

FOR SALE

**945 W MISSION AVENUE &
731 ROCK SPRINGS ROAD, ESCONDIDO, CA**



PROPERTY FEATURES:

- Two Buildings Totaling Approximately 7,300 SF
- Situated on Two Legal Parcels Totaling Approximately 1.6 Acres
- 3 Large Roll-Up Doors in Rear of Building
- Two Separate Electric Meters and Gas Onsite
- Large Spray Booth Can Be included With Sale or Lease or Can Be Removed
- Fenced Parking and Yard Area
- M1 Zoning – Ideal For Industrial or Retail Sales
- Terrific Visibility From West Mission Avenue
- Two Points of Access on West Mission Avenue & One Point of Access on Rock Springs Road
- Property Sold Vacant
- Tour by Appointment Only

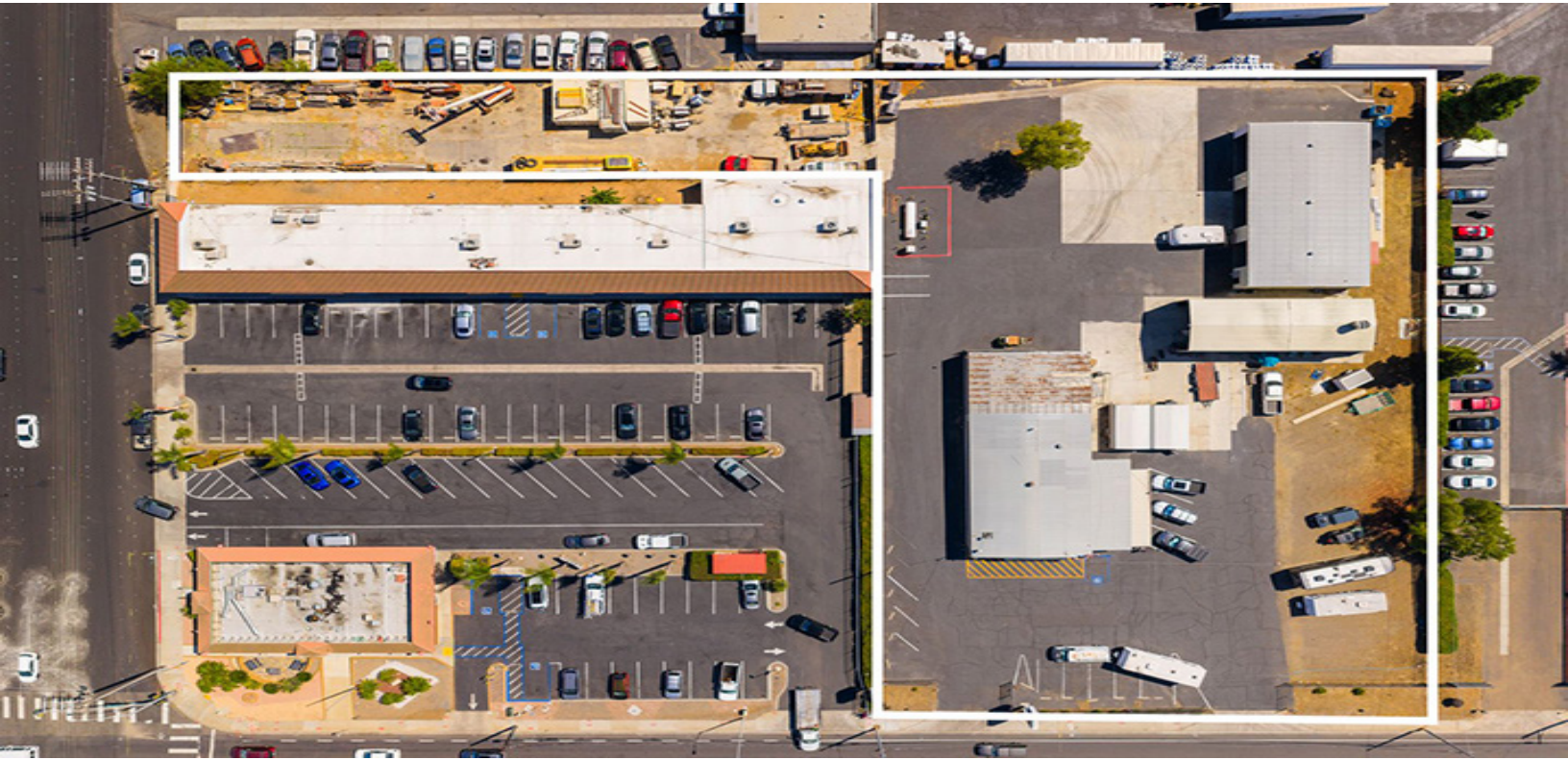
SALE PRICE: \$5,500,000

SAN DIEGO COMMERCIAL

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

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