

FOR LEASE >

4,000 SF Warehouse/Manufacturing

701 S. ANDREASEN DRIVE, SUITE B, ESCONDIDO, CA 92029



Building Amenities

- » 4,000 SF Upgraded Warehouse/Manufacturing Building
- » Small Office With Two Restrooms
- » Extra Storage Above Office Area
- » Located Adjacent to Escondido's Premier Business Park — The WineRidge Business Park
- » Excellent Truck Circulation Access From Two Streets (Andreasen Drive and Vinewood Street)
- » Truck Doors: One (1) 12' x 12'
- » Power: 150 Amps, 110/208v, 400 Amps Single Phase (Extensive Electrical Distribution)
- » 16' Minimum Clear Height
- » Zoning: IP



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Lease Rate: \$3,150.00 (\$0.79) Gross (No C.A.M. Charges)

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