

ORIGIN



STOCKBRIDGE





## **256,639 SF MULTI-TENANT INDUSTRIAL CAMPUS WITHIN ESCONDIDO**

Origin is conveniently located along Interstate 15 and Highway 78. The project is made up of 13 buildings, consisting of 256,639 SF. This campus-like setting provides an ideal environment for a tenant looking to be surrounded by innovative companies looking to cultivate ideas.

# ORIGIN

# PROJECT HIGHLIGHTS



13 Building Premier  
Business park



Wineridge Business  
Park location



Responsive, proactive  
Institutional ownership



Recent capital  
renovations



Onsite Property  
Management



Modern coastal inspired  
drought tolerant landscaping



Superior identity  
for tenants



New  
exterior paint



Excellent curb appeal  
and image



2.5/1,000 parking



Move-In ready suites

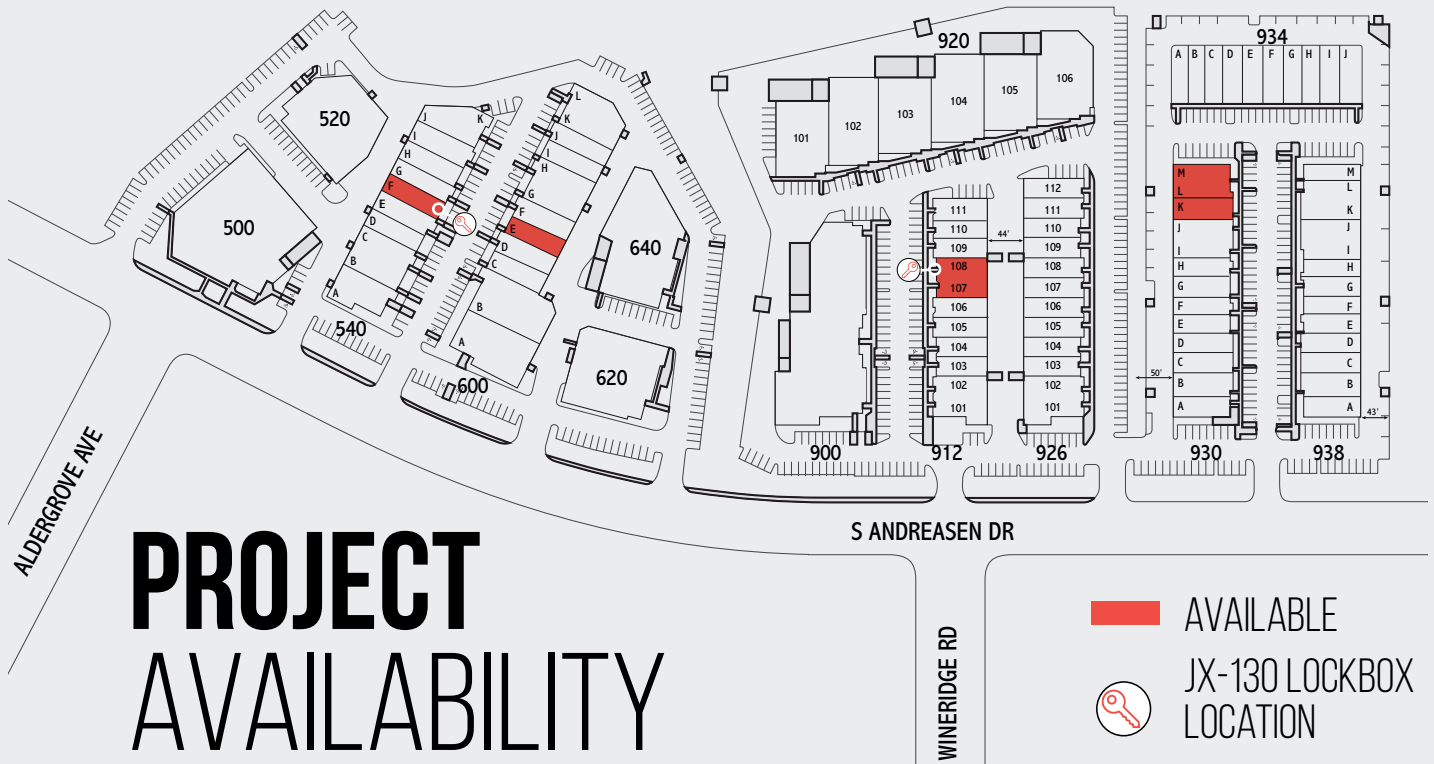


Tenant suite signage

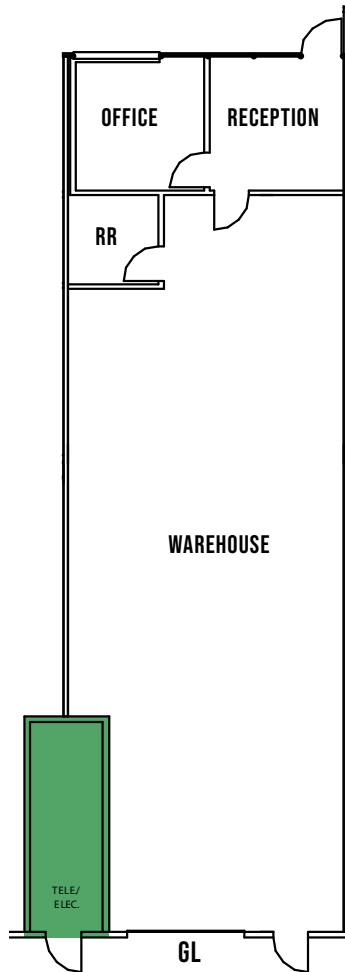


# PROJECT PHOTOS





Address	Suite	SF	RENT	Availability
