

FOR LEASE > INDUSTRIAL SPACE

# Highly Visible Industrial Space

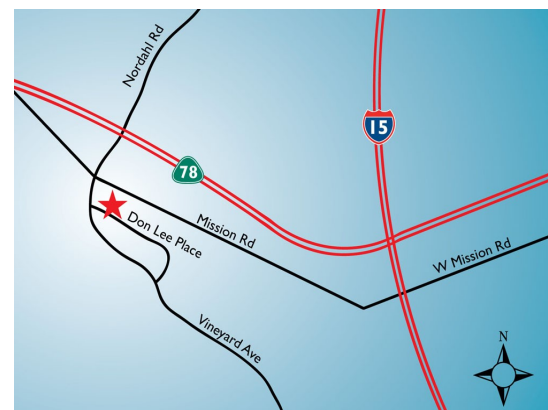
1996 DON LEE PLACE, ESCONDIDO, CA 92029

MAJOR RENOVATIONS UNDERWAY



## Building Amenities

- > Unique, creative warehouse space, high ceilings with exposed wood trusses and skylights
- > Available:
  - Suite A - 29,555 SF (with outside storage)
  - Suite B - 16,020 SF
  - Suite D - 4,116 SF
  - Total - 49,691 SF (contiguous)**
- > Great I-15 & Highway 78 location. Within walking distance (.2 mi) to Sprinter passenger rail station
- > Excellent visibility & signage to Mission Avenue (21,700 ADT - Mission between Nordahl & Andreasen \*2010 - SANDAG)
- > Desirable M-2 zoning
- > Grade-level rollup doors
- > Entire property fenced
- > Close proximity to new Escondido Research & Technology Center, Palomar Medical Center West (+/- 789,000 SF under construction / 360 beds), and Stone Brewing Co.



VIC GAUSEPOHL  
760 930 7912  
CARLSBAD, CA  
vic.gausepohl@colliers.com  
Lic# 01070105

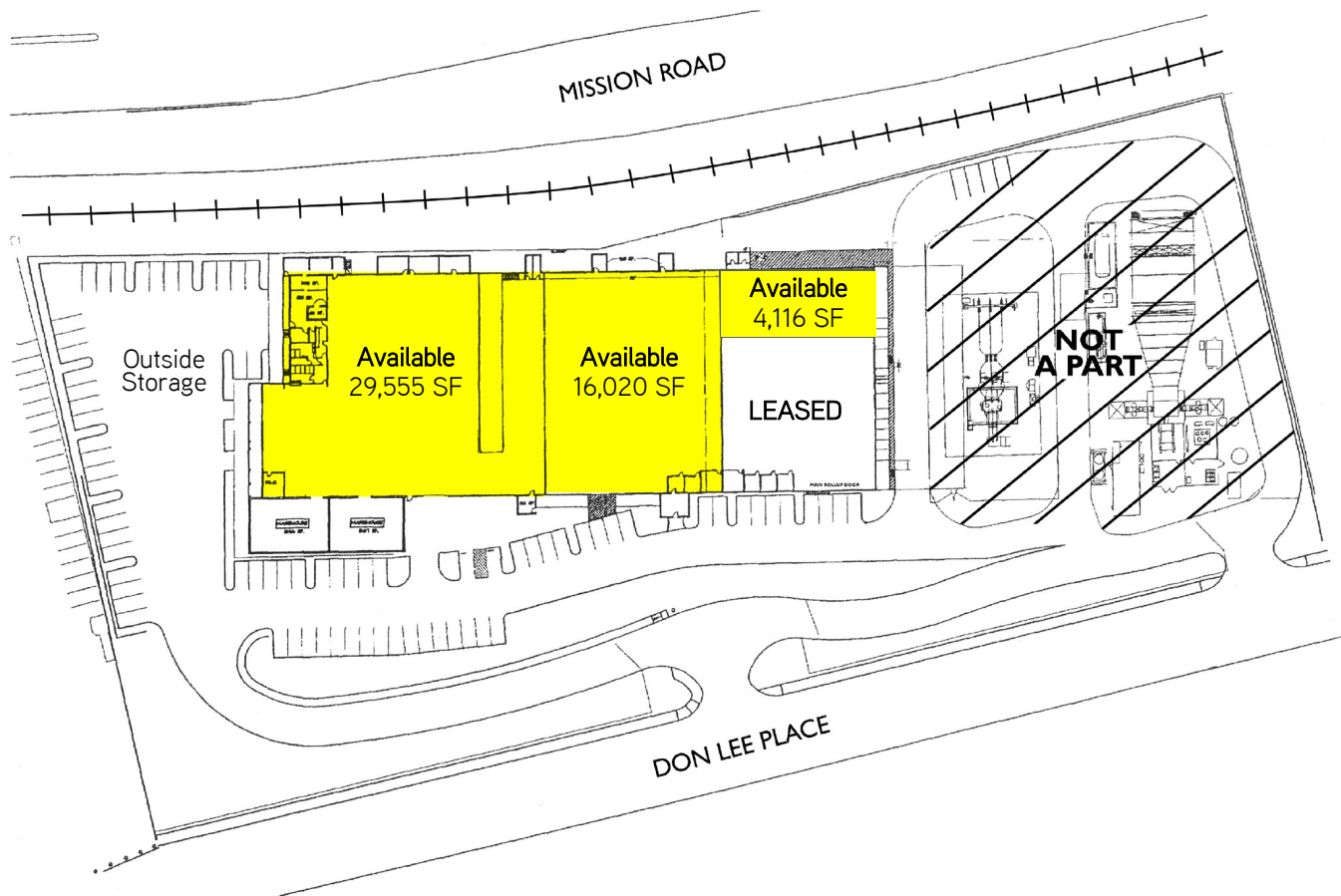
KIRK ALLISON  
760 930 7922  
CARLSBAD, CA  
kirk.allison@colliers.com  
Lic# 01049184

COLLIERS INTERNATIONAL  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad





# 1996 Don Lee Place > Site Plan



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. Colliers International is a worldwide affiliation of independently owned and operated companies.

