

# INDUSTRIAL & SHOWROOM

SUITES 1,772 - 3,542 SF

## GATEWAY @MISSION

2120 WEST MISSION RD  
ESCONDIDO, CA 92029



**Conor Boyle**

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**John Witherall**

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5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
[www.colliers.com/carlsbad](http://www.colliers.com/carlsbad)

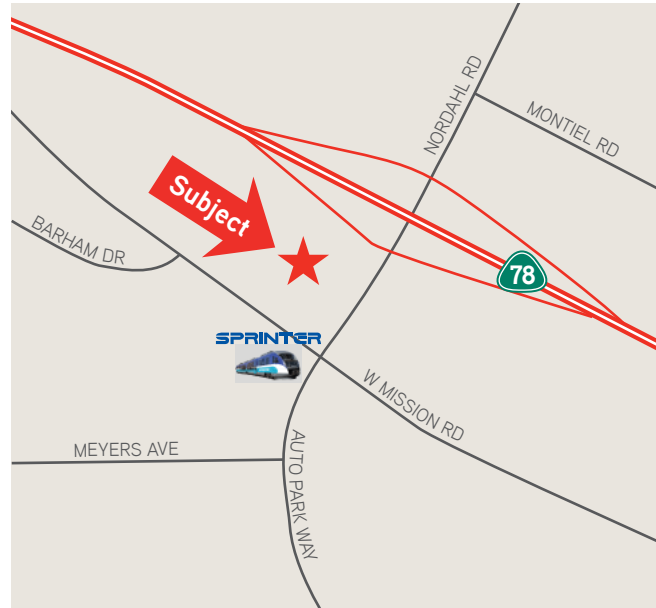
- » NEW OWNERSHIP
- » NEW EXTERIOR & INTERIOR RENOVATIONS
- » SPEC SUITES READY FOR OCCUPANCY
- » NEW HIGH VISIBILITY SIGNAGE PROGRAM
- » NEW LANDSCAPING

PROFESSIONALLY OWNED &  
OPERATED BY:



## PROPERTY HIGHLIGHTS

- » Excellent freeway signage potential
- » Mix of office, showroom & warehouse
- » Flexible suite sizes
- » Functional layouts
- » Move-in-ready units
- » Ample parking
- » Flexible zoning
- » Quick freeway access
- » Close proximity to retail amenities
- » Prominent corner location @ Hwy 78, Nordahl Rd & Mission Avenue



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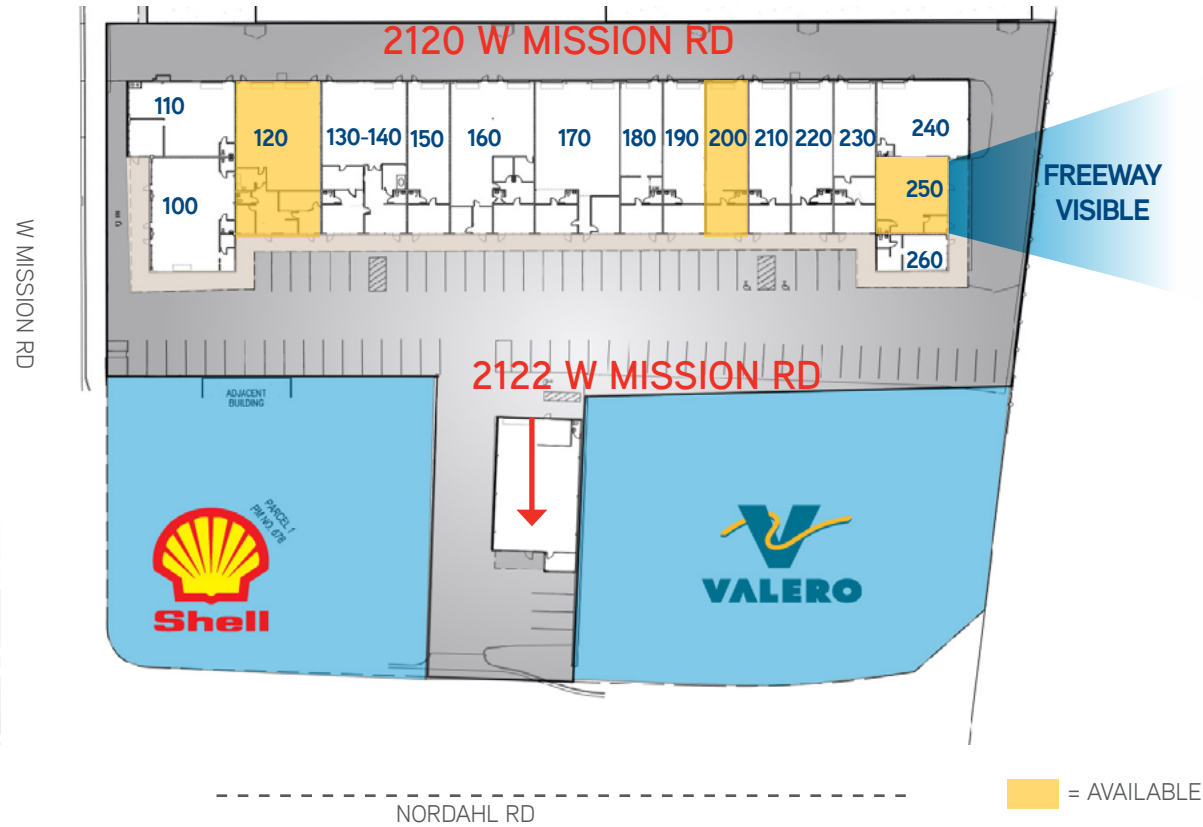
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## SITE PLAN



