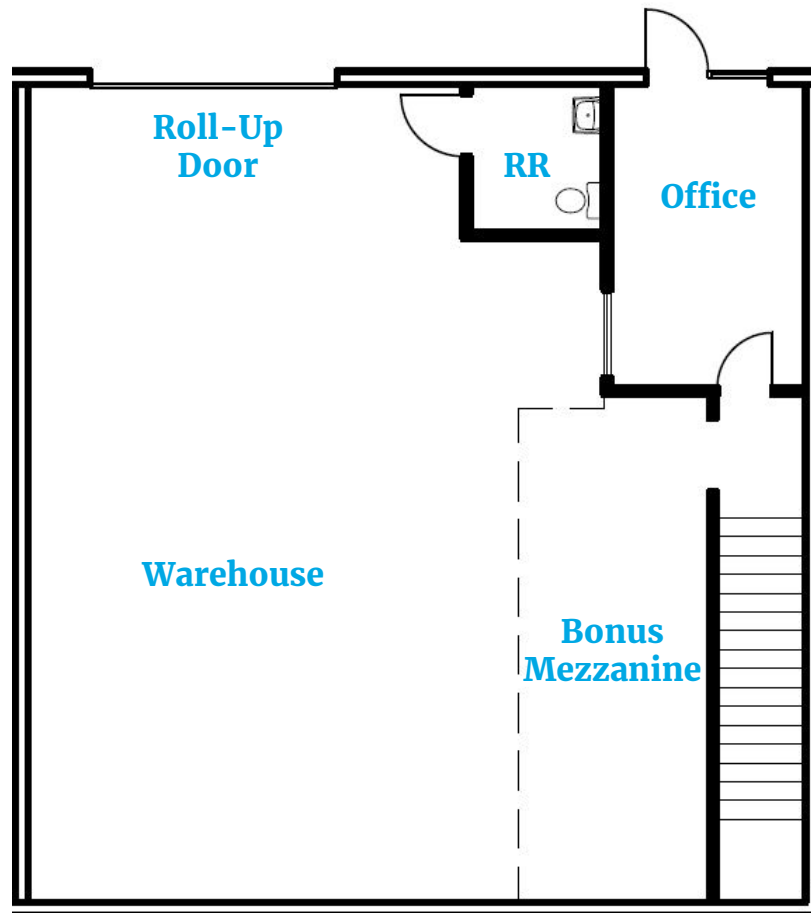
±1,771 SF





Building 3

SUITE K
±1,631 SF