540 S. Andreasen Drive	F	±1,861 SF	\$1.42/sf NNN	Now
600 S. Andreasen Drive	E	±1,781	Contact Broker	9/1/2023
912 S. Andreasen Drive	107-108	±3,049 SF	\$1.40/sf NNN	Now
930 S. Andreasen Drive	K	±1,595 SF	Contact Broker	9/1/2023
930 S. Andreasen Drive	LM	±3,059 SF	Contact Broker	9/1/2023



GL = Grade Level Loading

# 540-F | 1,861 SF

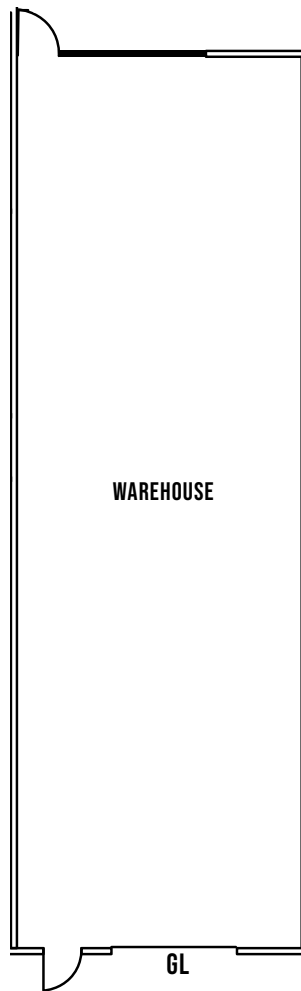
Available

540 S. ANDREASEN DRIVE  
Suite F

**Chris Baumgart, SIOR**  
858 410 6336  
chris.baumgart@jll.com  
RE lic. #: 01888224

**Steven Field**  
760 814 2647  
steven.field@jll.com  
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GL = Grade Level Loading

# 600-E | 1,781 SF

Available 9/1/2023

## 600 S. ANDREASEN DRIVE

Suite E

**Chris Baumgart, SIOR**

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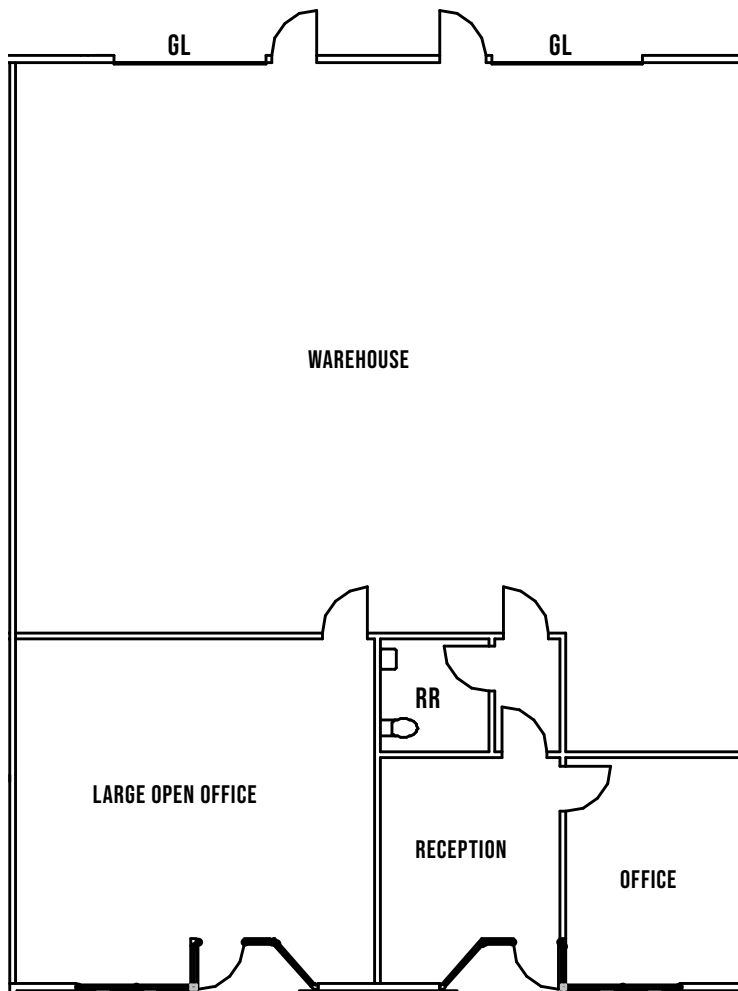
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GL = Grade Level Loading

