



Industrial Property For Sale

507 N. Spruce Street | Escondido, CA 92025

This former auto body repair facility is located on a highly visible and well-trafficked access street. The 0.58 acre, M-2 zoned lot includes office space, work bays, covered storage areas, and two existing paint booths ready for the next business opportunity. Potential users include auto sales, contractor or material yards, or building supply companies.

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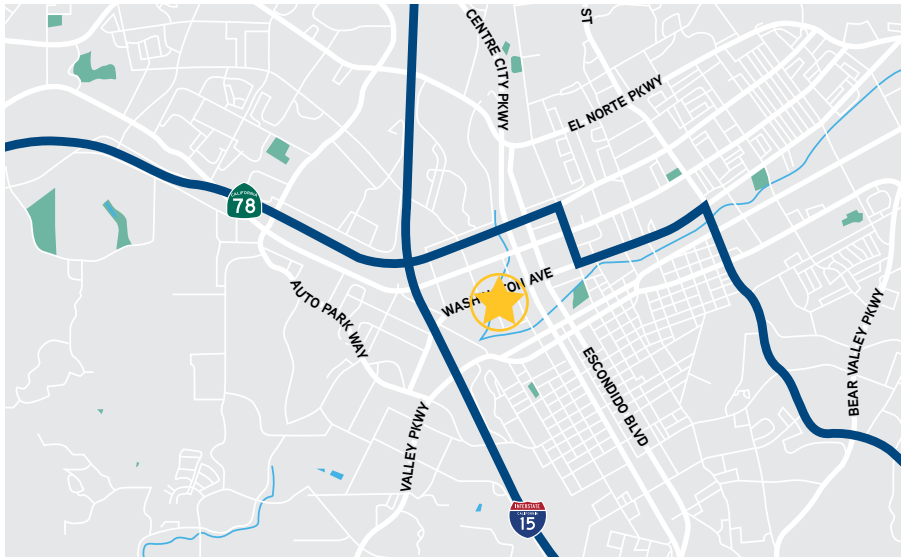


Property Details

| | |
|---------------|----------------------------------|
| Building Size | ±6,735 Square Feet |
| Office | 970 Square Feet |
| Lot Size | 0.58 Acres (.40 AC + 0.18 AC) |
| Zoning | M-2 |
| Access | I-15 & Highway 78 |
| APNs: | 232-090-48 232-090-46 |
| Asking Price: | \$1,600,000 |



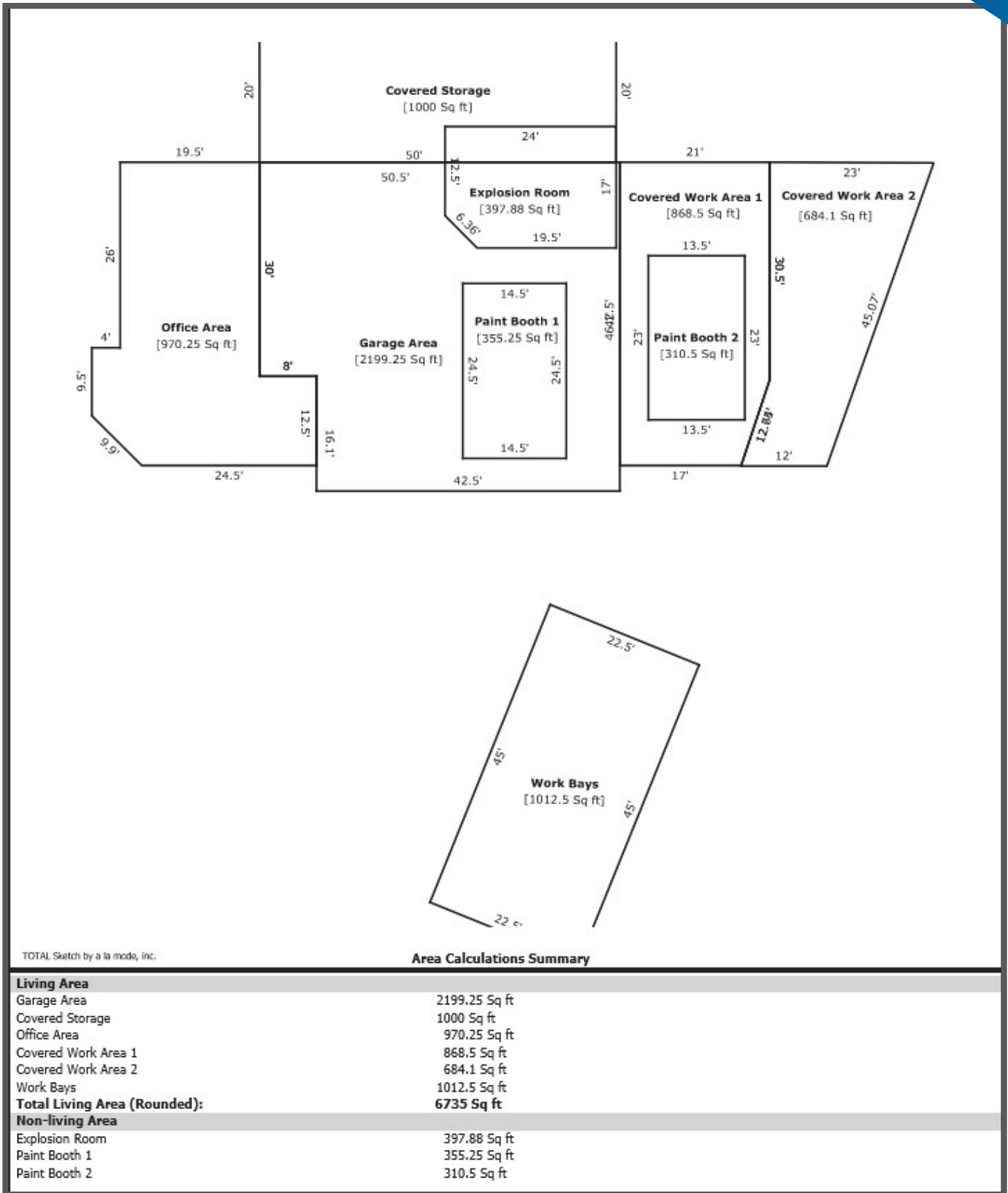
The Property has been an operational auto body shop since 1959. New office was built and first paint booth installed in 1994. New roof and HVAC were installed in 2015.



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Site Plan





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