



**1011 S ANDREASEN DR.**  
**SUITE 100, ESCONDIDO, CA**  
**FOR LEASE**

**SAN DIEGO COMMERCIAL**

For  
**LEASE**

**\$8,700/NNN  
Per Month**

- An Approximate 6,400 SF Industrial Suite
- Approximately 1,902 SF of Well-Appointed Office
- Bonus 1,902 SF of Mezzanine Ideal for Office or Storage
- Generous Window Line and Natural Light
- Clear Height – Approximately 18' in Warehouse
- 2 Dock Positions and 2 Grade Roll-up Doors
- Gas Stubbed to Building
- Heavy Power – 600 Amps 277/480v - 3 Phase Power
- Ample Parking



**SAN DIEGO COMMERCIAL**

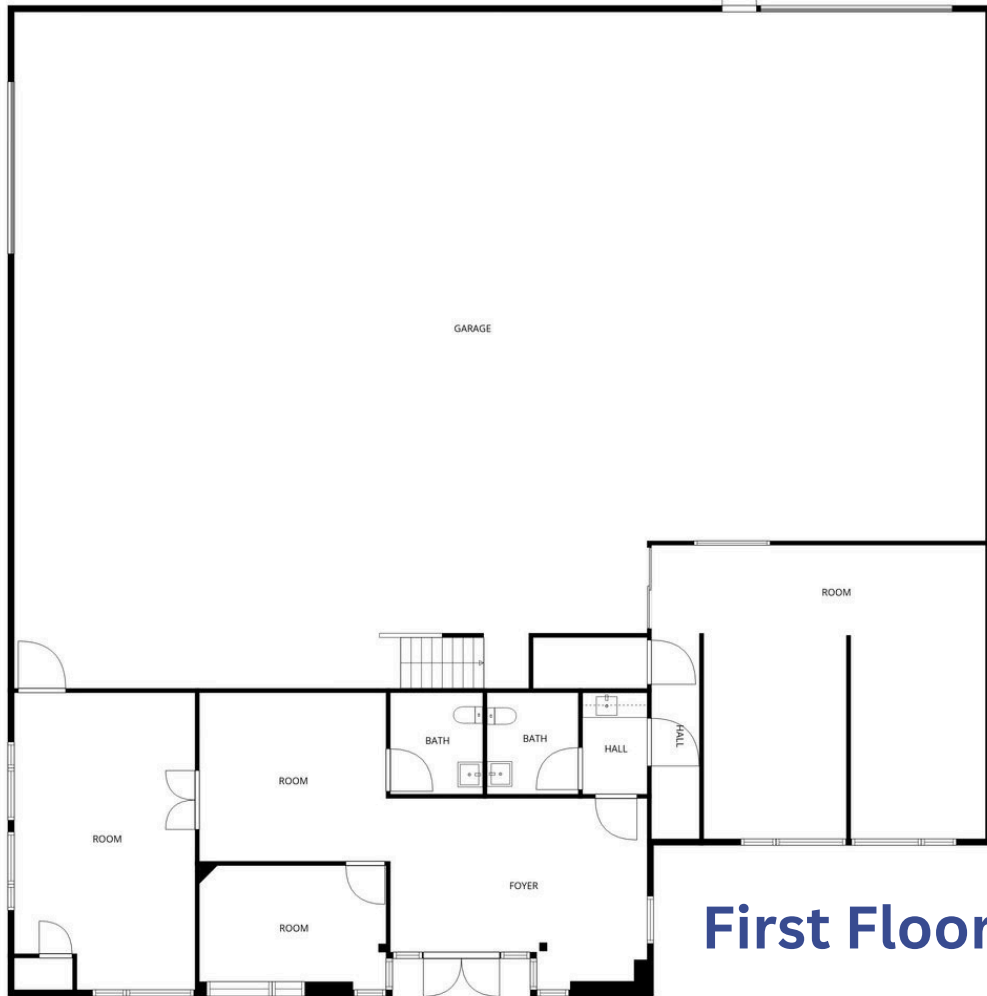
380 S Melrose Dr., Suite 367, Vista, CA 92081

