

# ±48,976 SF ON 3.79 ACRES FOR LEASE

Divisible by 33,976 SF | 480 North Spruce Street | Escondido



FOR MORE INFORMATION, PLEASE CONTACT

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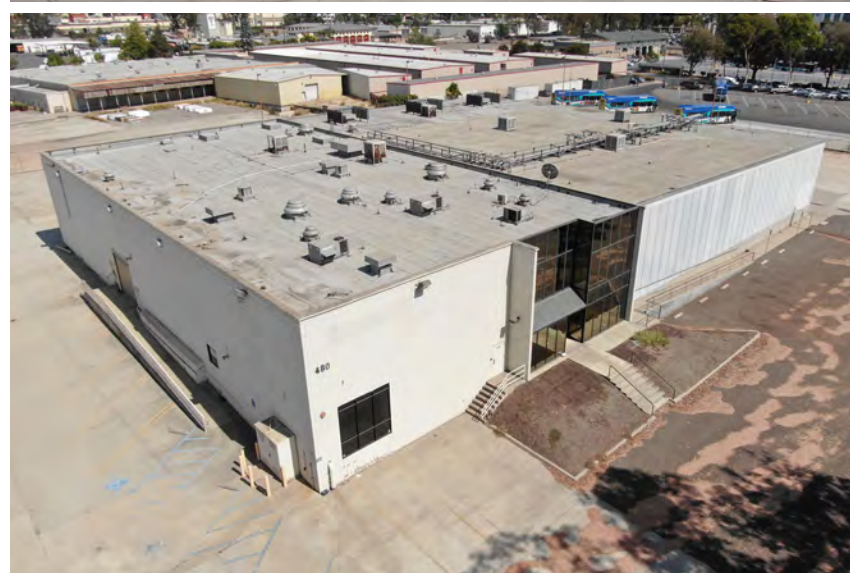
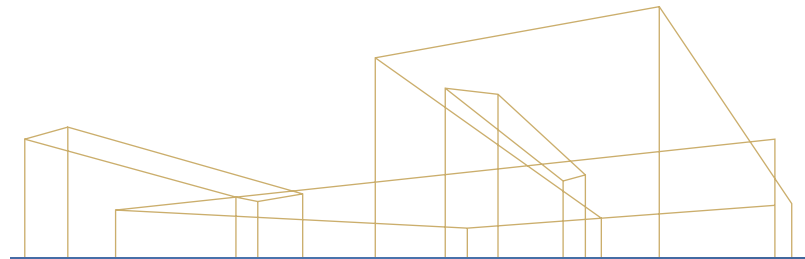
## INDUSTRIAL WAREHOUSES ON 3.79 ACRES

# 480 North Spruce Street

±48,976 SF FOR LEASE | DIVISIBILITY OPTIONS | ESCONDIDO, CA 92025

### PROPERTY FEATURES

Address	480 North Spruce Street, Escondido, CA 92025
Year Built	1982
RBA	±48,976 SF (Divisible by 33,976 SF) Building 1 - ±33,976 SF Building 2 - ±15,000 SF
Land Area	3.79 AC
Parking	76 Parking Spaces (Expandable)
Office	7% Office Space 1,500 SF of 2nd story lunchroom, restrooms and lockers
Zoning	M-1 (City of Escondido)
Power	2,000 Amps, 277 / 480 Volt, 3-Phase
Loading	7 Dock High Doors 7 Grade Level Doors 9 Dock High Platforms
Ceiling Height	21 Feet
Driveways	Concrete
Outdoor Storage	±20,000 SF
Sprinklers	Sprinkler System Throughout
Date Available	Now
<b>Lease Rate</b>	<b>\$1.25 / SF NNN*</b> *Low Opex - Contact Brokers

