

Industrial Warehouse Suite

1238 Simpson Way
Suite B
Escondido, CA

Features

±12,100 SF suite

Fenced yard area

18' clear height

1 dock-high door w/ leveler

2 grade level doors (NE door - 12'x14', SE door - 12'x12')

Up to 20 parking spaces

400 amps, 120/208 volt, 3-phase power

Natural gas to premises, sprinklers throughout and fans in warehouse

Building signage available

M2 zoning - allows for a range of industrial and warehouse uses

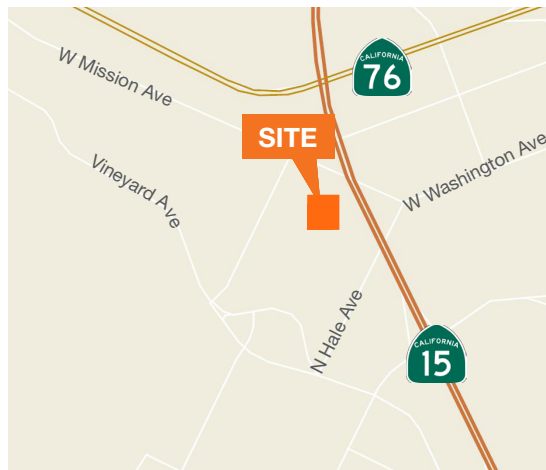
Easy access to I-15 and Hwy 78

Lease Rate: \$0.93 Gross (CAM = \$150/mo)

Available 4/1/17



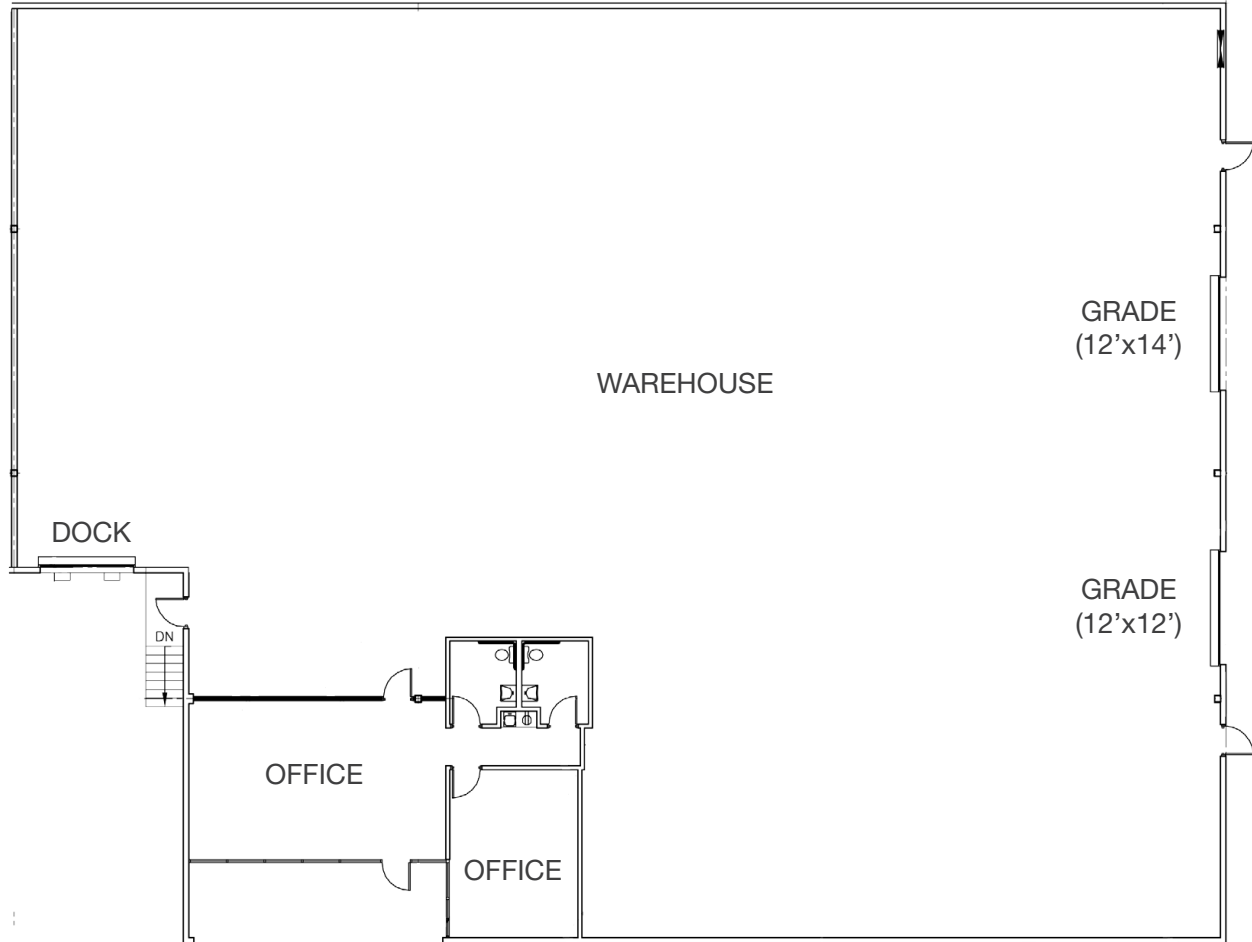
Location



Contact

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