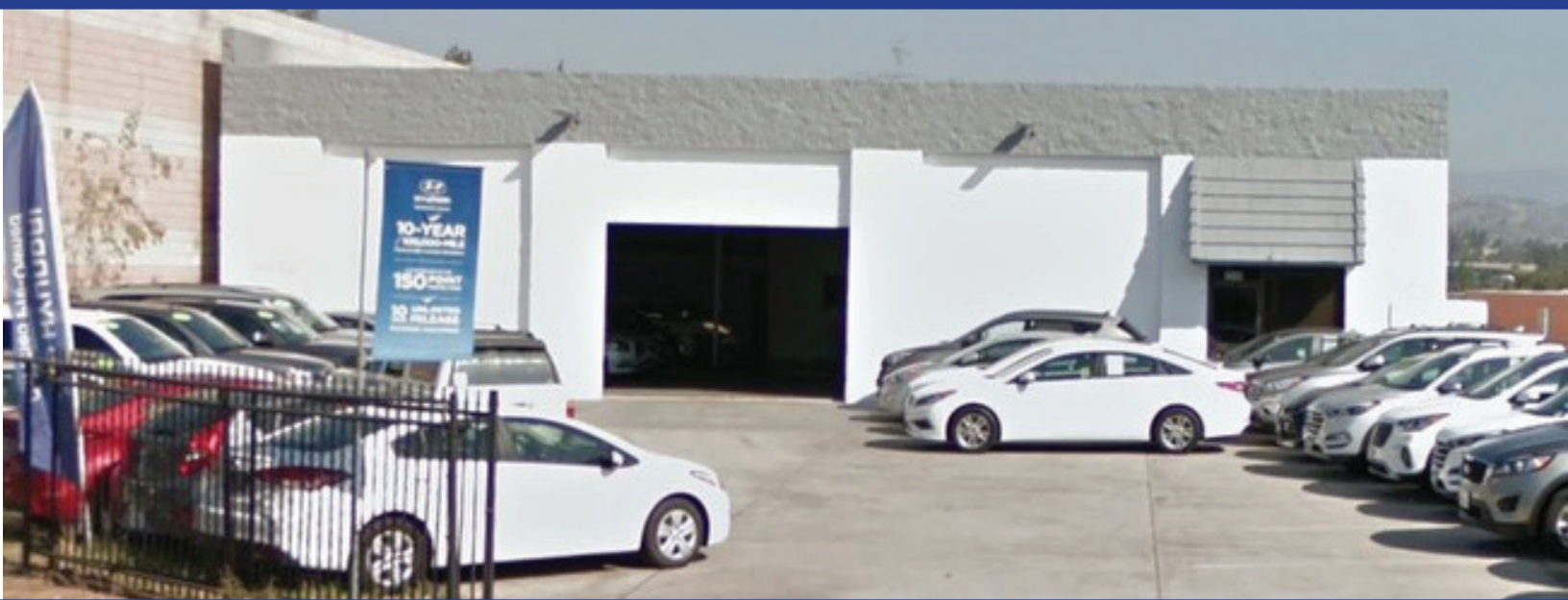


# FOR LEASE

## 2040 AUTO PARK WAY, ESCONDIDO, CA



### PROPERTY FEATURES:

- An Approximate 5,000 SF Freestanding Building
- Approved for Auto Usage
- An Expansive Concrete Parking Lot
- 3 Large Bay Doors
- High Visibility Location Just 1/2 Block From the Escondido Auto Park
- M-1 Zoning Allows for Heavier Industrial Uses and Outside Storage



### LEASE RATE - \$1.29 NNN - PSF

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO  
WWW.SANDIEGOCOMMERCIAL.INFO  
CA DRE BROKER LICENSE #: 01354303  
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344