



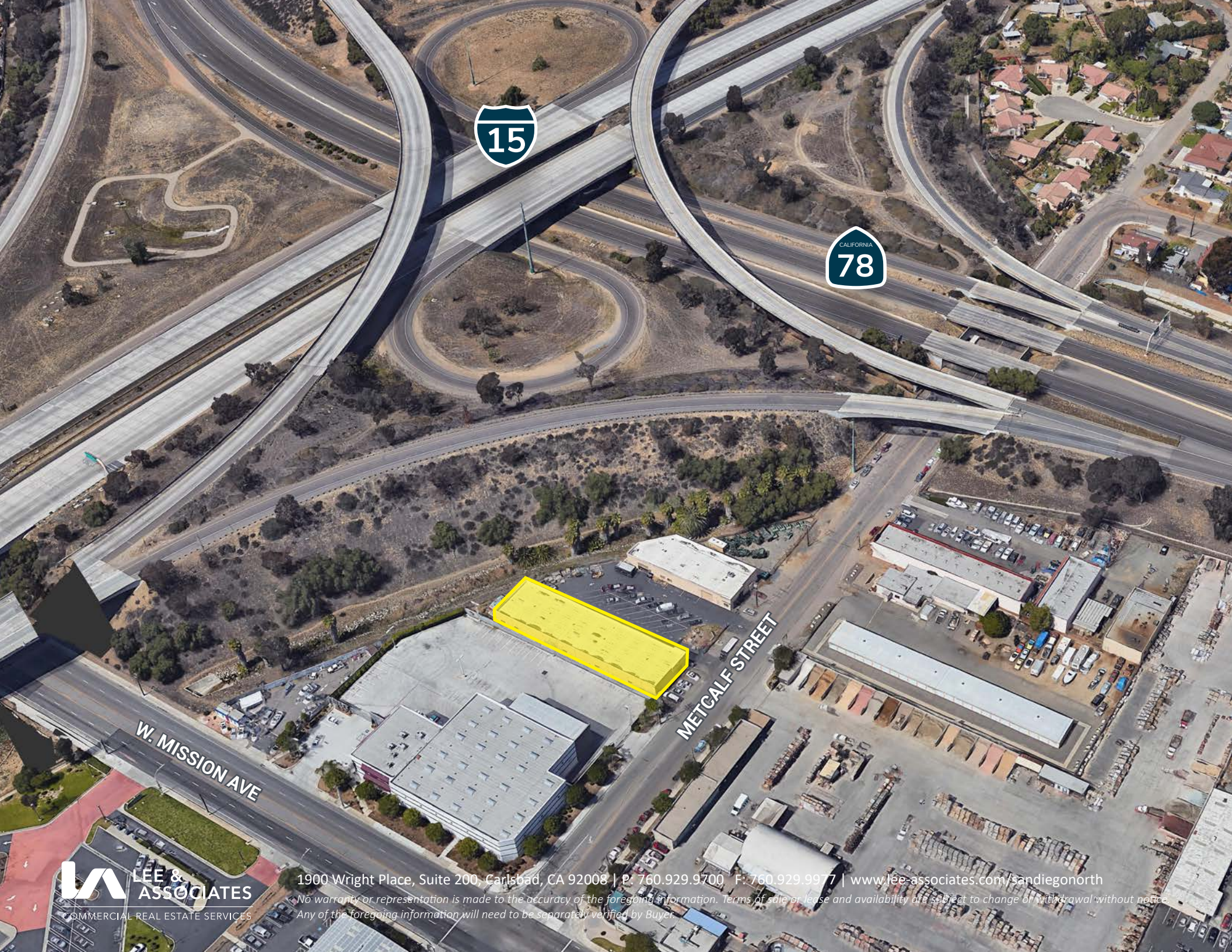
837-843

metcalf street

escondido, ca 92025

±9,900 SF Industrial Space For Lease

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



W. MISSION AVE

METCALF STREET



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonorh

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

premises overview

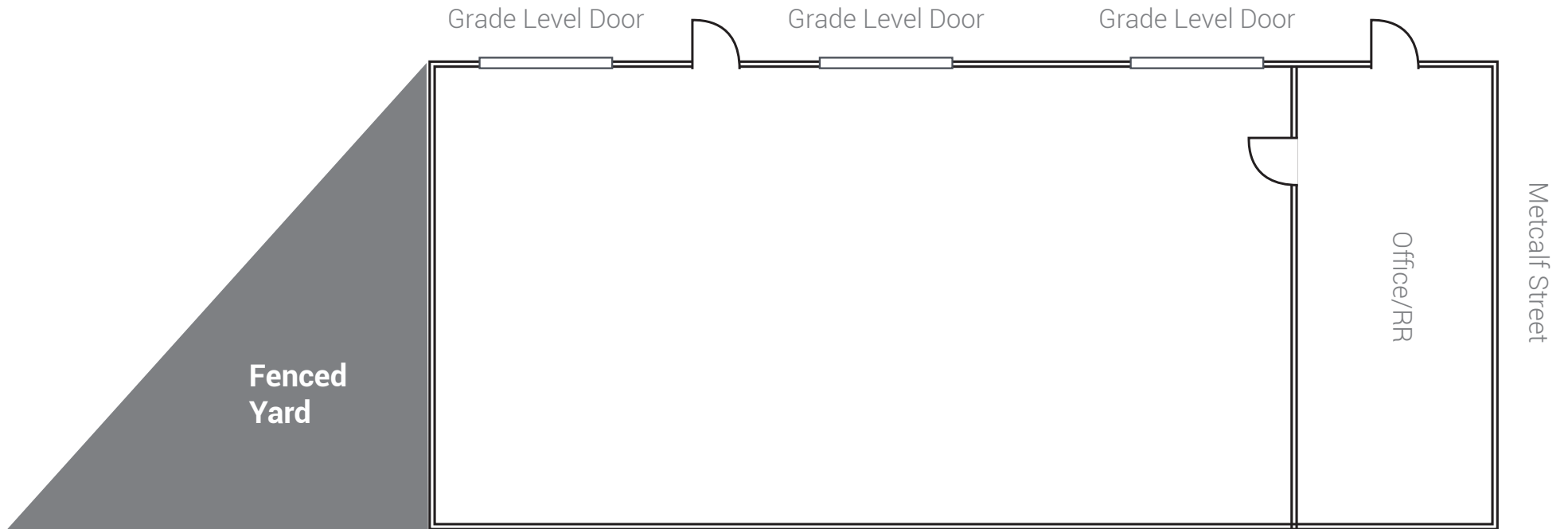
ADDRESS	837-843 Metcalf Street, Escondido, CA 92025
SUBMARKET	Escondido
RENTABLE SF	± 9,900 SF Divisible
LOADING	Three (3) 14' x 12' Oversized Grade Level Doors
POWER	Heavy Power
ZONING	M-1
FIRE SPRINKLERS	In Place
GAS SERVICE	Potentially Available
FENCED YARD	Bonus Fenced Yard Adjacent to Building
PARKING	Approximately Twenty (20) Designated Stalls
SIGNAGE	Available
LOCATION	Close Proximity to I-15 Interstate and CA-78 Freeway
OTHER	Across the Street from Self-Storage Facility
LEASE RATE	\$0.98/SF NNN (NNN estimated at \$.20/SF)



