

# ±29,980 SF INDUSTRIAL WAREHOUSE

2344 AUTO PARK WAY | ESCONDIDO, CA 92029

HIGHLY  
DESIRABLE  
M-1 ZONED  
PROPERTY  
NEAR MAJOR  
THOROUGHFARE

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**2344 Auto Park Way** consists of approximately 29,980 square feet of industrial warehouse space with a **large, fenced yard** spanning five separate parcels. The property is 65% warehouse with an **impressive 30' clear height**.

Situated along one of Escondido's major thoroughfares with **easy access to Highway 78 and I-15**, the Property is in an ideal location for **maximum exposure and access** for the next occupying business or owner-user. The M-1 zoning is **highly desirable** and the Property benefits from an additional overlay that permits business uses involving hazardous chemicals.



**Lease Rate: \$0.87/SF Gross**

## PROPERTY OVERVIEW



### Property Size

±29,980 SF (demisable) on 1.36 AC



### Power

1,600 Amps, 277/480V, 3-phase, 4-wire



### Loading

5 dock-high doors with levelers  
2 oversized grade-level doors



### Warehouse

Approx. 30' clear height



### Parking

50 spaces with fenced yard

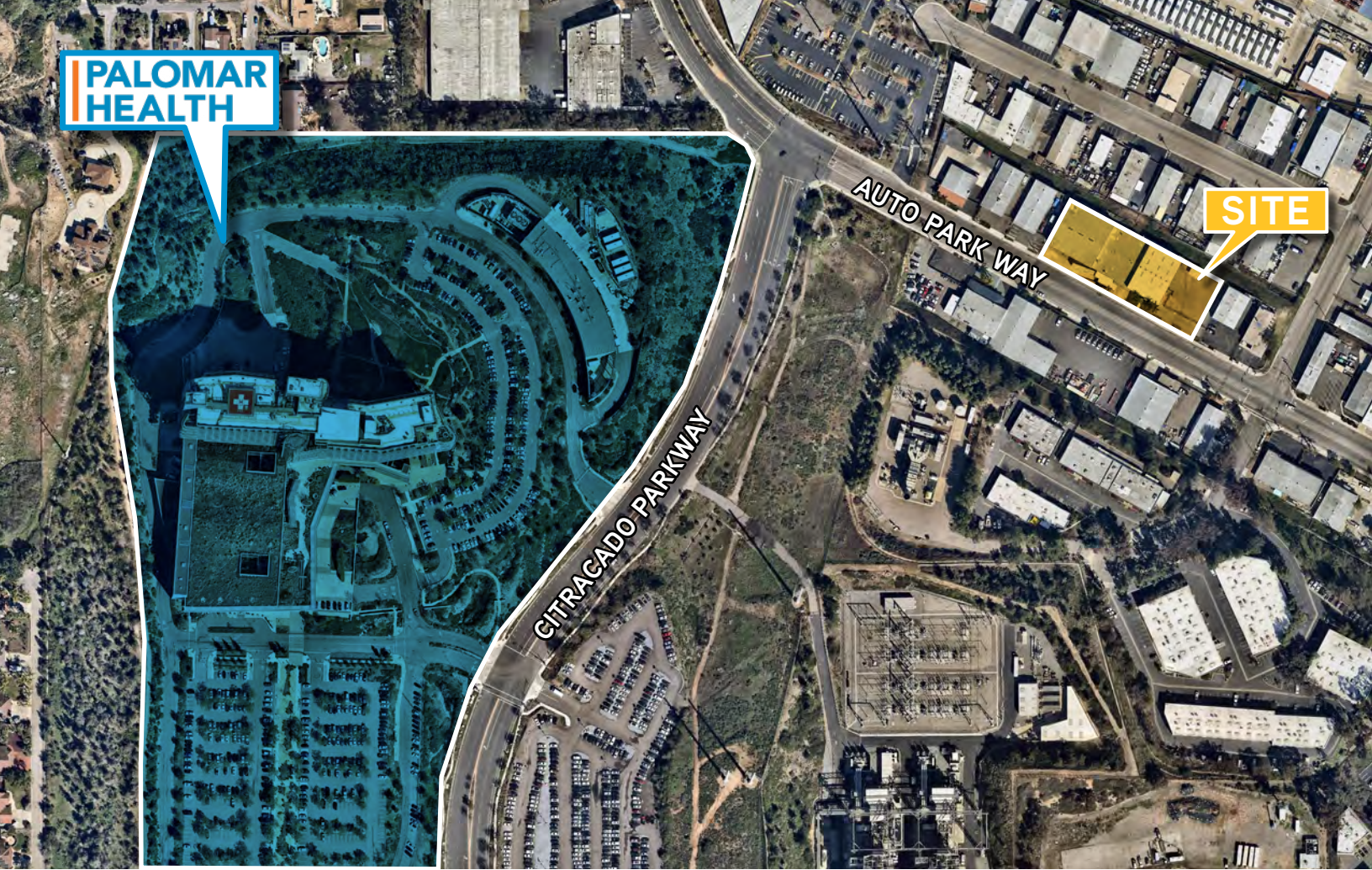


### Zoning

M-1, Hazardous Chemical Overlay

**PALOMAR  
HEALTH**

**SITE**



## THE ESCONDIDO INNOVATORS



### HEALTHCARE

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.