[www.SanDiegoCommercial.Info](http://www.SanDiegoCommercial.Info)

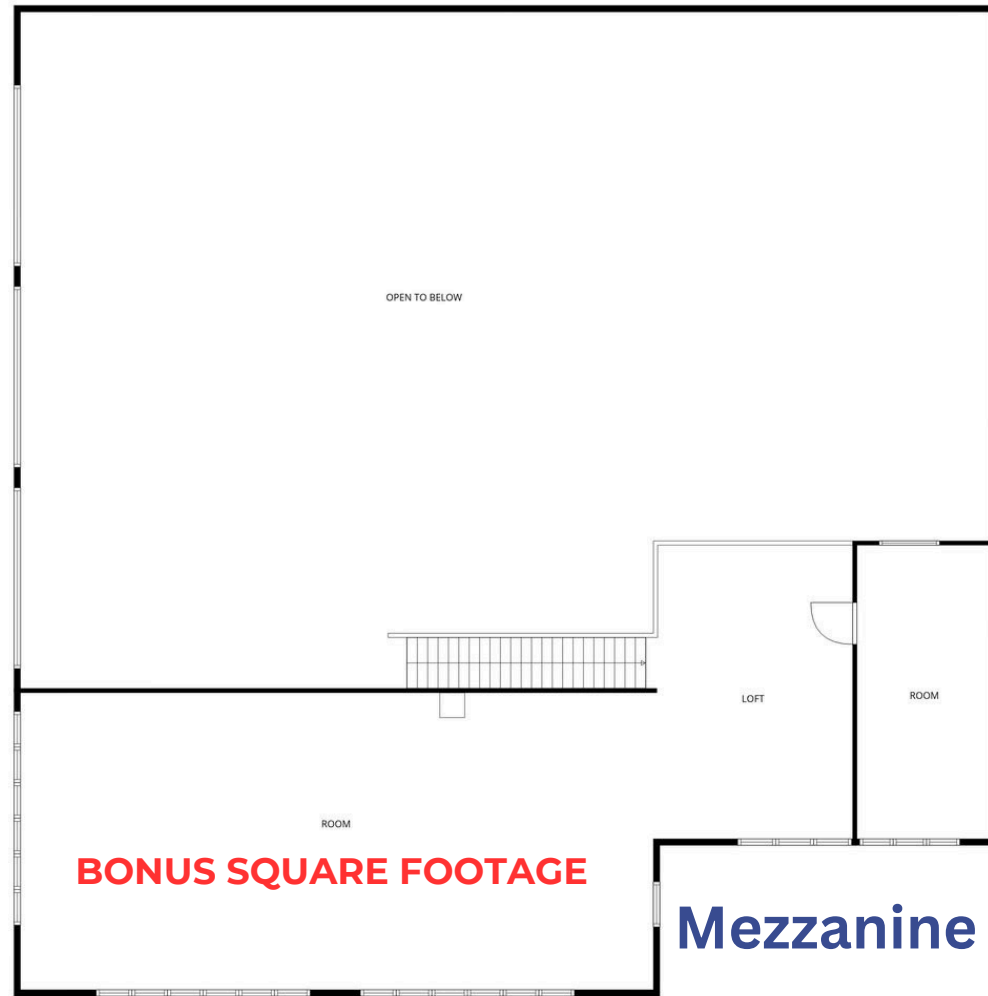
**CALL TIM CLEPPER**

760-402-4846

[Tim@SanDiegoCommercial.Info](mailto:Tim@SanDiegoCommercial.Info)



**First Floor**



**BONUS SQUARE FOOTAGE**

**Mezzanine**



**Warehouse**



**Suite Entrance**



**Reception**



**Dock & Grade Loading**

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