

13,717 SF FREESTANDING BUILDING

1449 SIMPSON WAY

ESCONDIDO, CA



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BUILDING AMENITIES

1449 SIMPSON WAY

- 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



BUILDING SUMMARY



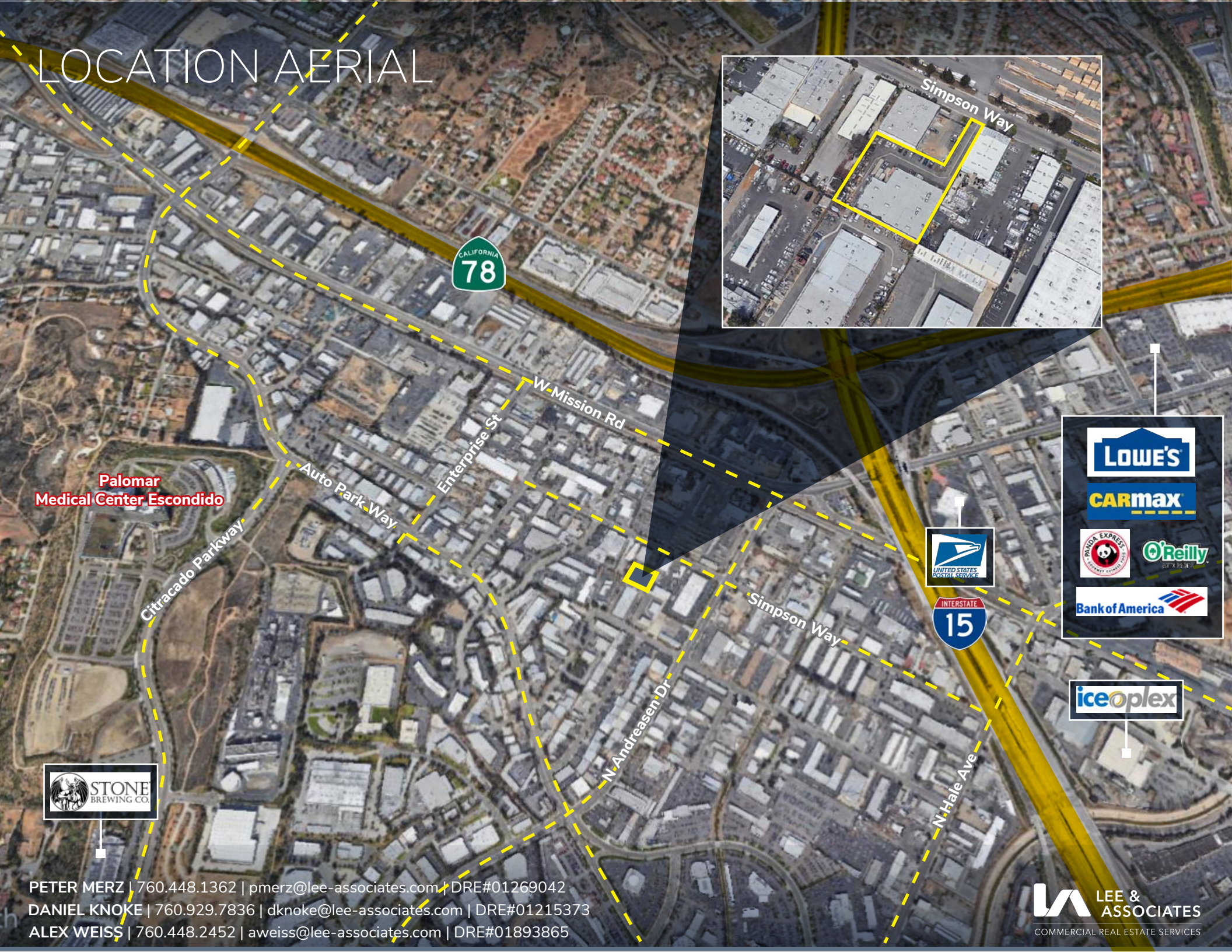
Address:	1449 Simpson Way Escondido, CA
Size:	Approximately 13,717 SF freestanding building
Lot Size:	Approximately 0.8 acres
Office:	1,800 SF, reception, three (3) private offices and large bullpen
Clear Height:	16' minimum clear height
Driveways/ Yard:	Concrete
Loading:	Two (2) dock high doors, one (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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LOCATION AERIAL



Palomar
Medical Center Escondido



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