

# Industrial Space For Lease

2,362 sq ft Includes Warehouse & Office

Lease Rate: \$1.15/ft NNN

845 Metcalf Street

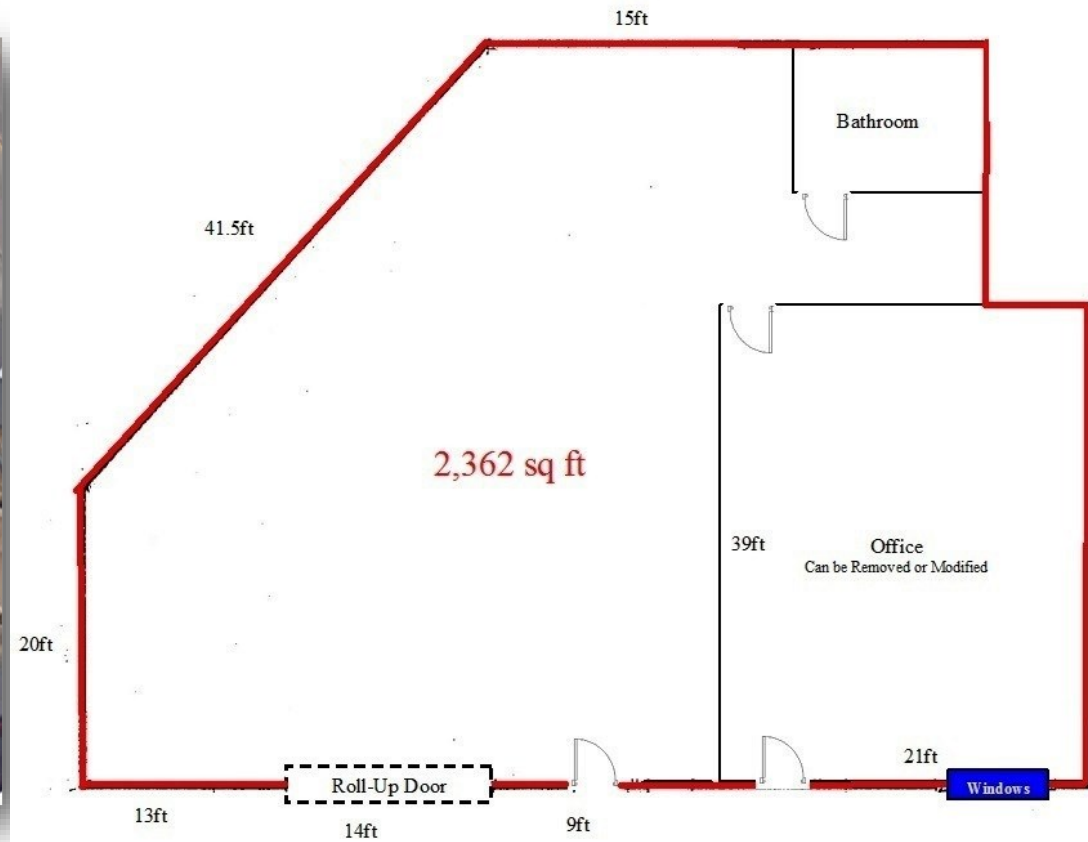
Escondido, CA 92025



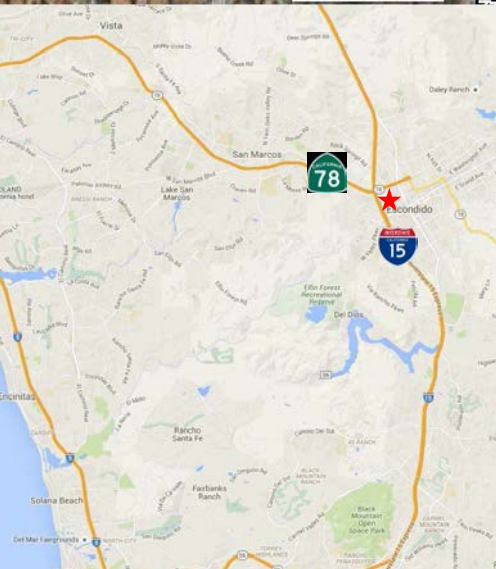
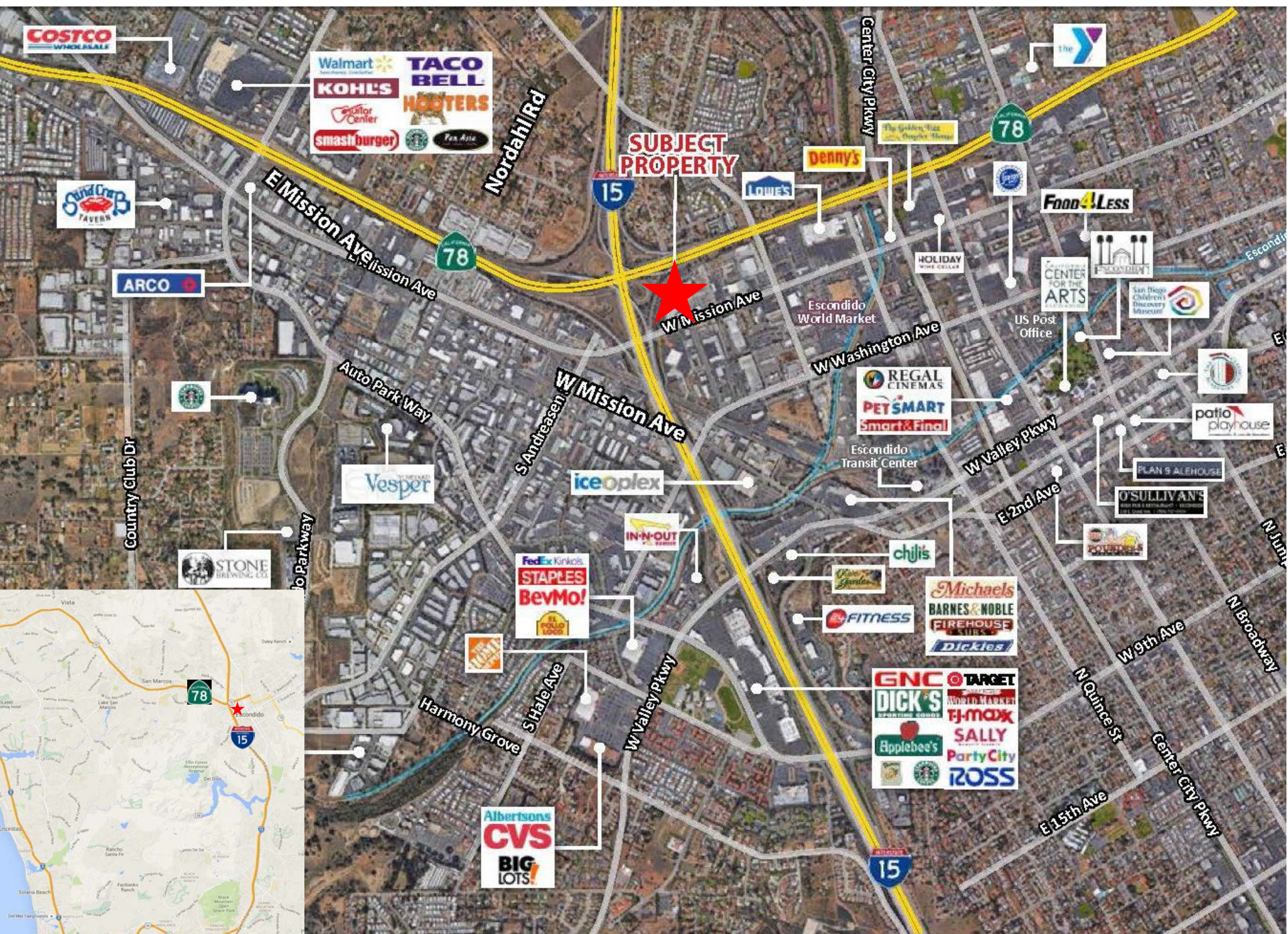
- Located in the heart of Escondido's industrial area
- At the SE intersection of the 15 and 78 Freeways
- M-1 Zoning allows almost all industrial uses
- 13+ ft clear ceiling height & fire sprinkler system

- Office can be removed or reconfigured
- 12ft x 14ft grade level drive-through door
- Heavy duty electrical service to building
- Onsite and street parking & low NNN fees

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