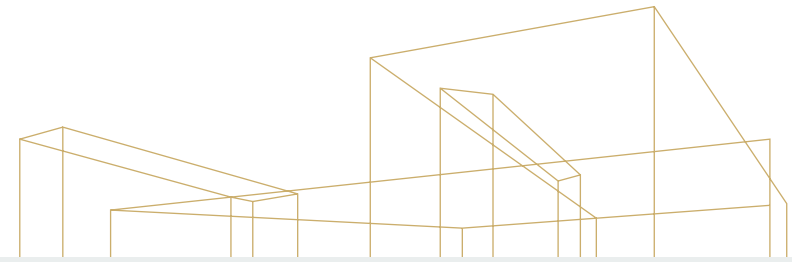


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### SITE PLAN | ±48,976 SF (DIVISIBLE)

±33,976 SF

BUILDING 1 (INSULATED WAREHOUSE)

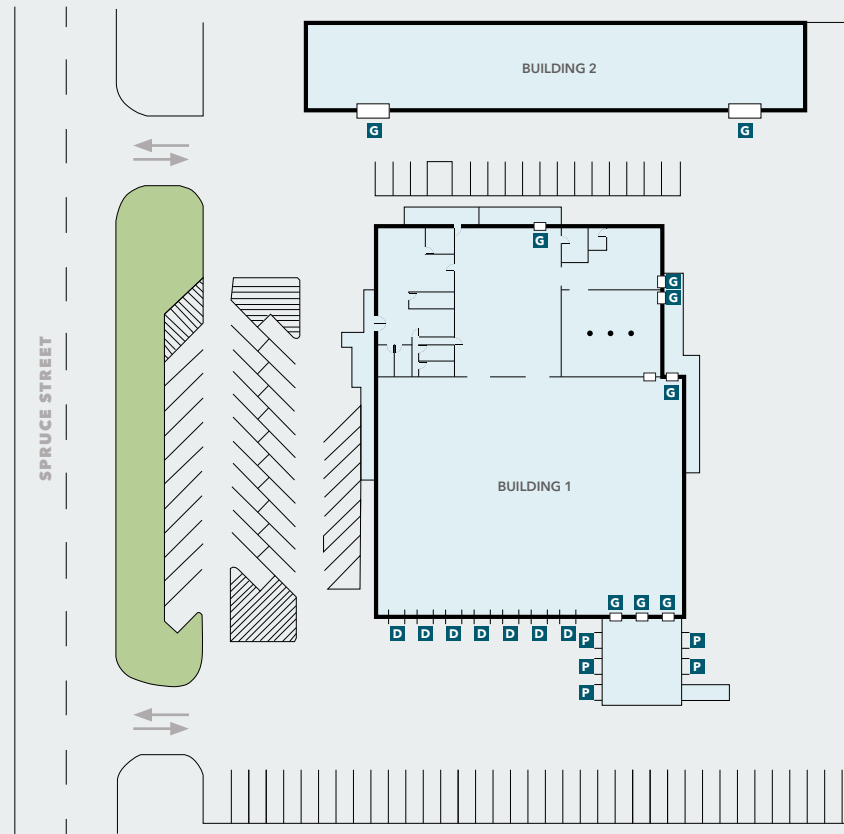
±15,000 SF

BUILDING 2 - 50' X 300' (OUTDOOR STORAGE)

±20,000

SQUARE FEET OUTDOOR STORAGE

- G** Grade-Level Roll-up Doors
- P** Dock-High Platforms
- D** Dock-High Doors with Levelers



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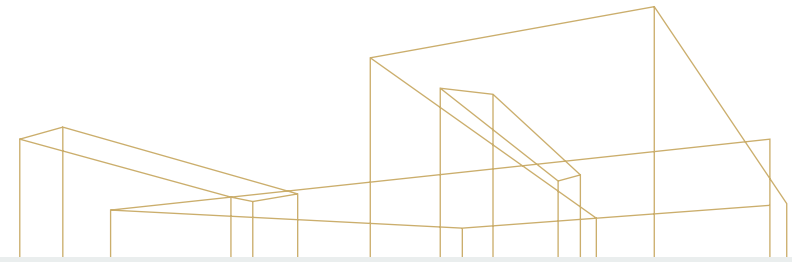
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### FLOOR PLAN | BUILDING 1