912-107/108 | **3,049 SF**

912 S. ANDREASEN DRIVE

Suite 107/108

Available 30 Days

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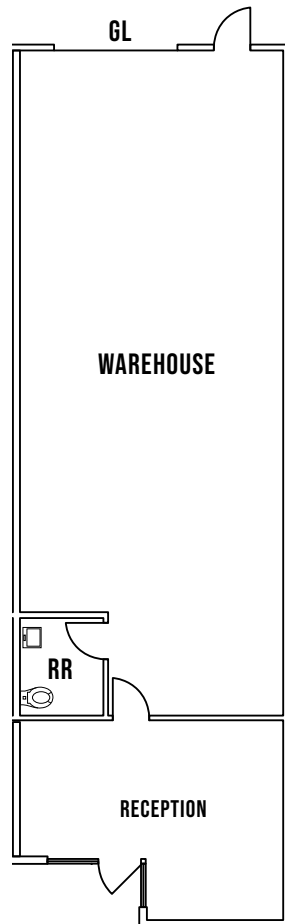
760 814 2647

steven.field@jll.com

RE lic. #: 01762108







GL = Grade Level Loading

930 - K | **1,595 SF**

Available 9/1/2023

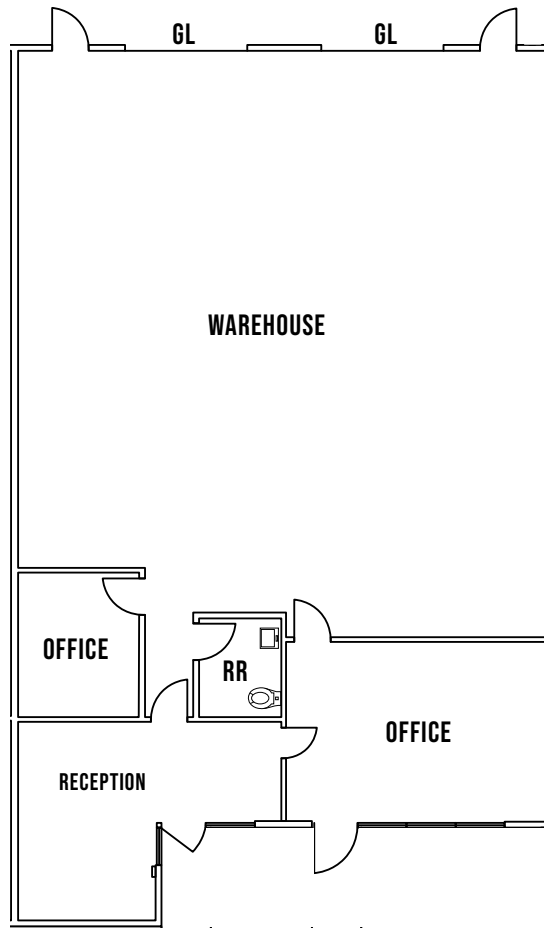
930 S. ANDREASEN DRIVE

Suite K

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GL = Grade Level Loading

930 - LM | **3,059 SF**

Available 9/1/2023

930 S. ANDREASEN DRIVE

Suite LM

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**55 MINUTES TO U.S.- MEXICO BORDER**

**15 MINUTES TO OCEAN**

**15 MINUTES TO I-5**

**15 MINUTES TO PALOMAR AIRPORT**

**2 MINUTES TO I-15**

**2 MINUTES TO SR 78**

**35 MINUTES TO ORANGE COUNTY**



S. ANDREASEN DRIVE





## WHY STOCKBRIDGE?

Stockbridge is a real estate investment management firm led by seasoned professionals averaging 25+ years of real estate industry experience. The firm manages real estate equity investments across the risk spectrum within a variety of investment structures on behalf of U.S. and foreign institutional investors. Stockbridge has approximately \$32.8 billion of assets under management (as of June 30, 2022) spanning all major real estate property types, and certain specialty property types, throughout the United States. With more than 75 million square feet of industrial properties under management, Stockbridge is among the top 10 largest private owners and managers of industrial real estate in the U.S. Stockbridge combines deep asset management expertise with an emphasis on long-term value creation for our clients. To learn more, visit [www.stockbridge.com](http://www.stockbridge.com).



STOCKBRIDGE



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