

FOR LEASE OR SALE
25,660 SF INDUSTRIAL BUILDING

EXCELLENT DOWNTOWN ESCONDIDO LOCATION

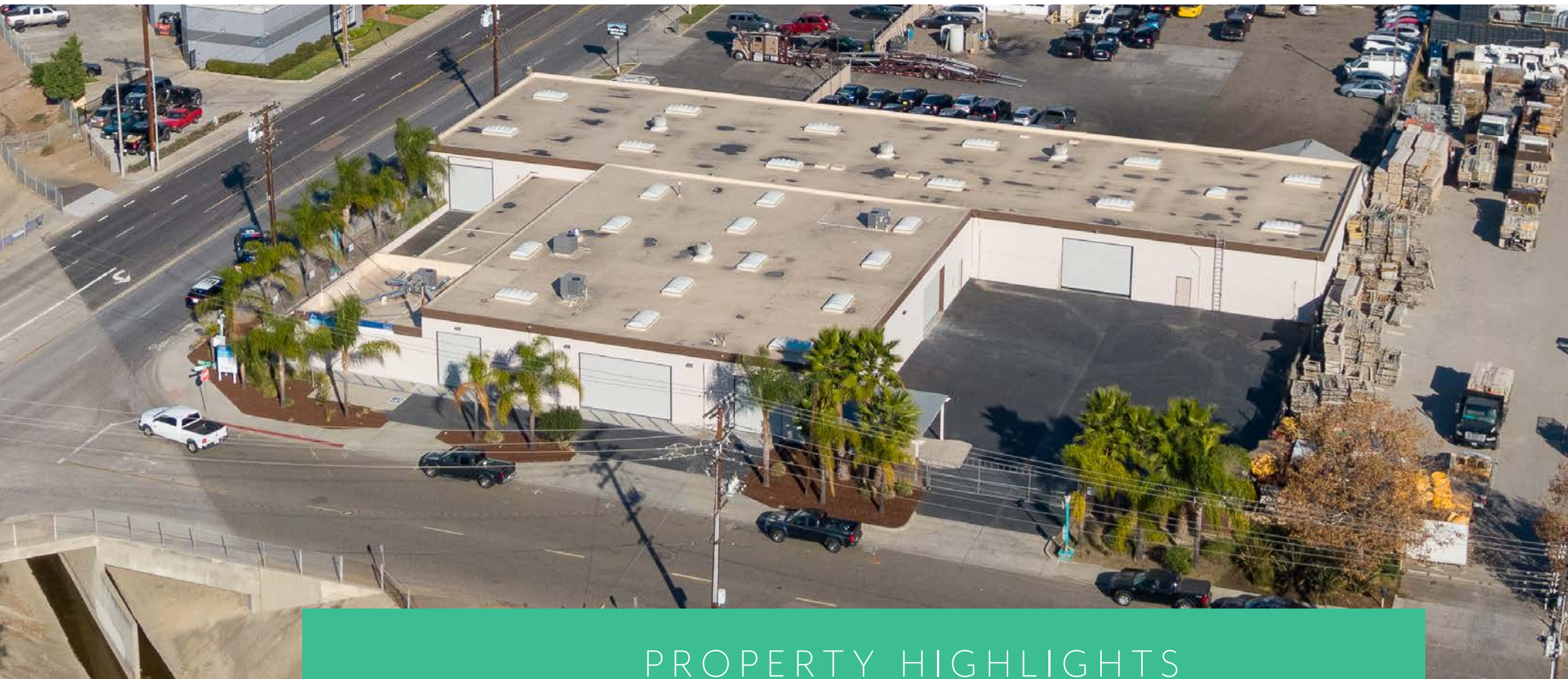
753

**W WASHINGTON
ESCONDIDO, CA**

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PROPERTY HIGHLIGHTS

- + Newly remodeled freestanding single-story industrial building with 2,355 SF of office
- + Located at the interchange of HWY-78 and I-15, with easy access to major thoroughfares
- + Fenced yard area
- + 1,600 amps, 120/208V
- + New office and HVAC