### PRECISION MANUFACTURING

Advanced manufacturing is a newly established industry cluster that supports the 78 Corridor's machine manufacturing operations. San Diego is home to more than 3,000 manufacturers, and 100,000 workers. With a highly-skilled workforce, robust training programs, and proximity to Mexico, Escondido is a hub for advanced manufacturing companies.



### CRAFT BREWING

Situated along what is known as the "Hops Highway," the craft beer industry boosts economic prosperity in the region and has a significant impact on employment, production, and revenue totaling over 500 million dollars in 2017. The CSUSM craft brewers confidence index remains high in 2019, signaling optimism in continued growth for craft beer. Specialty food and other beverage manufacturers continue to meet demand for more diverse products.

**LENNOX**

**Hertz**

**Bergelectric**

**BUSTER  
BIOFUELS**

**STONE  
BREWING**

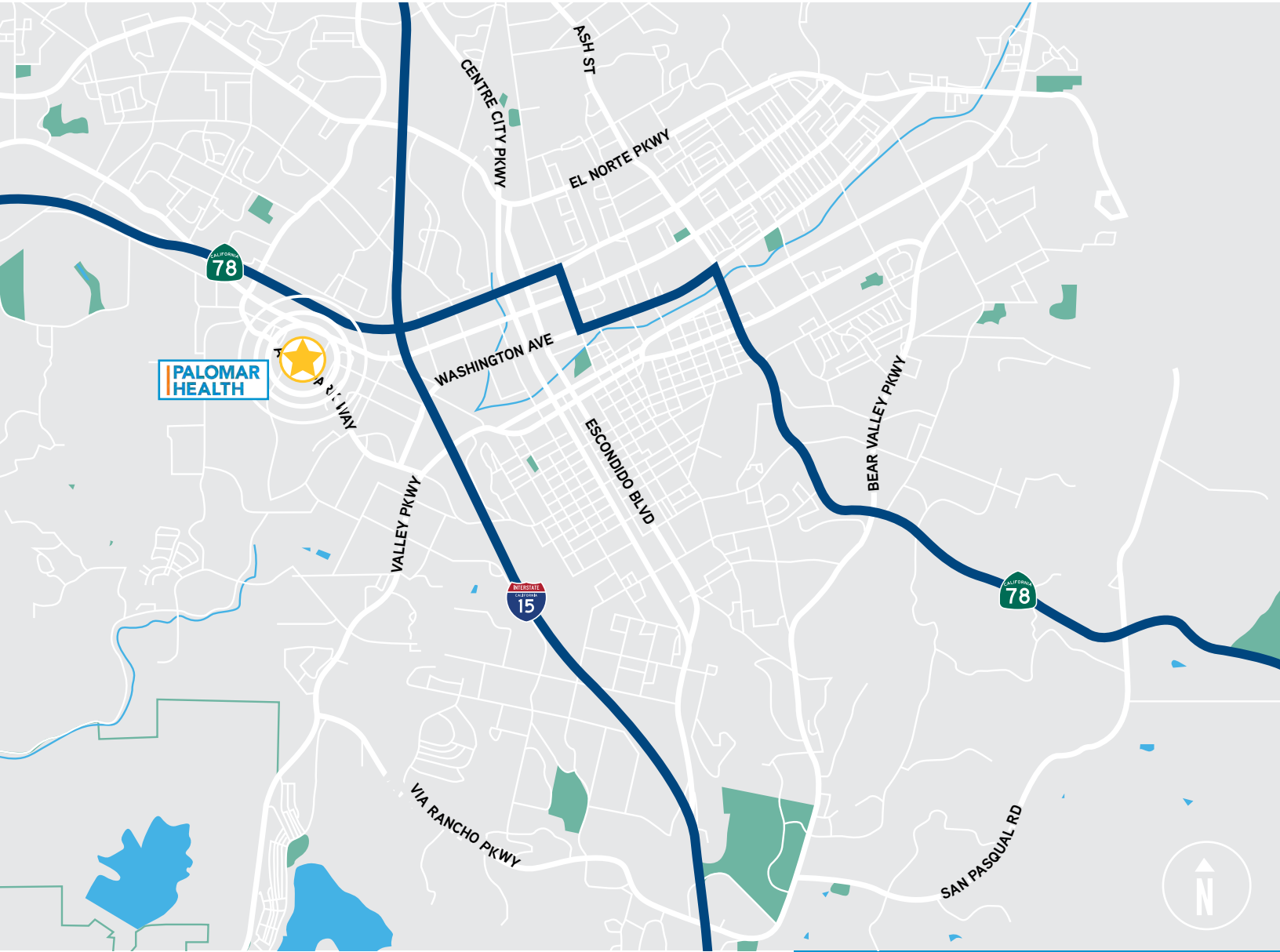
**JACKED  
UP  
BREWERY**

**HDSUPPLY**

**NEXSAN**

**Westfield  
NORTH COUNTY**

**Baker  
Electric**  
Established 1938



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