## AVAILABILITY

SUITE	SQUARE FEET	LEASE RATE
2120 W Mission Road		
<u>120</u>	3,542	\$3,896 + CAM
<u>200</u>	1,772	\$1,950 + CAM
<u>250</u>	1,778	\$2,223 + CAM

est. \$0.10/SF CAM



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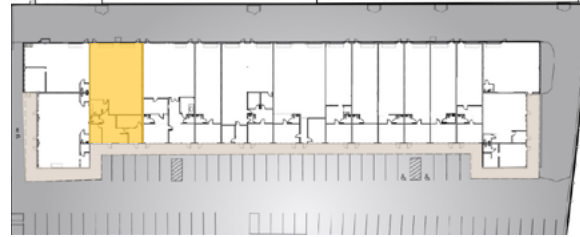
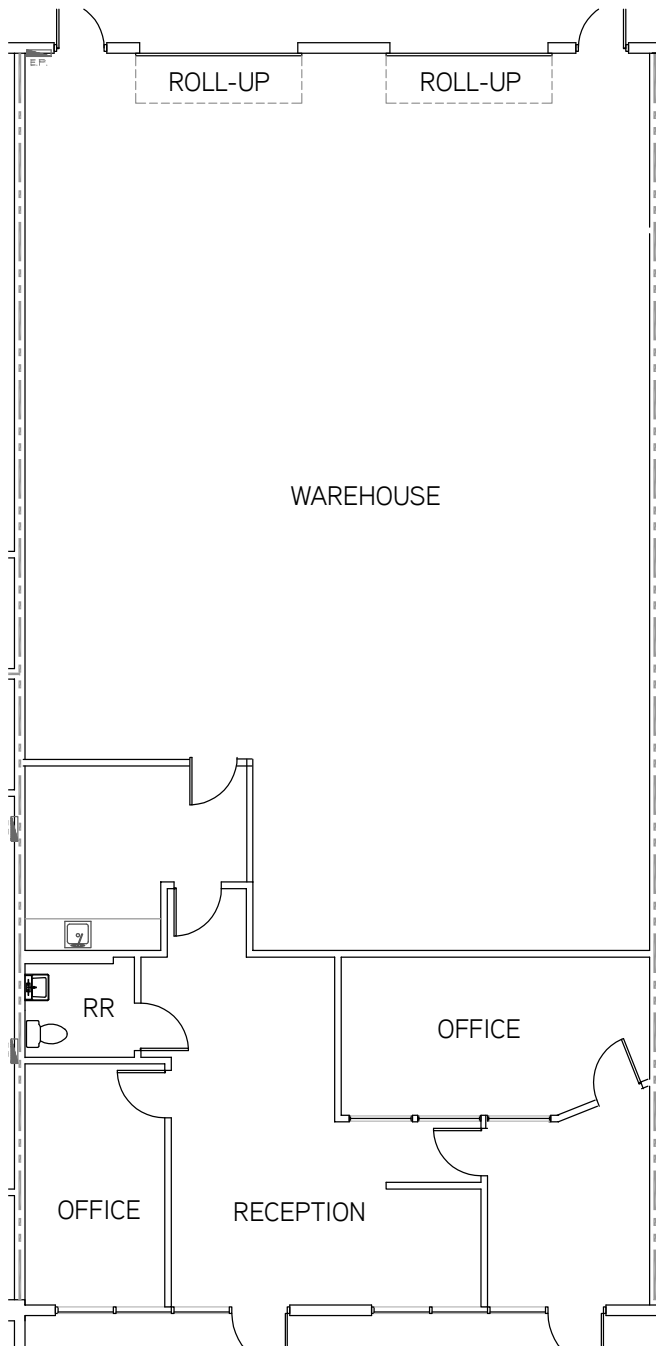
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## FLOOR PLAN | SUITE 120