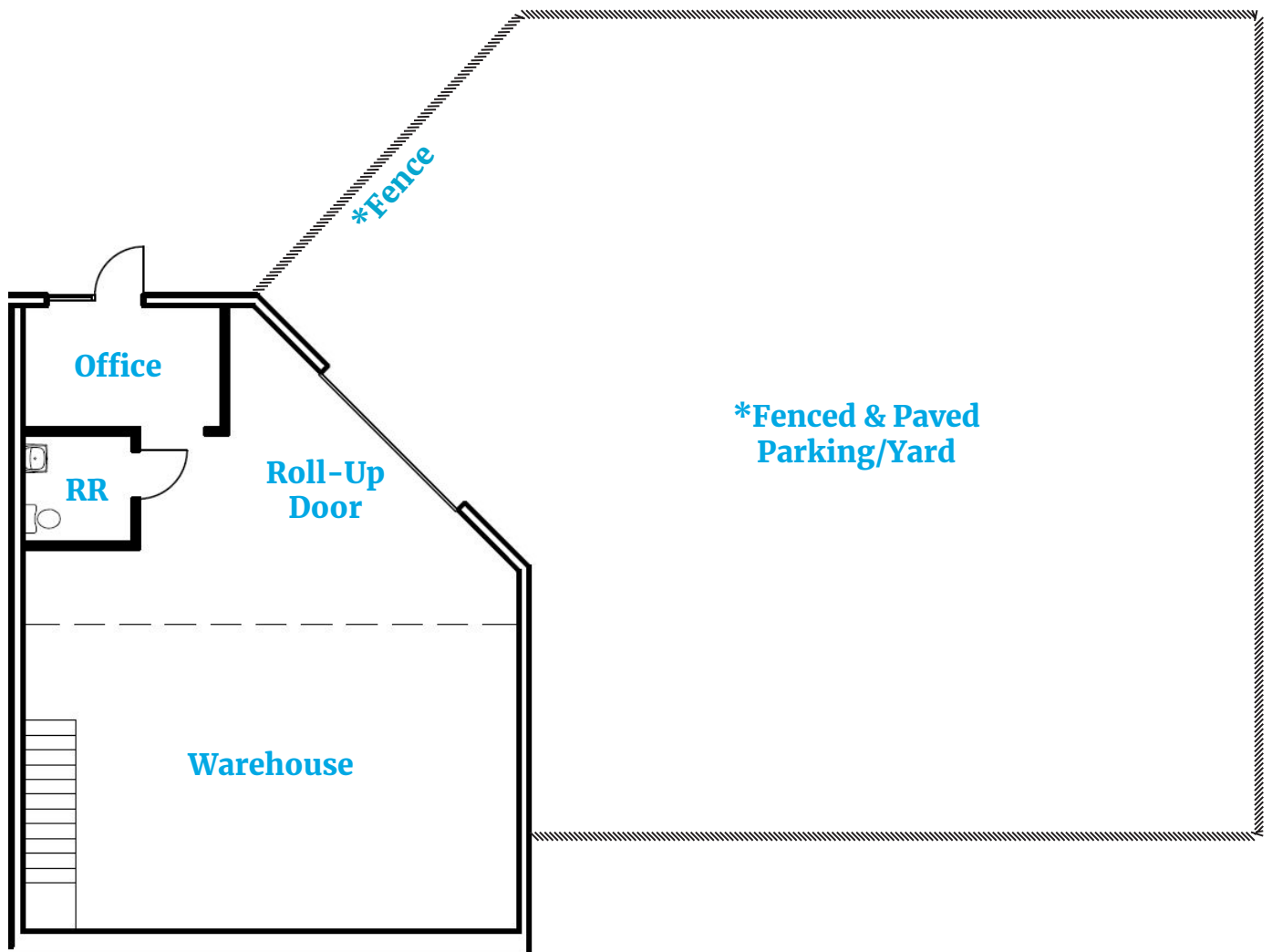
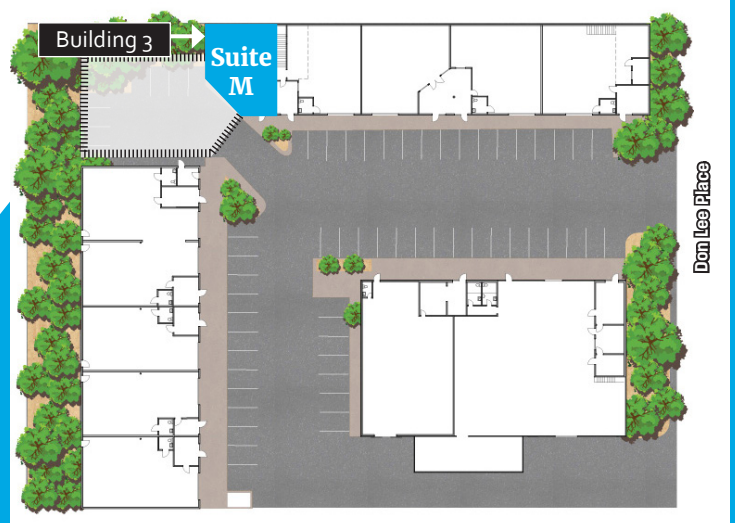


