

±48,976 SF INDUSTRIAL WAREHOUSES ON 3.79 ACRES

For Lease | 480 North Spruce Street, Escondido, CA



FOR MORE INFORMATION CONTACT

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480 NORTH SPRUCE STREET, ESCONDIDO, CA 92025

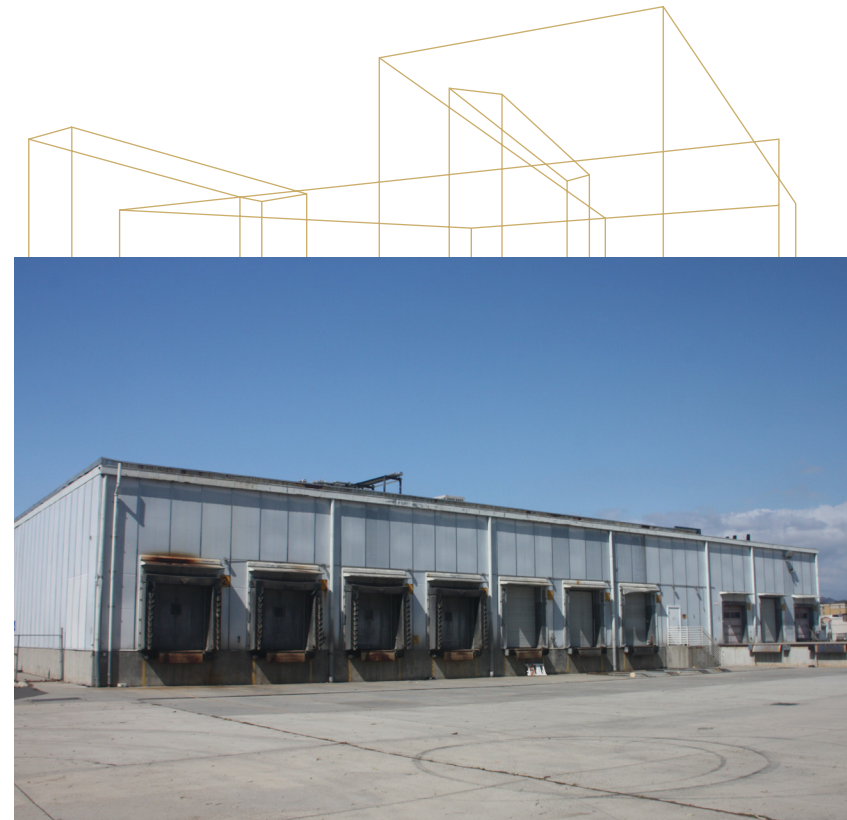
PROPERTY FEATURES

Address	480 North Spruce St, Escondido, CA 92025
Year Built	1982
RBA	±48,976 SF Building 1 - 33,976 SF Building 2 - 15,000 SF
Office	7% Office Space with 1,500 SF of 2nd story lunchroom, restrooms and lockers
Parking	76 Parking Spaces (Expandable)
Land Area	3.79 AC
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'
Driveways	Concrete
Outdoor Storage	20,000 SF
Sprinklers	Sprinkler System Throughout
Date Available	Now

Lease Rate

Submit Offer*

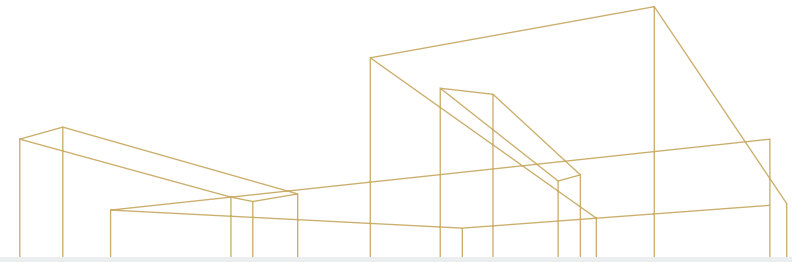
*Low NNNs - City does not pay property taxes