AVAILABILITY

SQUARE FOOTAGE

25,660

AVAILABLE

Now

LEASE RATE

\$1.20/SF NNN

SALE PRICE

\$6,200,000

AMENITIES



2,355 SF renovated office



New exterior painting & parking



New landscaping



1,600 amps
120/208v



Fenced yard area



Heavily visible
corner location



6 new grade-level doors



M-1
Industrial Zoned

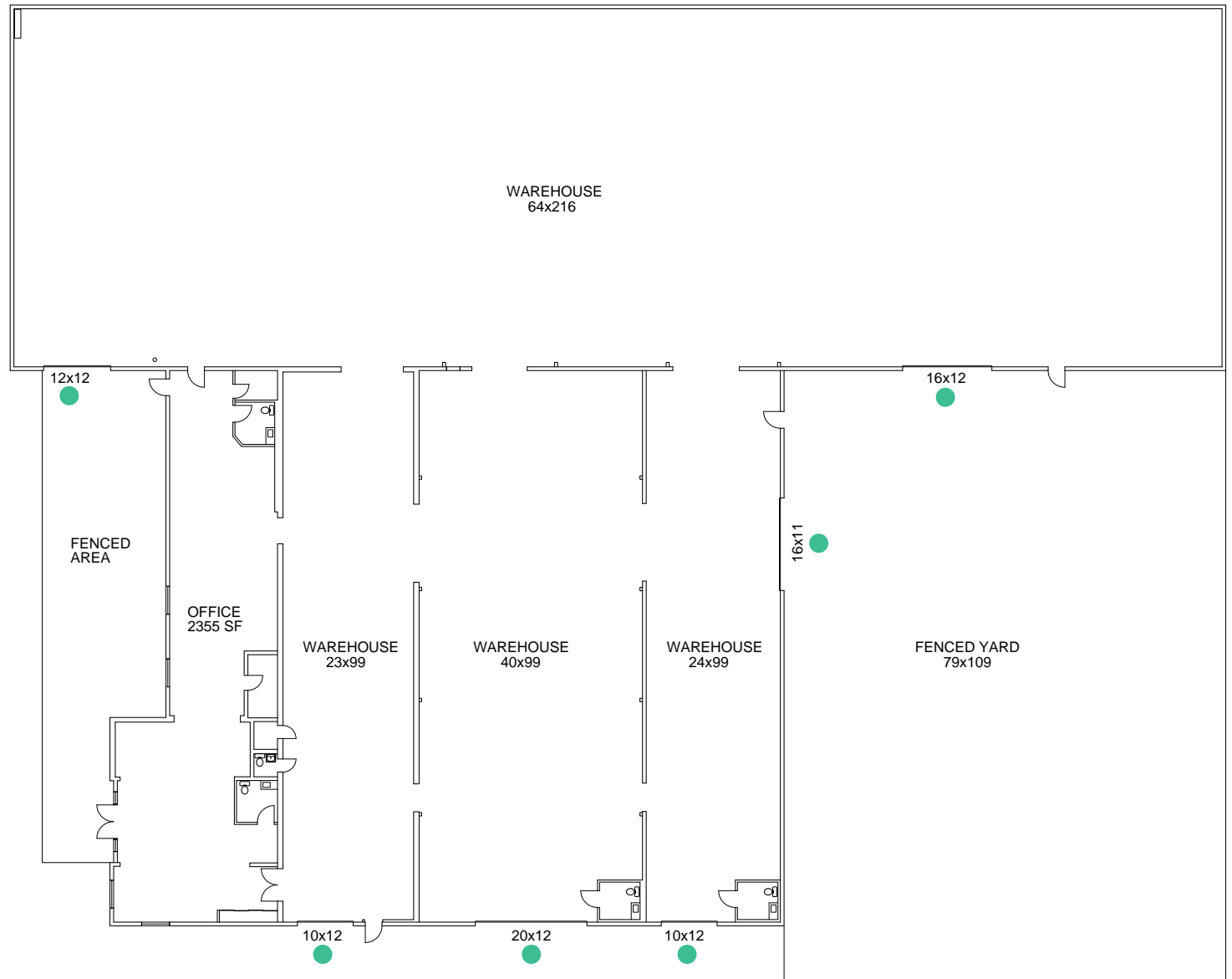