Building 3

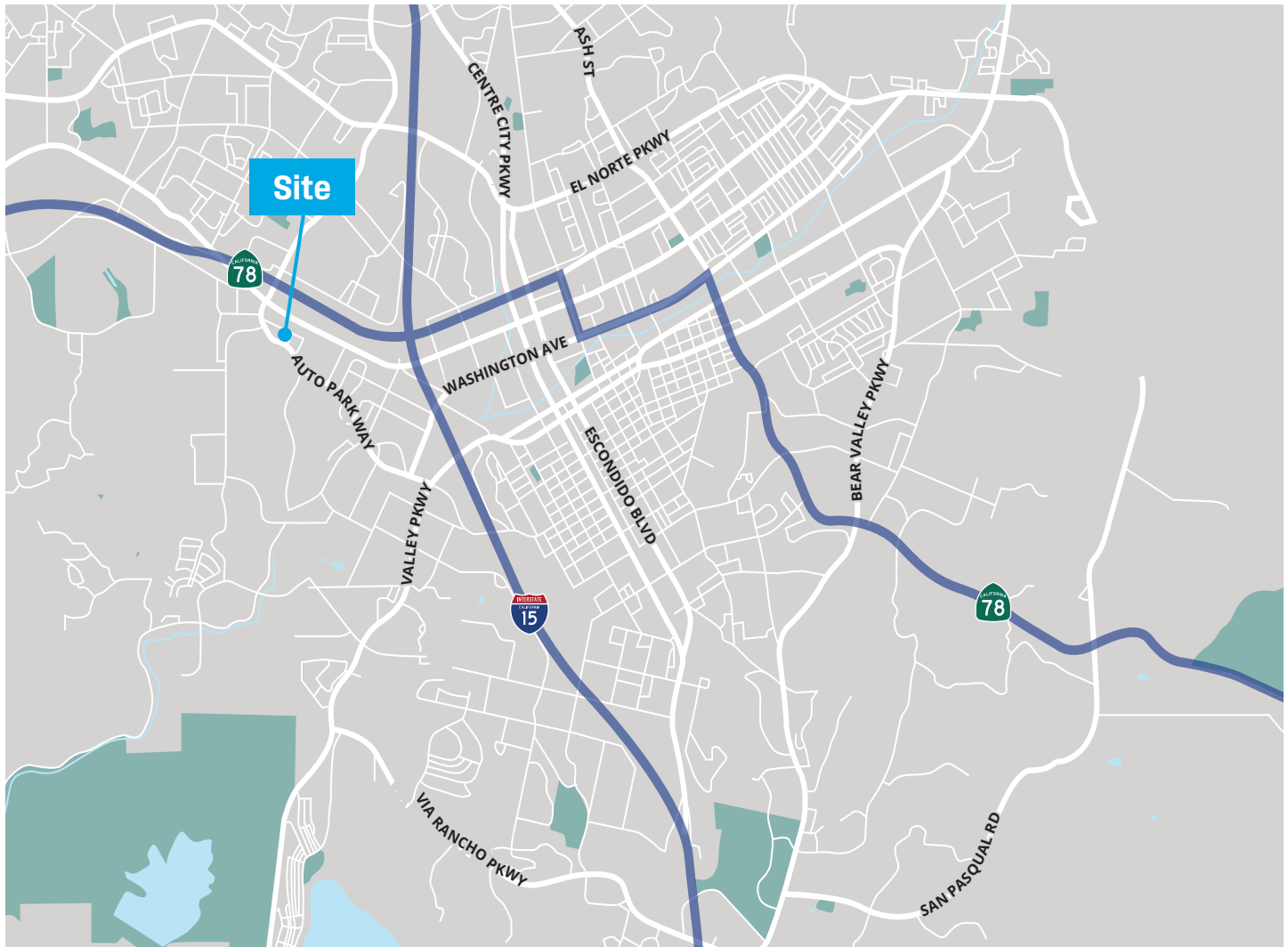
SUITE M

±1,501 SF

*Capability for adjacent
fenced & paved
parking/yard



The Location



DRIVE TIMES

| | |
|----|-------------------|
| 2 | Minutes to CA-78 |
| 4 | Minutes to I-15 |
| 17 | Minutes to I-5 |
| 17 | Minutes to CA-76 |
| 14 | Minutes to SR-56 |
| 21 | Minutes to CA-163 |

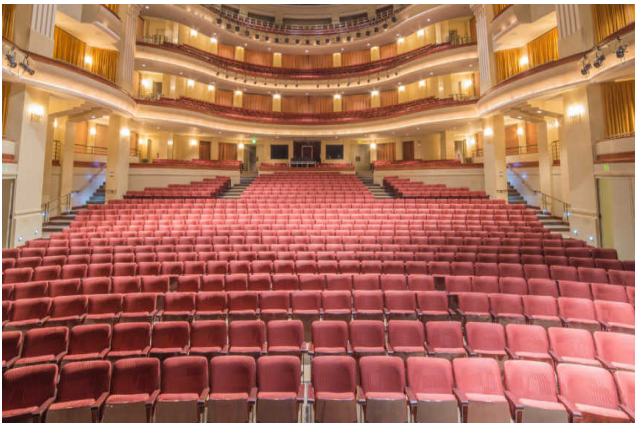
| | |
|----|--|
| 28 | Minutes McClellan-Palomar Airport |
| 25 | Minutes to Pacific Ocean |
| 39 | Minutes to San Diego International Airport |
| 36 | Minutes to Downtown San Diego |
| 42 | Minutes to US/Mexico Border |

Escondido

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, our award-winning City is a diverse, vibrant community with just the right mix of small-town friendliness and big-city buzz.

More and more people are making Escondido their “City of Choice.” As the heart of San Diego North, it is one of the few remaining communities where people of all income levels can enjoy the Southern California lifestyle. It offers attractive homes in a wide range of prices, two lakes, several parks, a sports center, golf courses, restaurants, wineries, shopping centers, comprehensive healthcare, and the nearby San Diego Zoo Safari Park. In addition, the California Center for the Arts, Escondido, brings world-class entertainment to the area along with Queen Califia’s Magical Circle, a sculpture garden in Kit Carson Park donated by late internationally renowned artist Niki de Saint Phalle. In recent years Escondido was named by Money Magazine as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for our broad range of youth programs. Ladies Home Journal also ranked Escondido number eight among the Top Ten Cities for Government.

Established in 1888, the city’s rich past brings charm and stability to the community. You can see it in the historic homes of Old Escondido or experience it in the thriving downtown area and the weekly blast to the past, “Cruisin’ Grand.” Yet integrated with Escondido’s treasured heritage is a progressive future, bright and brimming with promise. New jobs, new cultural amenities, new entertainment venues, new choices for residential living, and a new vision for Escondido’s future, make Escondido a city to watch.



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