### SUITE FEATURES

- » 3,542 SF
- » Warehouse
- » Reception area
- » Offices
- » Restroom
- » 2 Grade Level Doors
- » Lease Rate: \$3,896 + CAM

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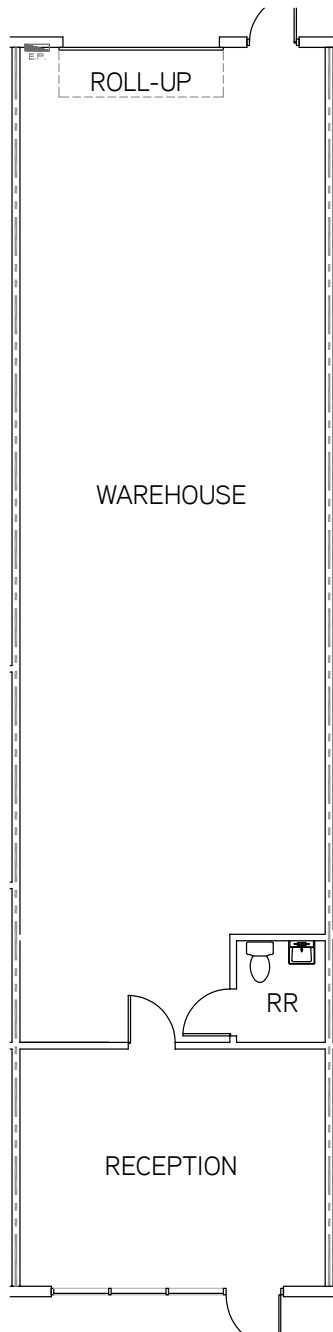
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FLOOR PLAN | SUITE 200



SUITE FEATURES

- » 1,772 SF
- » Warehouse
- » Reception area
- » Restroom
- » 1 Grade Level Door
- » Lease Rate: \$1,950 + CAM

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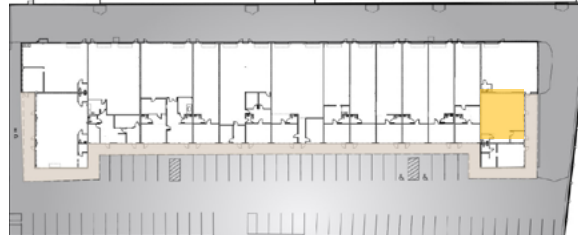
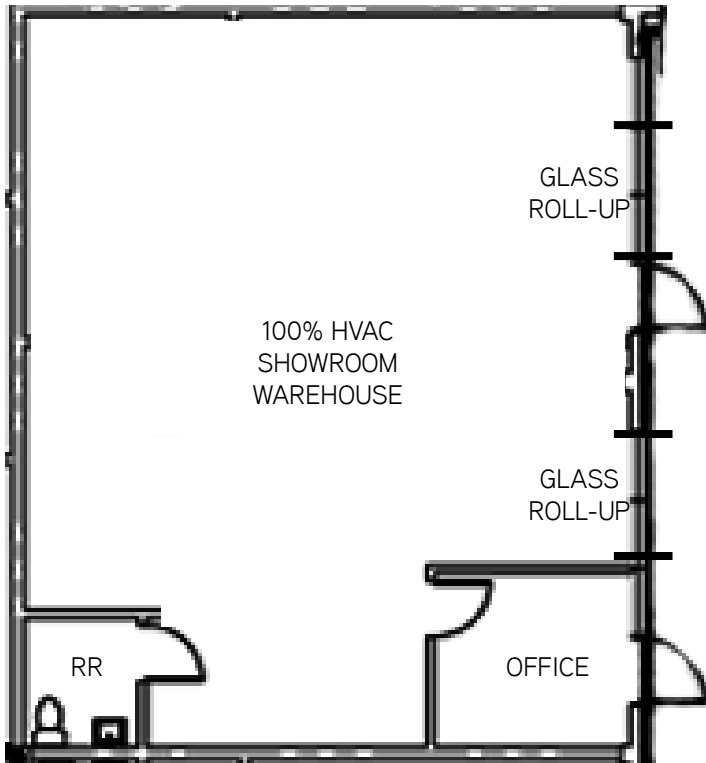
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FLOOR PLAN | SUITE 250 | FREEWAY VISIBLE | CREATIVE SHOWROOM



### SUITE FEATURES

- » Spec creative showroom space
- » Freeway visible
- » 1,778 SF
- » 100% HVAC
- » Exposed ceiling
- » Lease Rate: \$2,223 + CAM

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PHOTOS



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