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FLOOR PLAN

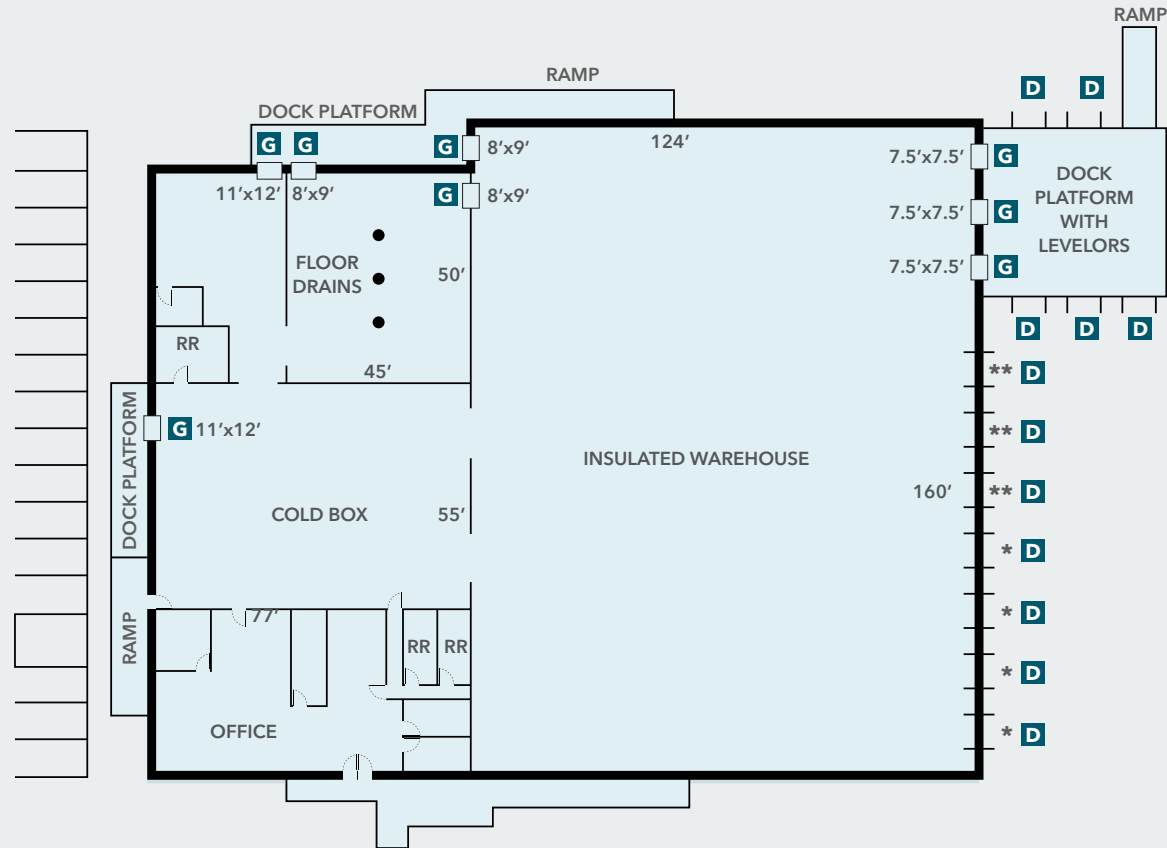
±48,976

SQUARE FEET AVAILABLE

20,000

SQUARE FEET OUTDOOR STORAGE

- G** Grade Level
- D** Dock Position
- * Cold Storage Docks with Levelors
- ** Dock High Doors with Levelors



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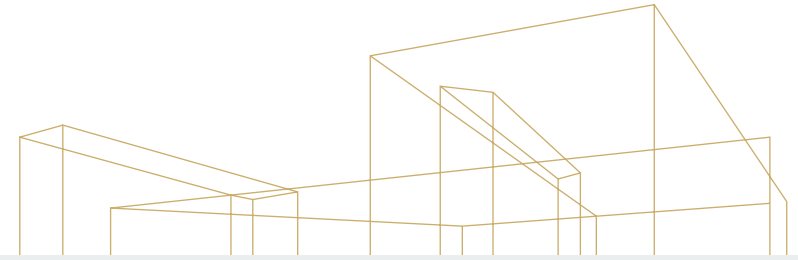
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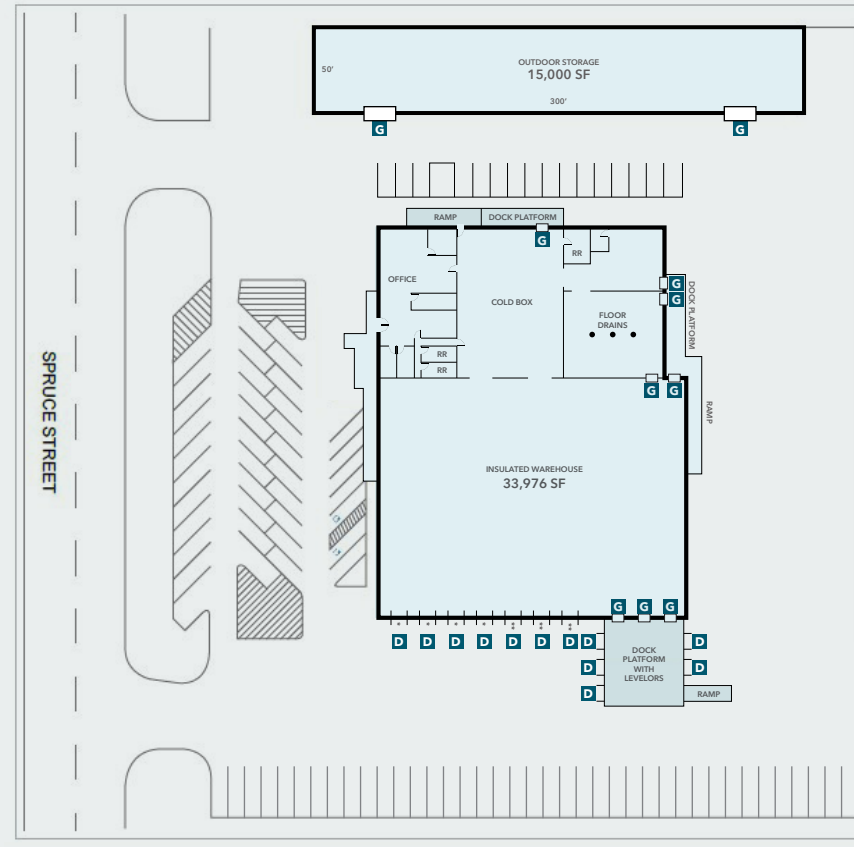
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SITE PLAN



