

PRELIMINARY ANNOUNCEMENT AVAILABLE FOR LEASE

1031 S. ANDREASEN DR., SUITE 100, ESCONDIDO, CA



PROPERTY DETAILS

- An Approximate 8,800 SF Industrial Suite
(1st Floor 7,060 SF -2nd Floor 1,740 SF)
- Approximately 1,740 SF of Well-Appointed Office
- Generous Window Line and Natural Light
- Clear Height – Approximately 23' in Warehouse
- Dock and Grade Loading
- 480v - 3 Phase Power with Good Distribution
- Ample Parking



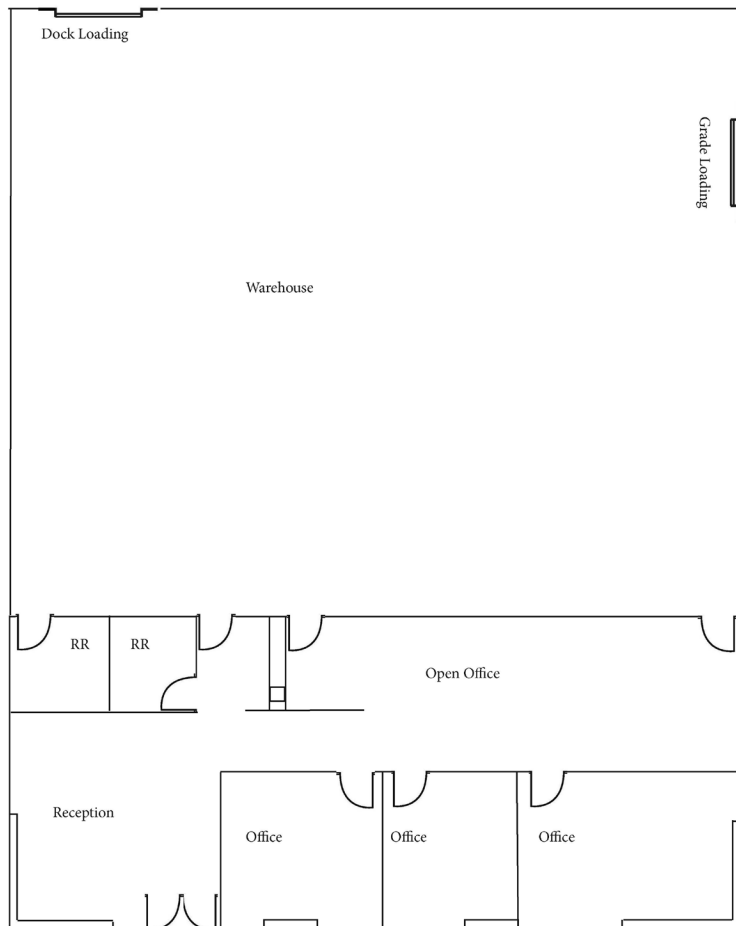
LEASE RATE - \$1.35 NNN PSF

SAN DIEGO COMMERCIAL

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

PRELIMINARY ANNOUNCEMENT AVAILABLE FOR LEASE

1031 S. ANDREASEN DR., SUITE 100, ESCONDIDO, CA



FIRST FLOOR



SECOND FLOOR

LEASE RATE - \$1.35 NNN PSF

SAN DIEGO COMMERCIAL

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