

FOR LEASE

2 INDUSTRIAL BUILDINGS ON APPROX. 1.26 ACRES
6,045 - 15,945 SF, WITH YARDS

Single-User or Two-User Opportunity

837-847

METCALF STREET
ESCONDIDO, CA



TUCKER HOHENSTEIN, SIOR
760 930 7966
tucker.hohenstein@colliers.com
Lic. No. 00999360

MIKE ERWIN, SIOR
760 930 7971
mike.erwin@colliers.com
Lic. No. 01242826

HANK JENKINS
760 930 7904
hank.jenkins@colliers.com
Lic. No. 01981328

Colliers



PROPERTY HIGHLIGHTS

- + Recently remodeled industrial buildings
- + Located at the interchange of HWY-78 and I-15, with easy access to major thoroughfares
- + Fenced yard area
- + 600 amps, 120/208V
- + M-1 zoning

AVAILABILITY

	837-843 METCALF ST	845-847 METCALF ST	TOTALS
Building Size	9,900 SF	6,045 SF	15,945 SF
Lot Size	0.54 acres	0.72 acres	1.26 acres
Loading	3 grade-level (12' x 14')	3 grade-level (12' x 14')	6 grade-level
Lease Rate	\$11,395 + NNN	\$10,000 + NNN	\$21,395 + NNN

AMENITIES



Drive-through access
from parking to yard



600 amps
3-phase power



Fenced, secured yard area
Automated gate with keycode



Clear span warehouse



Roofs recently serviced and
coated with high efficiency
cool-seal coating



Fully Sprinklered



M-1
Industrial Zoned



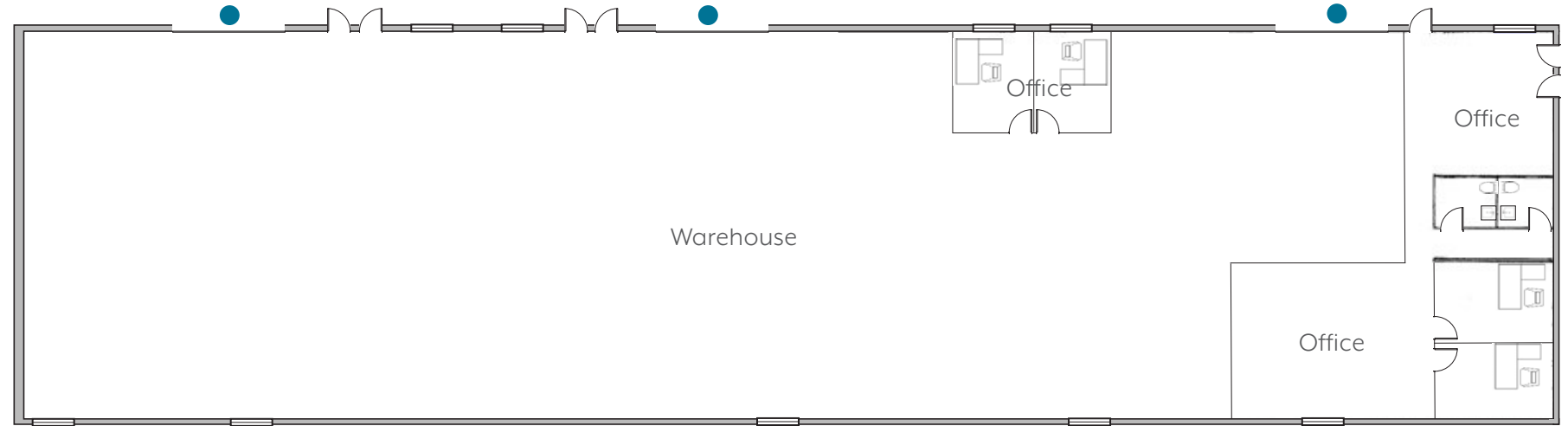
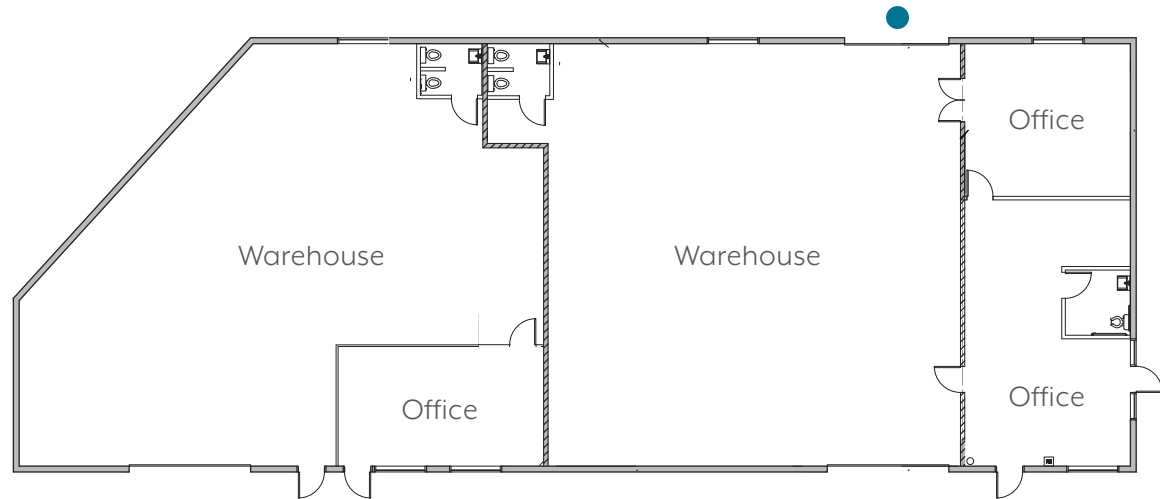
Highly visible location from I-15
& HWY-78 interchange

