

FOR LEASE

FREEWAY SIGNAGE



# 21,208 SF FREESTANDING INDUSTRIAL

**1916 W. MISSION ROAD**  
ESCONDIDO, CA 92029

*Prominent Freeway Frontage*



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# LOCATION OVERVIEW



35 MINUTES  
ORANGE COUNTY

20 MINUTES  
I-5

3 MINUTES  
I-15

1 MINUTE  
HIGHWAY 78



50 MINUTES  
MEXICO BORDER



35 MINUTES  
DOWNTOWN SD





**\$1.25/SF NNN**  
LEASE RATE


**\$0.17/SF**  
EST. NNNs





# PROPERTY DETAILS


- 


21,208 SF industrial building on a 0.91 acre paved lot
- 


Excellent building location with frontage along Highway 78
- 


Freeway signage visibility
- 

M-1 (heavy industrial) zoning
- 

3 grade-level and 2 dock-high truck loading doors
- 

39 parking stalls
- 

800 Amps, 120/208 Volt power
- 

21' clear height
- 

APN: 228-360-33



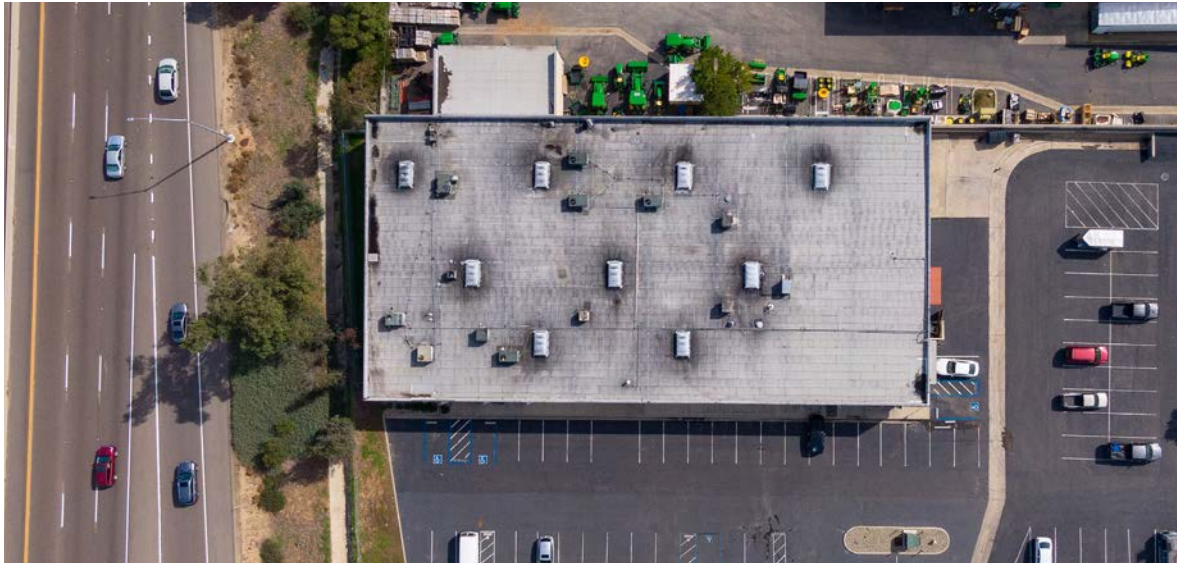
**\$1.25/SF NNN**  
LEASE RATE

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EST. NNNs



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# PROPERTY PHOTOS



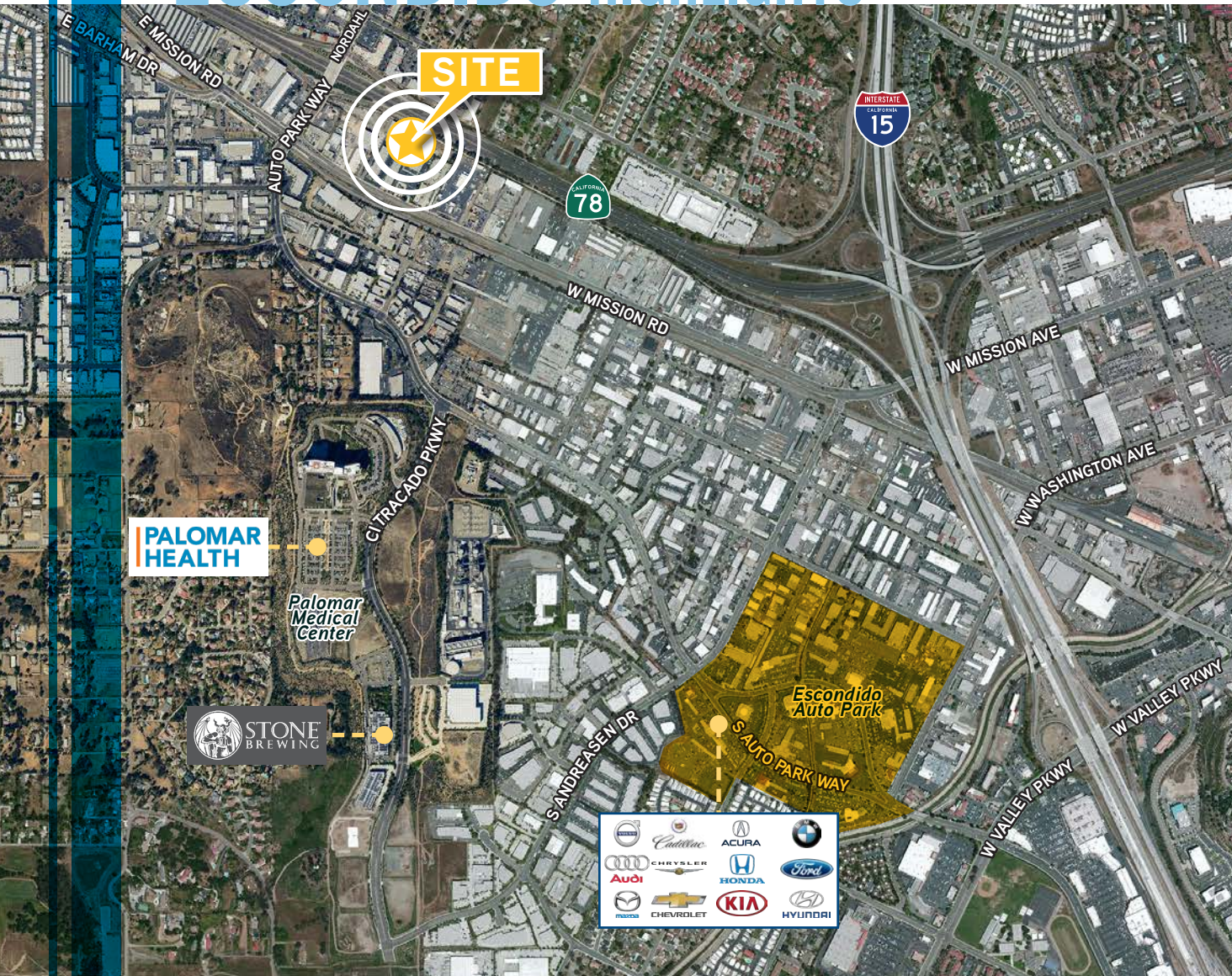
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# ESCONDIDO HIGHLIGHTS



**\$1.25/SF NNN**  
LEASE RATE

**\$0.17/SF**  
EST. NNNs



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# 1916 W. MISSION ROAD | ESCONDIDO

**TUCKER HOHENSTEIN, SIOR**

+1 760 930 7966  
tucker.hohenstein@colliers.com  
License No. 00999360

**CONOR BOYLE**

+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305

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**SAN DIEGO - NORTH**  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
+1 760 438 8950  
colliers.com/sandiego

