

13,200 SF Freestanding INDUSTRIAL / RETAIL

583 WESTLAKE STREET • ENCINITAS, CA • 92024

OCEAN VIEW



Rear - Storage Yard



Covered Manufacturing Areas



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RARE OPPORTUNITY IN ENCINITAS

This freestanding building offers ocean views, covered outside manufacturing areas, rear storage areas, and bonus mezzanine space. Perfect for an owner-user looking for a relaxed, beach town ambience.

- ◆ Multi-Tenant Building: Allows Owner-User to Occupy Portion and Lease Out the Balance.
- ◆ Rear Storage Yard.
- ◆ Fire Sprinklered.
- ◆ Ocean View Office.
- ◆ Light Industrial Zoning that Allows Some Retail Uses.
No Other Buildings Available with this Zoning in Encinitas.
- ◆ Approx. 13,200 SF Freestanding Building on a 47,916 SF Lot.
- ◆ Sale Price: \$2,995,000
- ◆ Lease Rate: \$15,000 per month, NNN \$1.25 NNN)

Do Not Disturb Tenant

**COLLIERS
INTERNATIONAL**

SALE / LEASE

13,200 SF Freestanding INDUSTRIAL / RETAIL

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Freestanding Multi-Tenant
Building with Ocean Views



Outside Covered Manufacturing



Rear - Storage Yard



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