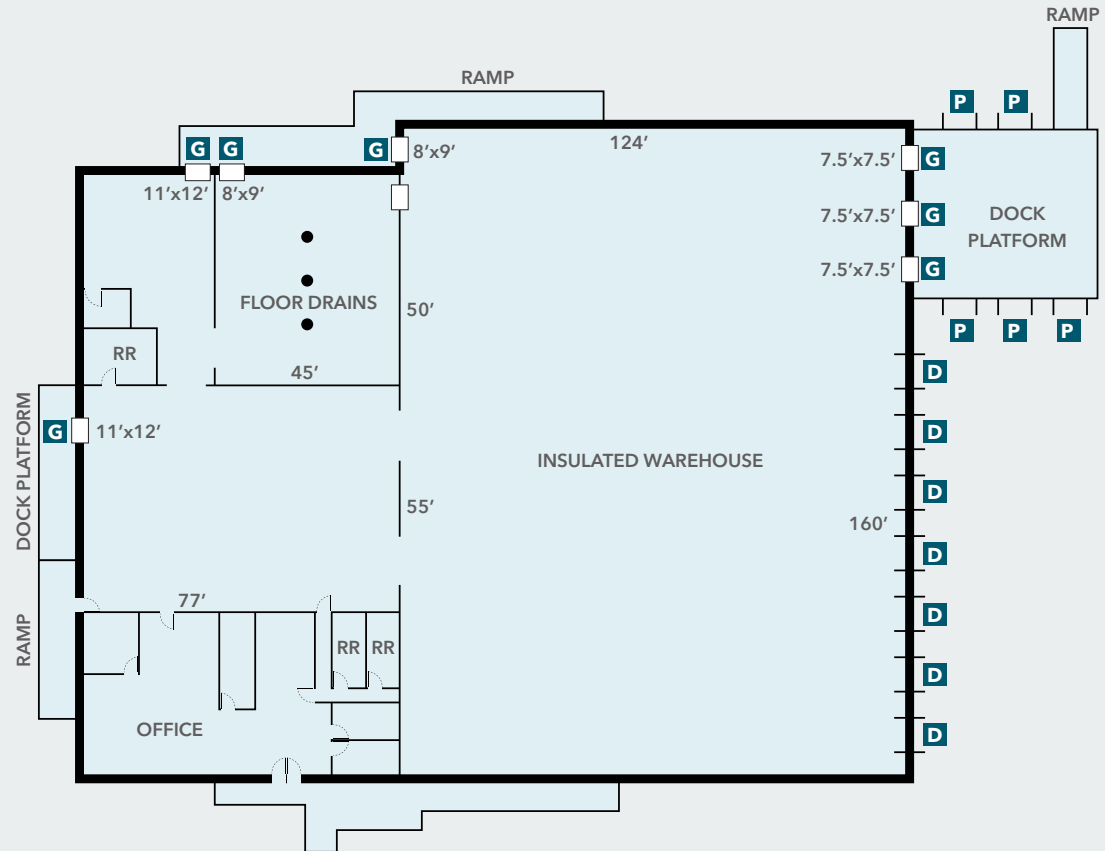
±33,976 SF

TOTAL BUILDING 1 SIZE

124' X 160'

INSULATED WAREHOUSE SIZE

- G** Grade-Level Roll-up Doors
- P** Dock-High Platforms
- D** Dock High Doors with Levelers



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### DRIVE TIMES

Oceanside / McCallan-Palomar Airport	25 Minutes
Fallbrook	33 Minutes
El Cajon	36 Minutes
Downtown San Diego	37 Minutes
US / Mexico Border	53 Minutes

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