

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 - \$4,620,000

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

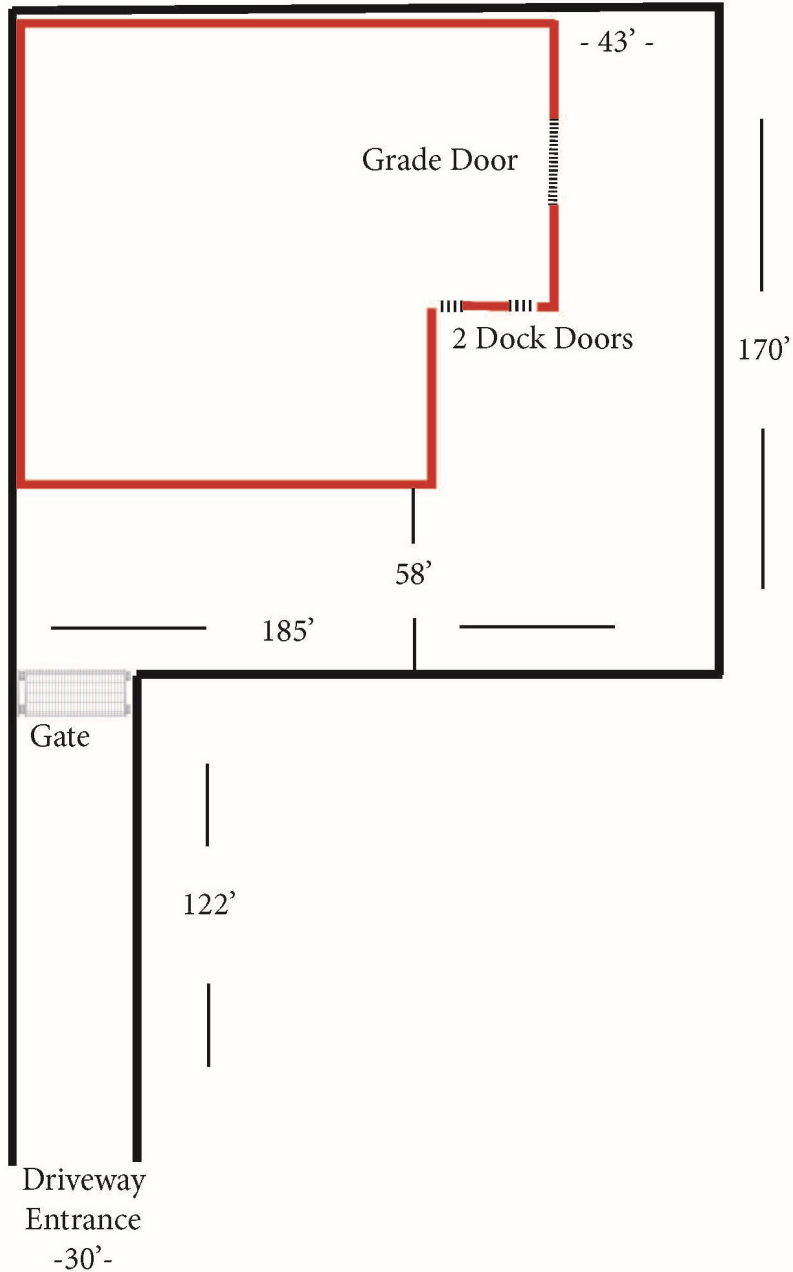
SAN DIEGO COMMERCIAL

RUSS JABARA - VICE PRESIDENT
RUSS@SANDIEGOCOMMERCIAL.INFO
CA DRE SALES LICENSE #: 01315296
C: 760.822.4851

WWW.SANDIEGOCOMMERCIAL.INFO

FOR SALE

1449 SIMPSON WAY, ESCONDIDO, CA



SALE PRICE - \$4,620,000

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

SAN DIEGO COMMERCIAL

RUSS JABARA - VICE PRESIDENT
RUSS@SANDIEGOCOMMERCIAL.INFO
CA DRE SALES LICENSE #: 01315296
C: 760.822.4851

WWW.SANDIEGOCOMMERCIAL.INFO