

# FOR SALE

**1449 SIMPSON WAY, ESCONDIDO, CA**



## PROPERTY FEATURES:

- Approximate 14,000 SF Freestanding Building
- Approximately 1,800 SF Office
- Fenced Yard For Secure Parking & Storage
- Heavy Power: 400 Amps 277/480v, 3 Phase
- Gas Service at Building
- Loading - Two 10'x10' Dock Doors and One 14'x16' Grade Door
- 17' Clear Height in Warehouse
- M-2 Zoning Allows for Heavier Industrial Uses & Outside Storage

## YARD STORAGE



**SALE PRICE - \$5,150,000**

**TIM CLEPPER - PRESIDENT**  
TIM@SANDIEGOCOMMERCIAL.INFO  
CA DRE BROKER LICENSE #: 01354303  
C: 760.402.4846 T: 760.599.4200

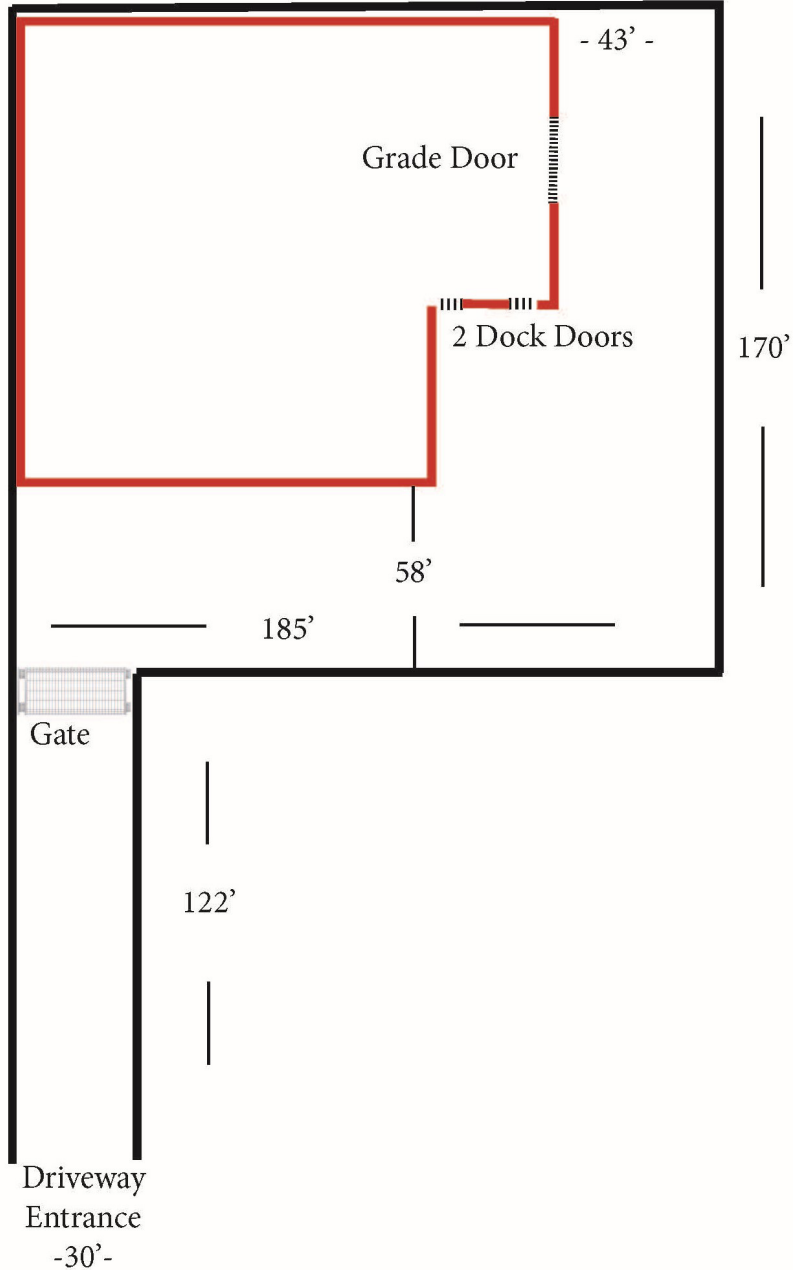
**SAN DIEGO COMMERCIAL**

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