

FOR LEASE

450

State Place
ESCONDIDO | CA

Multi-Tenant
Industrial Flex Suite
Available for Lease

5,279 SF
Call to Show



San Diego - North
5901 Priestly Drive | Suite 100
Carlsbad, CA 92008
Main: +1 760 438 8950

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Immediate access to Highway 78 and Interstate 15

Unique and rare, highly improved flex space in the heart of the well-placed and desirable Escondido submarket.

LEASE RATE: \$1.15/SF + CAOE
(Common Area Operating Expenses approx. \$0.10/SF)

Suite Highlights



M-1 Light-Industrial zoning



2,800/1,000 SF
6 reserved spots



14' clear height



Climate Controlled
Production Space



Well maintained
common courtyard



Near Palomar Medical
Center Hospital, Stone
Brewery Garden, and
Automotive Hub of North
County



Only minutes to Hwy
78 & I 15



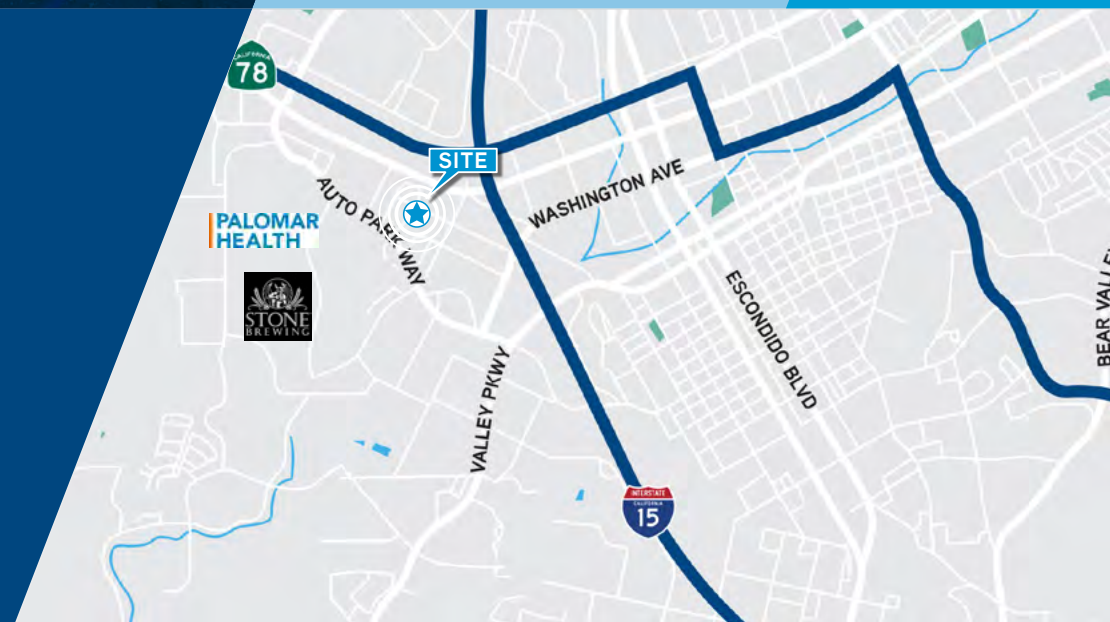
320 Amps



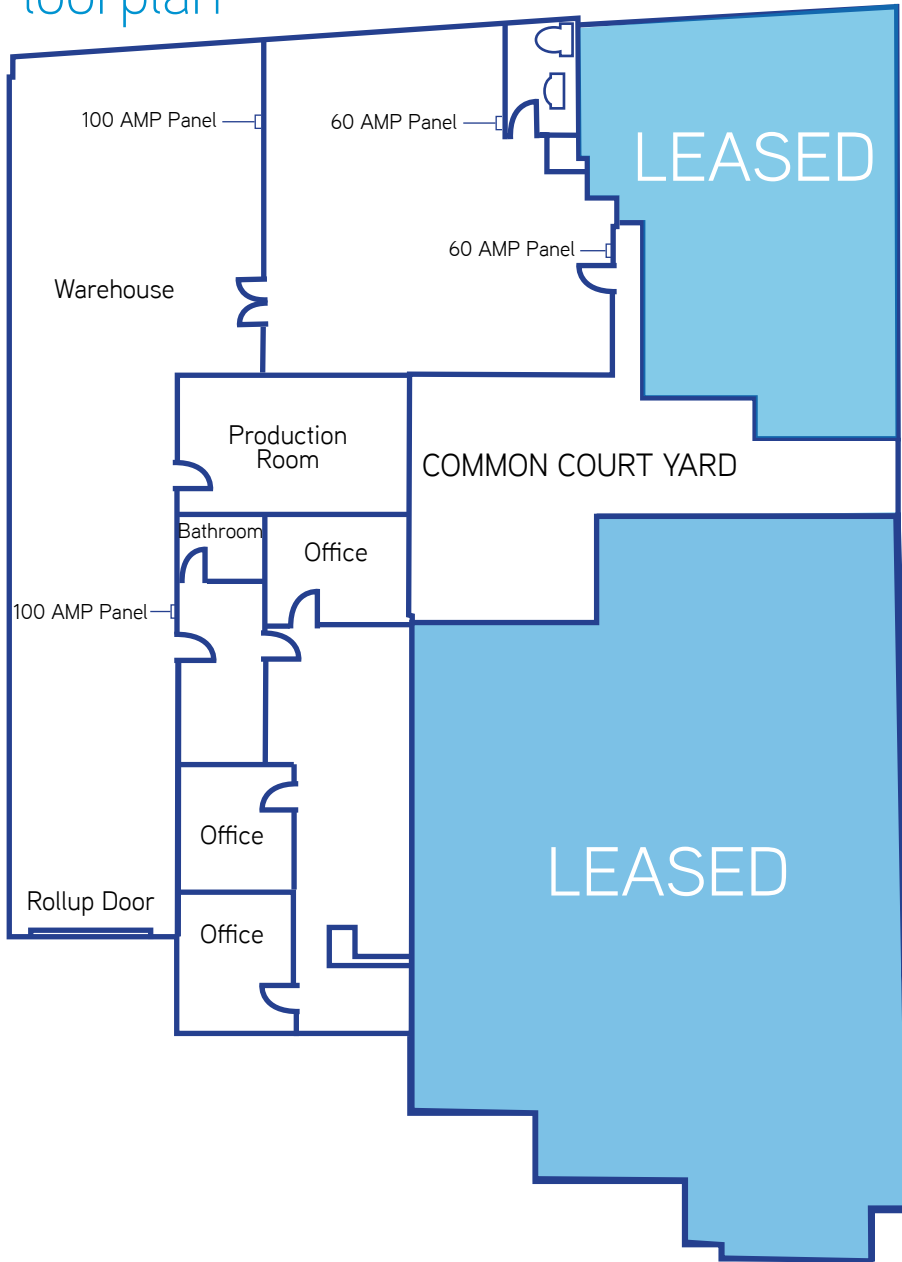
Brand New HVAC
units



1 grade level
roll up



Floorplan



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