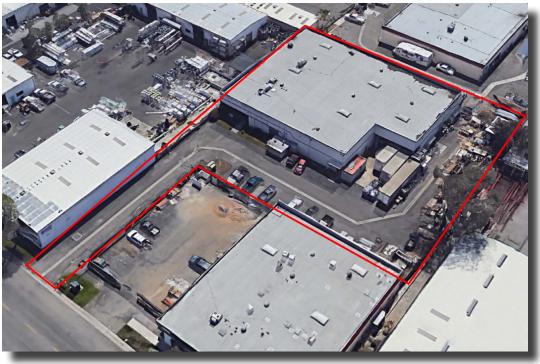
# FOR SALE

## **1449 SIMPSON WAY, ESCONDIDO, CA**



### **PROPERTY FEATURES:**

- Approximate 14,000 SF Freestanding Building
- Approximately 1,800 SF Office
- Fenced Yard For Secure Parking & Storage
- Heavy Power: 400 Amps 277/480v, 3 Phase
- Gas Service at Building
- Loading Two 10'x10' Dock Doors and One 14'x16' Grade Door
- 17' Clear Height in Warehouse
- M-2 Zoning Allows for Heavier Industrial Uses & Outside Storage



### SALE PRICE - \$4,620,000

TIM CLEPPER - PRESIDENT TIM@SANDIEGOCOMMERCIAL.INFO CA DRE BROKER LICENSE #: 01354303 C: 760.402.4846 T: 760.599.4200

SAN DIEGO COMMERCIAL

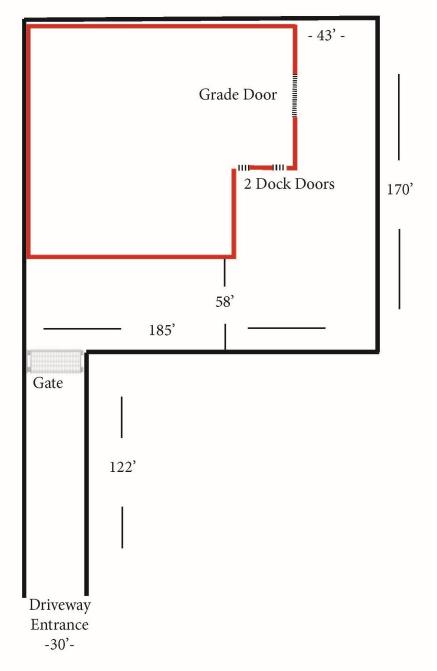
RUSS JABARA - VICE PRESIDENT RUSS@SANDIEGOCOMMERCIAL.INFO CA DRE SALES LICENSE #: 01315296 C: 760.822.4851

WWW.SANDIEGOCOMMERCIAL.INFO

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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