837-843 METCALF STREET

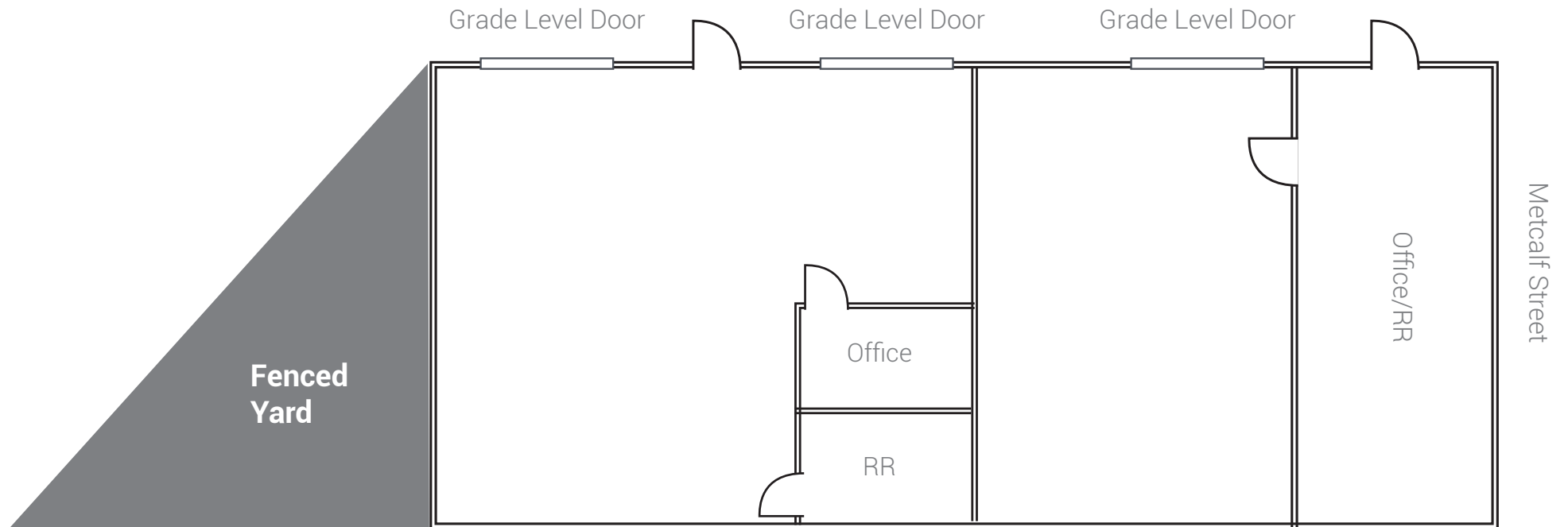
floor plan

EXISTING



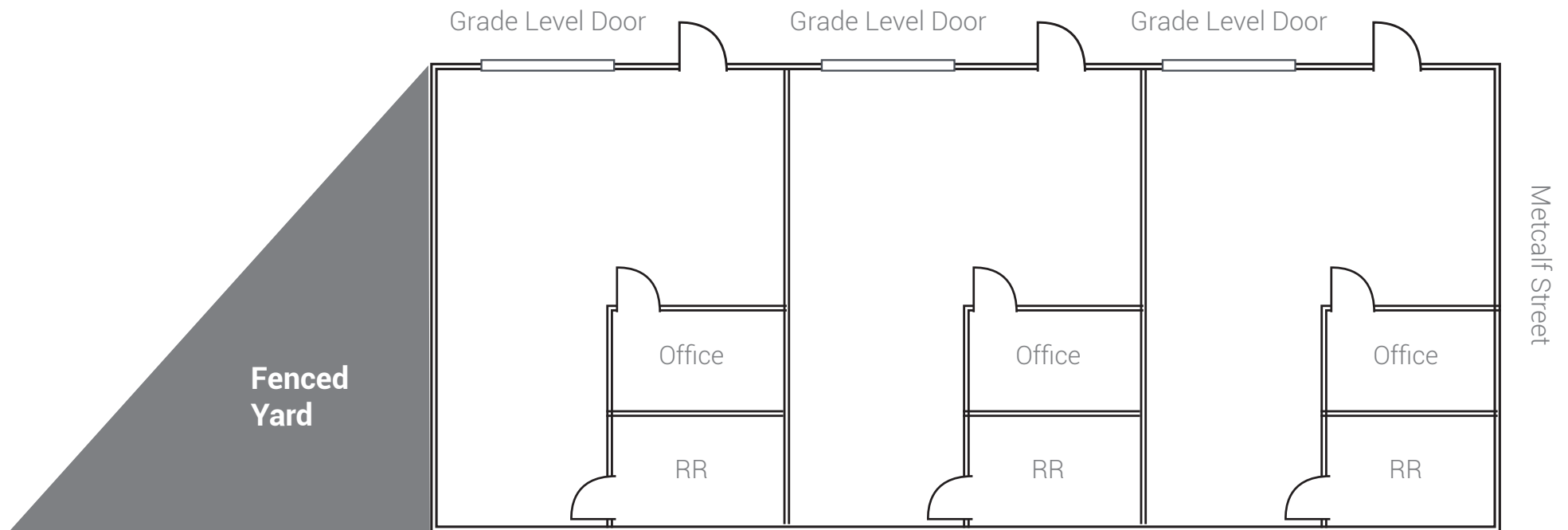
floor plan

CONCEPTUAL #1



floor plan

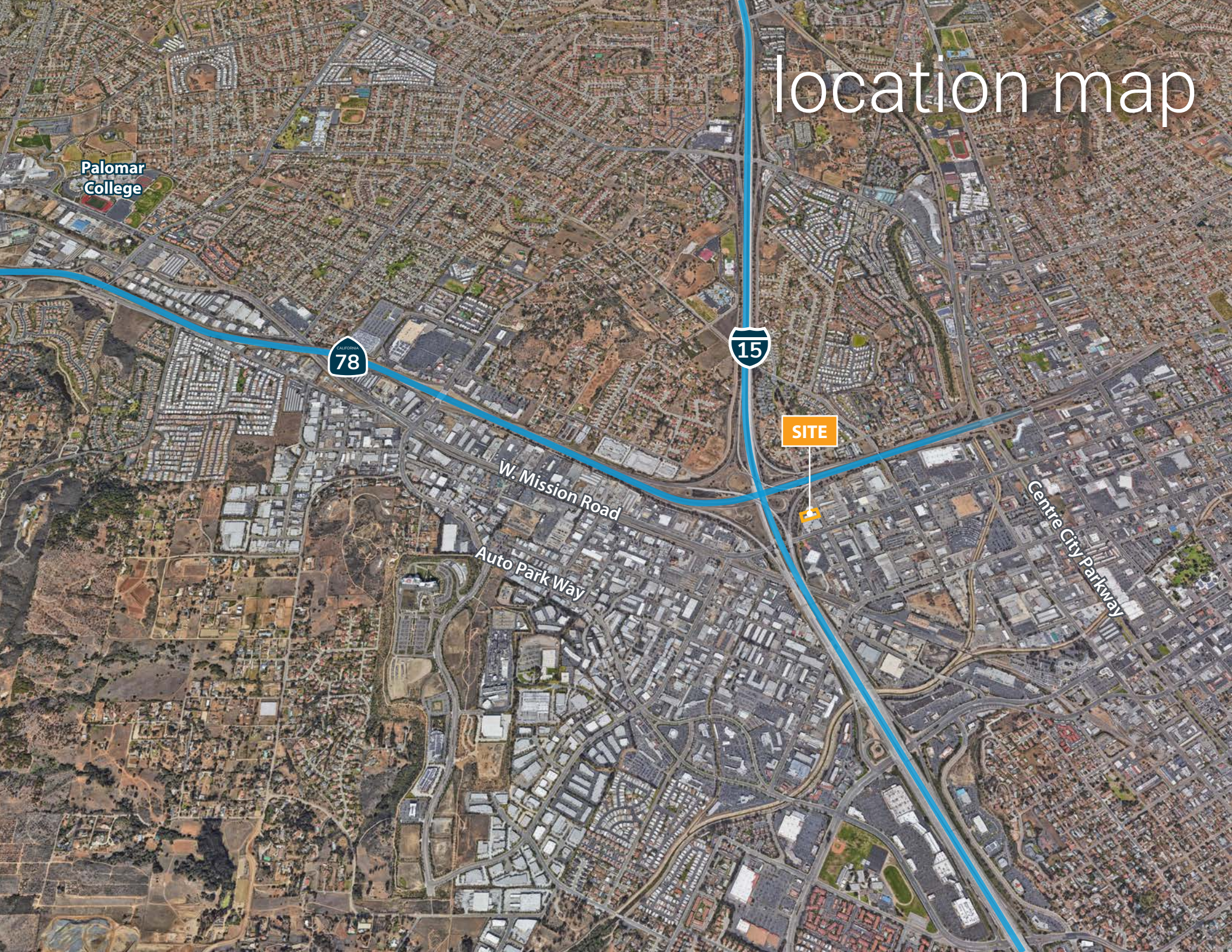
CONCEPTUAL #2



interior photos



location map



837-843

metcalf street

escondido, ca 92025

TJ Donnelly
tjdonnelly@lee-associates.com
760.929.7843
CalDRE #02014349

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalDRE #01773106

Isaac Little
ilittle@lee-associates.com
760.929.7862
CalDRE #01702879



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.