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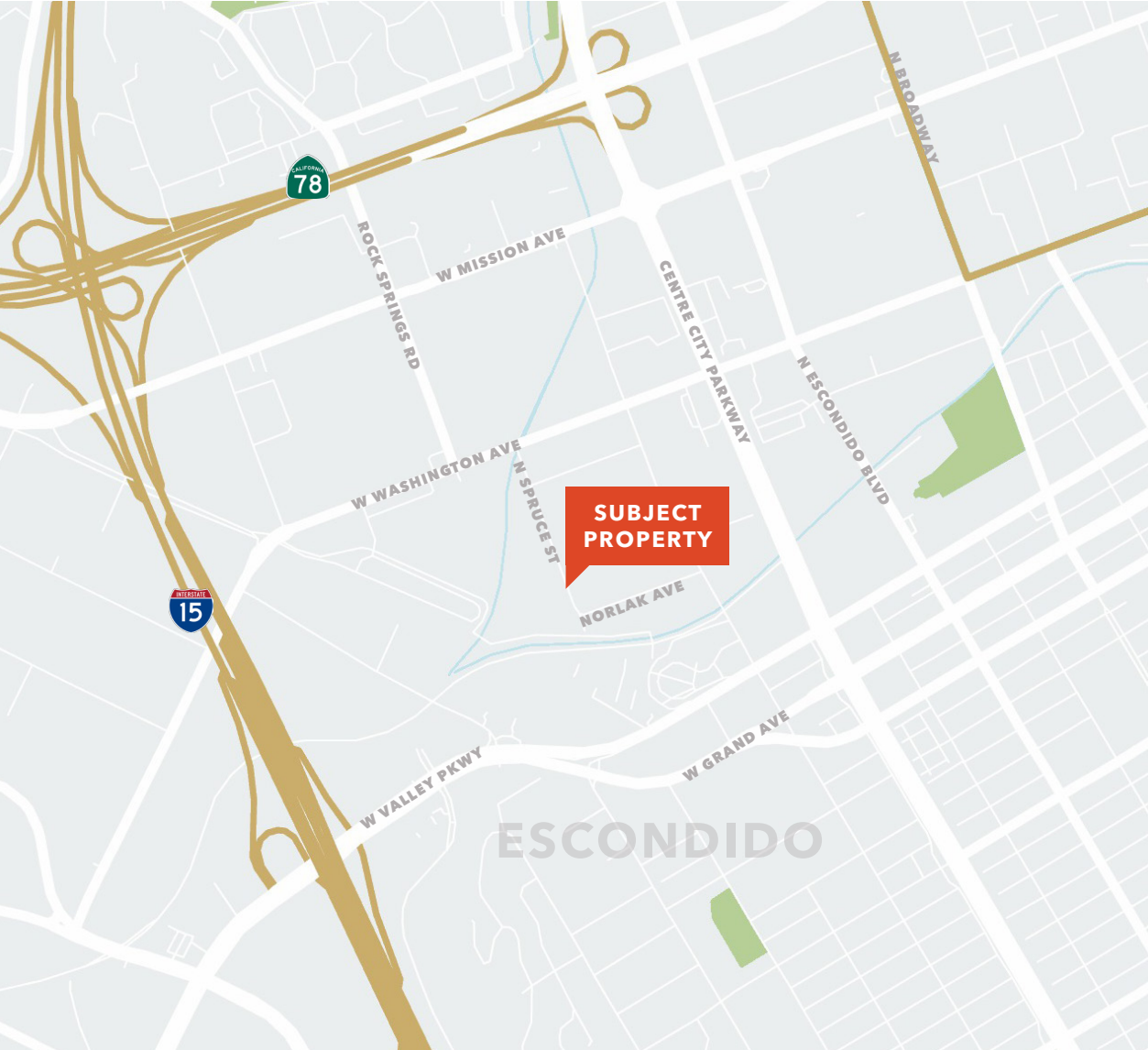
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DRIVE TIMES

Oceanside	25 Minutes
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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