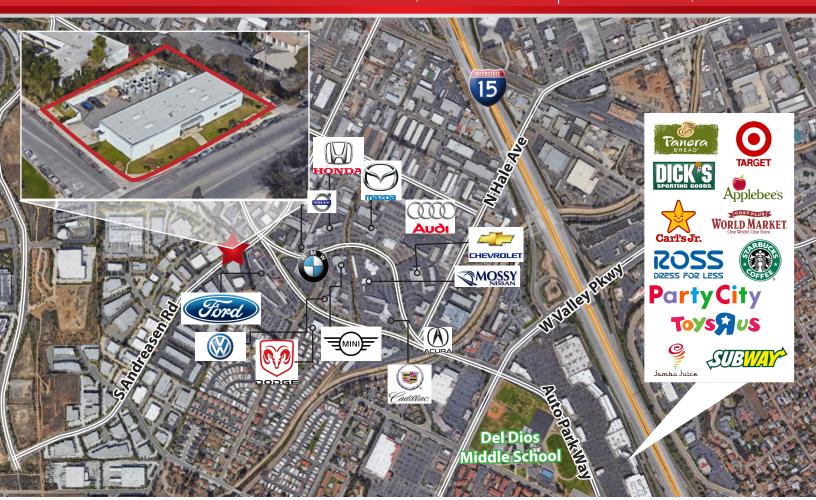


## **FOR LEASE** 2,815 - 5,630 SF INDUSTRIAL SUITES

421 S. ANDREASEN DRIVE, SUITES A & B | ESCONDIDO, CA 92029



## **Building Amenities**

- Approximately 30% office
- 4 10' x 12' grade level doors
- Fenced Parking
- Adjacent to the Car Dealers
- Convenient access to 1-15 and Hwy 78
- Two 2,815 suites can be leased combined or separate
- Please call to show

LEASE RATE: \$1.05 PSF MG



FOR MORE INFORMATION:

PETER MERZ (760) 448-1362 pmerz@lee-associates.com CalBRE Lic#01269042

SUBJECT PROPERTY

> DANIEL KNOKE (760) 929-7836 dknoke@lee-associates.com CalBRE Lic#01215373

Simpson Way

Industrial Ave

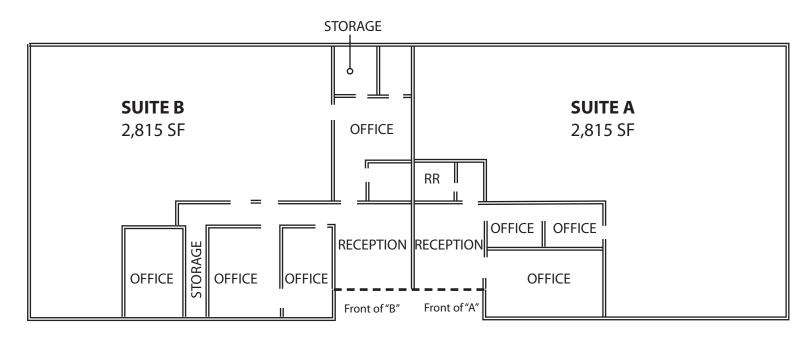
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## **SITE PLAN**







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