

INDUSTRIAL & SHOWROOM

GATEWAY @MISSION

2120 WEST MISSION RD
ESCONDIDO, CA 92029

Conor Boyle

+1 760 930 7967

conor.boyle@colliers.com

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John Witherall

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SAN DIEGO - NORTH
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
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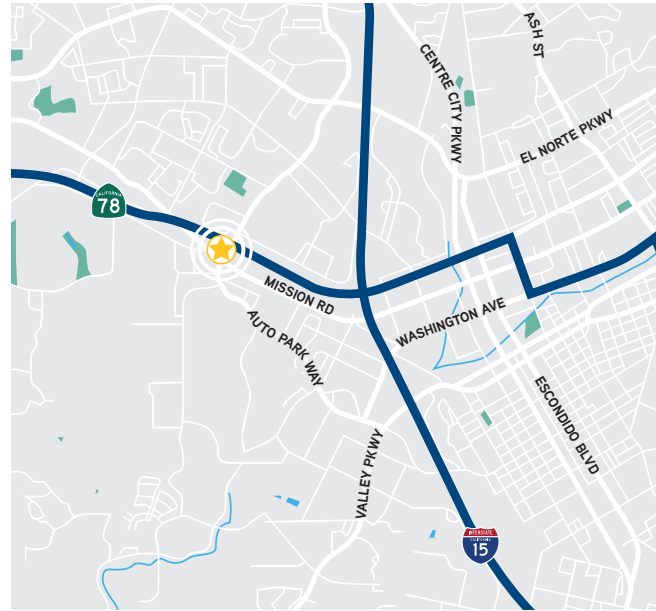
- » NEW OWNERSHIP
- » NEW EXTERIOR & INTERIOR RENOVATIONS
- » SPEC SUITES READY FOR OCCUPANCY
- » NEW HIGH VISIBILITY SIGNAGE PROGRAM
- » NEW LANDSCAPING

OWNED & OPERATED BY:



PROPERTY HIGHLIGHTS

- » Excellent freeway signage potential
- » Mix of office, showroom & warehouse
- » Flexible suite sizes
- » Functional layouts
- » Move-in-ready units
- » Ample parking
- » Flexible zoning
- » Quick freeway access to I-15
- » Close proximity to retail amenities
- » Prominent corner location @ the intersection of Highway 78, Nordahl Road & Mission Avenue



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- PROPERTY HIGHLIGHTS
- AVAILABILITY & SITE PLAN
- FLOOR PLANS
- PHOTOS

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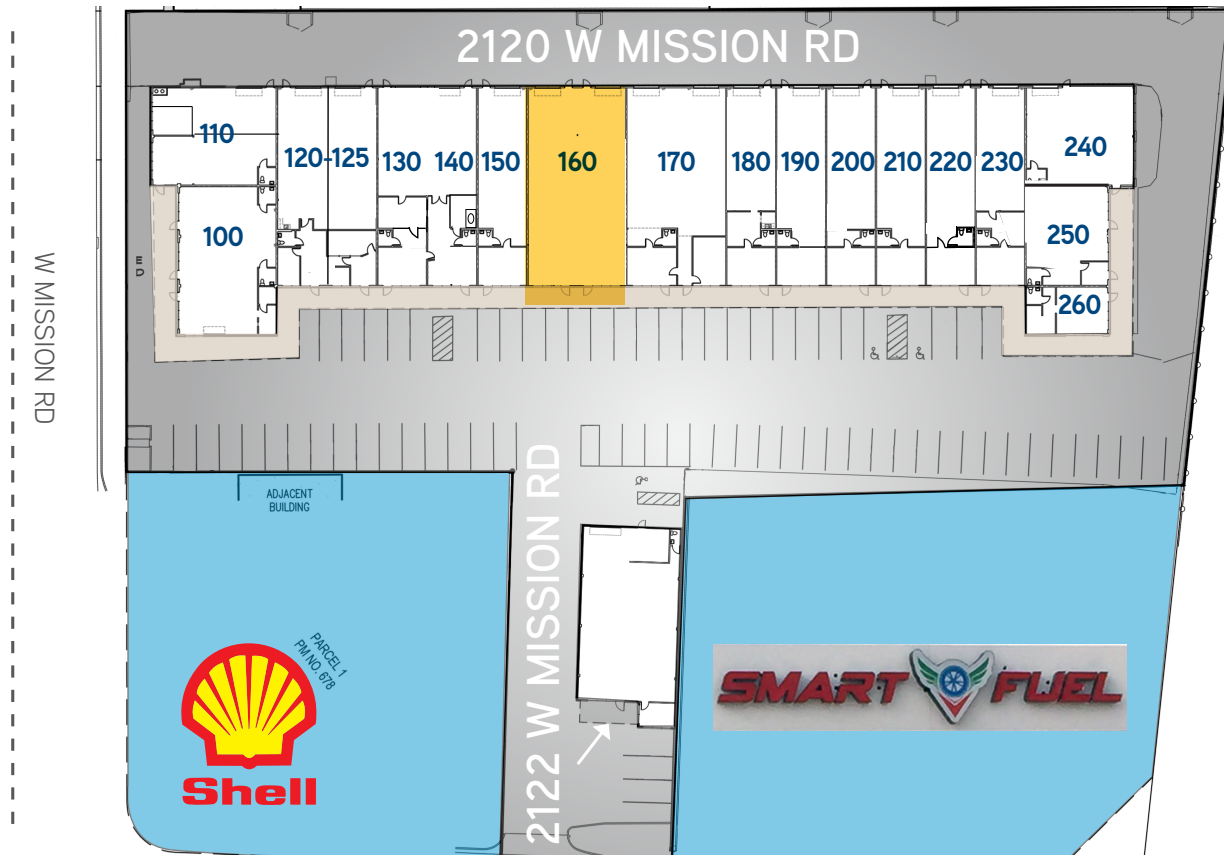
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SITE PLAN