Near I-15 & HWY-78

PROPERTY PHOTOS



FLOOR PLAN



● 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

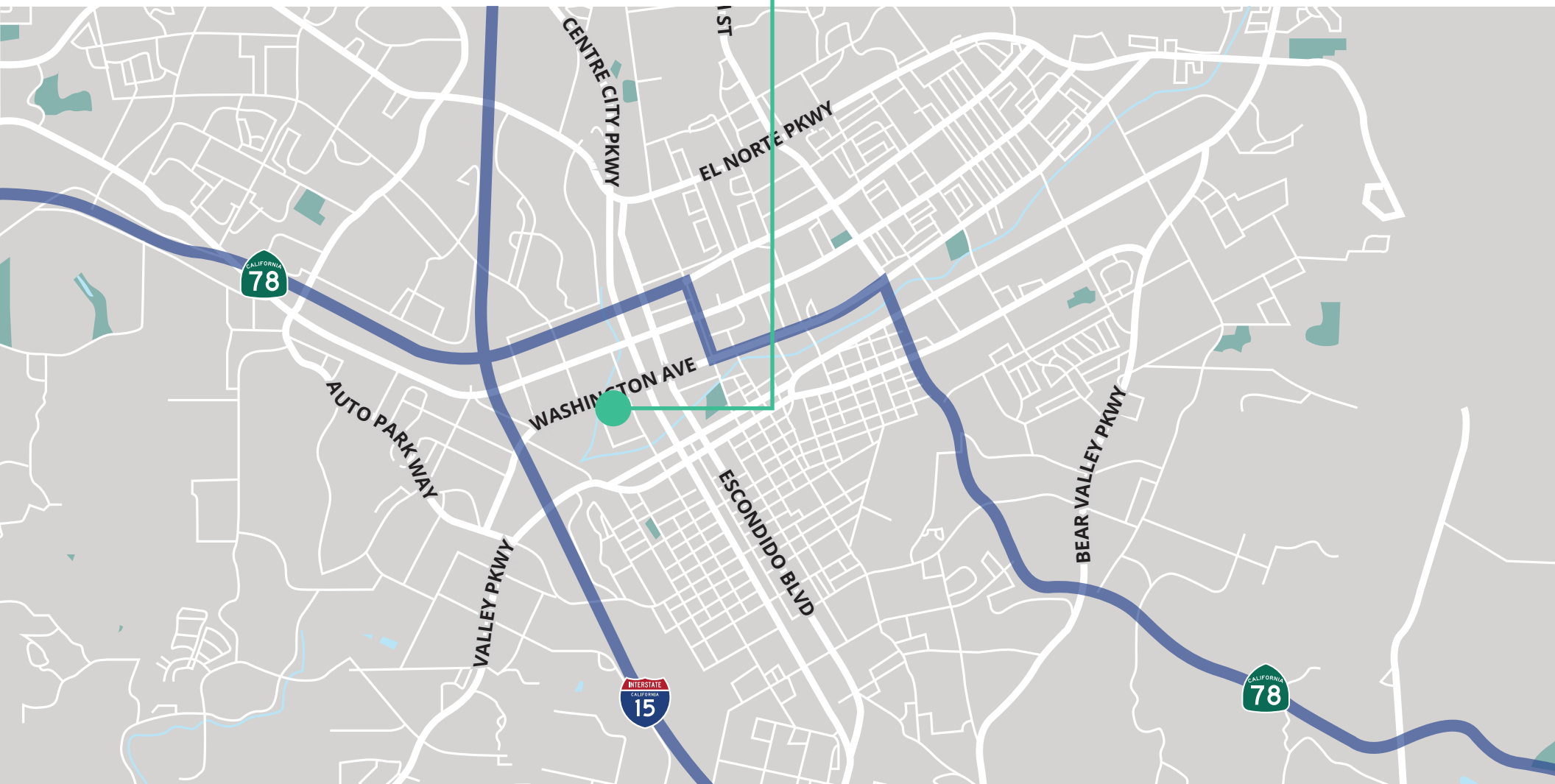
\$106,164



Number of Households

240,902

LOCATION MAP



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CONTACT US



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