PROPERTY PHOTOS



FLOOR PLAN

845-847 METCALF ST



837-843 METCALF ST

● Grade-Level Door



THE 78 CORRIDOR

The 78 Corridor is home to cutting-edge companies, leading universities and thriving industries that fuel our economy. From life sciences to military and defense, to manufacturing and action sports, the 78 Corridor is at the cutting edge of products that change the way we live, change the way our military communicates and operates and change the way we think about the future.

HIGHER EDUCATION

San Diego's higher education institutions conduct groundbreaking research, train the region's workforce, and provide a human capital infrastructure that enables the region to compete for investment and jobs on a global level. San Marcos is the location of the Corridor's only public university – California State University San Marcos. Because of this, San Marcos has one of the highest concentrations of STEM degrees.

HEALTHCARE

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.



Population

711,700



Household Income

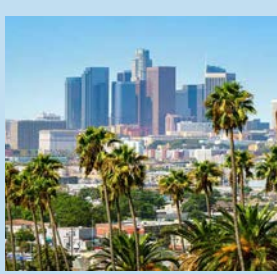
\$106,164




Number of Households


240,902


LOCATION



35 MINUTES
ORANGE COUNTY

 **15 MINUTES**
I-5

 **4 MINUTES**
I-15

 **25 MINUTES**
I-805



30 MINUTES
DOWNTOWN SD



45 MINUTES
MEXICO BORDER



FOR LEASE

2 INDUSTRIAL BUILDINGS ON APPROX. 1.26 ACRES
6,045 - 15,945 SF, WITH YARDS

Single-User or Two-User Opportunity

837-847

METCALF STREET
ESCONDIDO, CA

837-843

CONTACT US



TUCKER HOHENSTEIN, SIOR
760 930 7966
tucker.hohenstein@colliers.com
Lic. No. 00999360

MIKE ERWIN, SIOR
760 930 7971
mike.erwin@colliers.com
Lic. No. 01242826

HANK JENKINS
760 930 7904
hank.jenkins@colliers.com
Lic. No. 01981328

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.