

# FOR SALE OR LEASE

1550 STERLING COURT, ESCONDIDO, CA



**4,140 SF INDUSTRIAL BUILDING WITH M2 ZONING**

**SALE PRICE - \$1,490,400**  
**LEASE RATE - \$1.65 PSF MG**

**SAN DIEGO COMMERCIAL**

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CA DRE Broker #01900267

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# PROPERTY HIGHLIGHTS

- Approximate 4,140 SF Freestanding Building
- Secured Yard
- Approximately 10% Office Built Out
- One Office, Reception Area and Two Restrooms
- 3 Grade Level Roll-Up Doors
- CAMS - \$.10 PSF
- Rare M2 Zoning
- Excellent Location with Easy Access to Interstate 15 and Highway 78
- Available March 2025



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