13,717 SF FREESTANDING BUILDING

1449 SIMPSON WAY ESCONDI

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1449 SIMPSON WAY

BUILDING AMENITIES

- Freestanding building of approximately 13,717 SF on 0.8 acre lot
- M-2 Zoning Escondido allows for a wide variety of uses including outside storage and manufacturing
- Fenced concrete yard area
- Upgraded lighting in warehouse
- Heavy power: 400 Amps of 277/480v power
- Close proximity to Highway 78 & I-15







ESCONDIDO, CA

1449 SIMPSON WAY

BUILDING SUMMARY





	Address:	1449 Simpson Way Escondido, CA	
	Size:	Approximately 13,717 SF freestanding building	
	Lot Size:	Approximately 0.8 acres	
	Office:	1,800 SF, reception, three (3) private offices and large bullpen	
	Clear Height:	16' minimum clear height	
	Driveways/ Yard:	Concrete	
	Loading:	Two (2) dock high doors, one (1) 10' wide x 14' high roll up door	
	Fire Sprinklers	Yes	
	Yard:	Fenced, secured concrete yard area	
	Lease Rate:	\$1.05/PSF MG \$0.05/PSF OPEX FEE	
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ESCONDIDO, CA

LOCATION AERIAL





CALIFORNIA 78

Palomar Medical Center Escondido



CARMAX





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