NORDAHL RD

= AVAILABLE

AVAILABILITY

SUITE	SIZE	MONTHLY RATE
2120 W. Mission Suite 160	3,542 SF	\$3,967 + CAOE*

Common Area Operating Expenses est. \$0.18/SF



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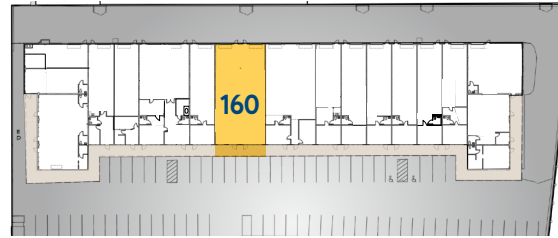
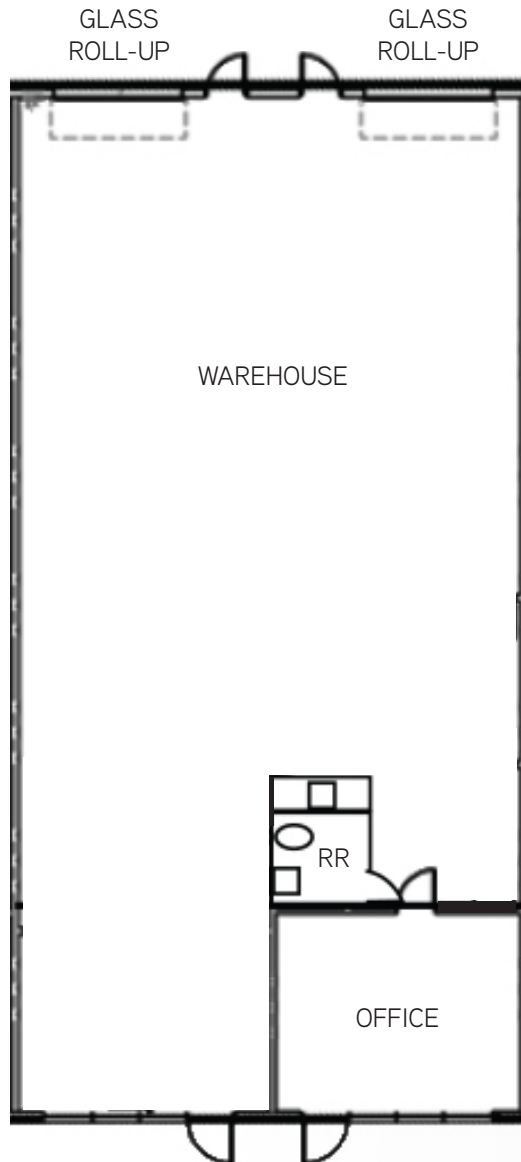
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SUITE FEATURES

- » 3,542 SF
- » Private office, warehouse, restroom
- » Two roll-up doors
- » Call to show
- » Lease Rate: \$3,967 + CAOE

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