

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



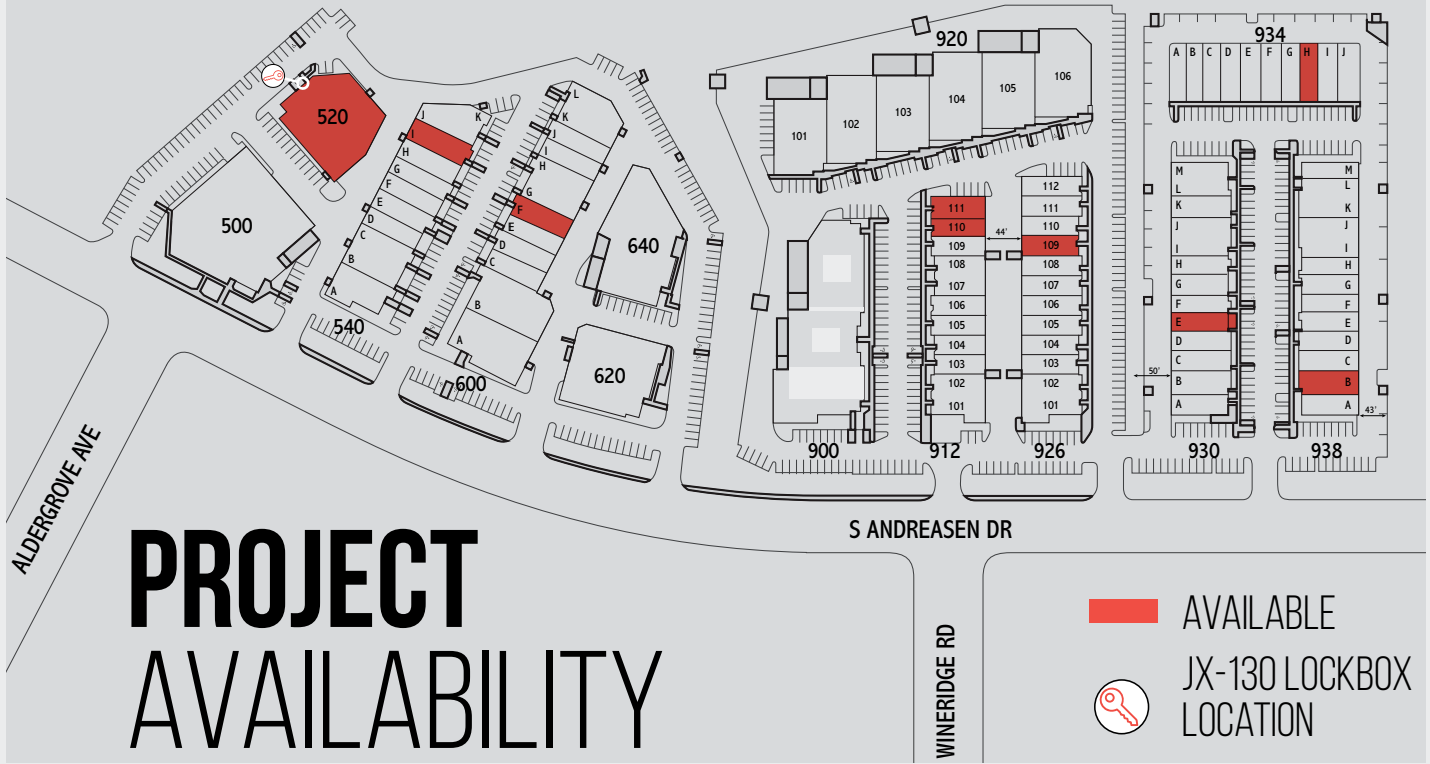
Move-In ready suites



Tenant suite signage

# PROJECT PHOTOS





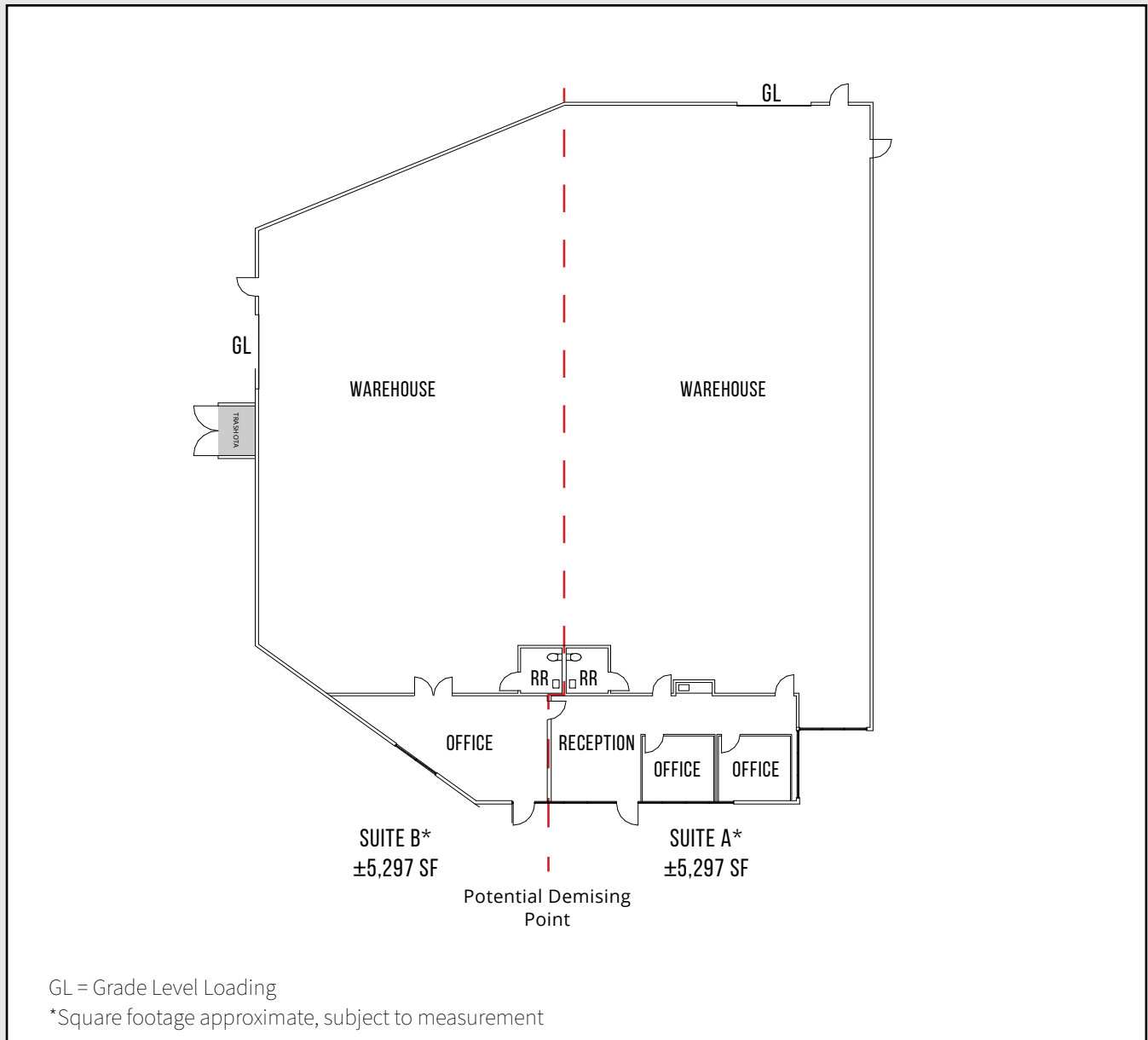
# PROJECT AVAILABILITY

 AVAILABLE

 JX-130 LOCKBOX LOCATION

Address	Suite	SF	RENT	Availability
520 S. Andraesen Drive	A*	±5,297 SF	\$1.29/sf NNN	±60 Days
520 S. Andraesen Drive	B*	±5,297 SF	\$1.29/sf NNN	±60 Days
520 S. Andraesen Drive	FULL BLDG	10,595 SF	\$1.23/sf NNN	Now
540 S. Andraesen Drive	I	±1,965 SF	\$1.33/sf NNN	Now
600 S. Andraesen Drive	F	±1,891 SF	\$1.33/sf NNN	Now
912 S. Andraesen Drive	110-111	±3,050 SF	\$1.35/sf NNN	Now
926 S. Andraesen Drive	109	±1,689 SF	\$1.33/sf NNN	Now
930 S. Andraesen Drive	E	±1,665 SF	\$1.33/sf NNN	Now
934 S. Andraesen Drive	H	±1,392 SF	\$1.33/sf NNN	Now
938 S. Andraesen Drive	B	±1,545 SF	\$1.33/sf NNN	Now

\* Full building available now. Square footage approximate, subject to measurement.  
 NNN: ±\$0.46/sf



# 520 | 10,595 SF

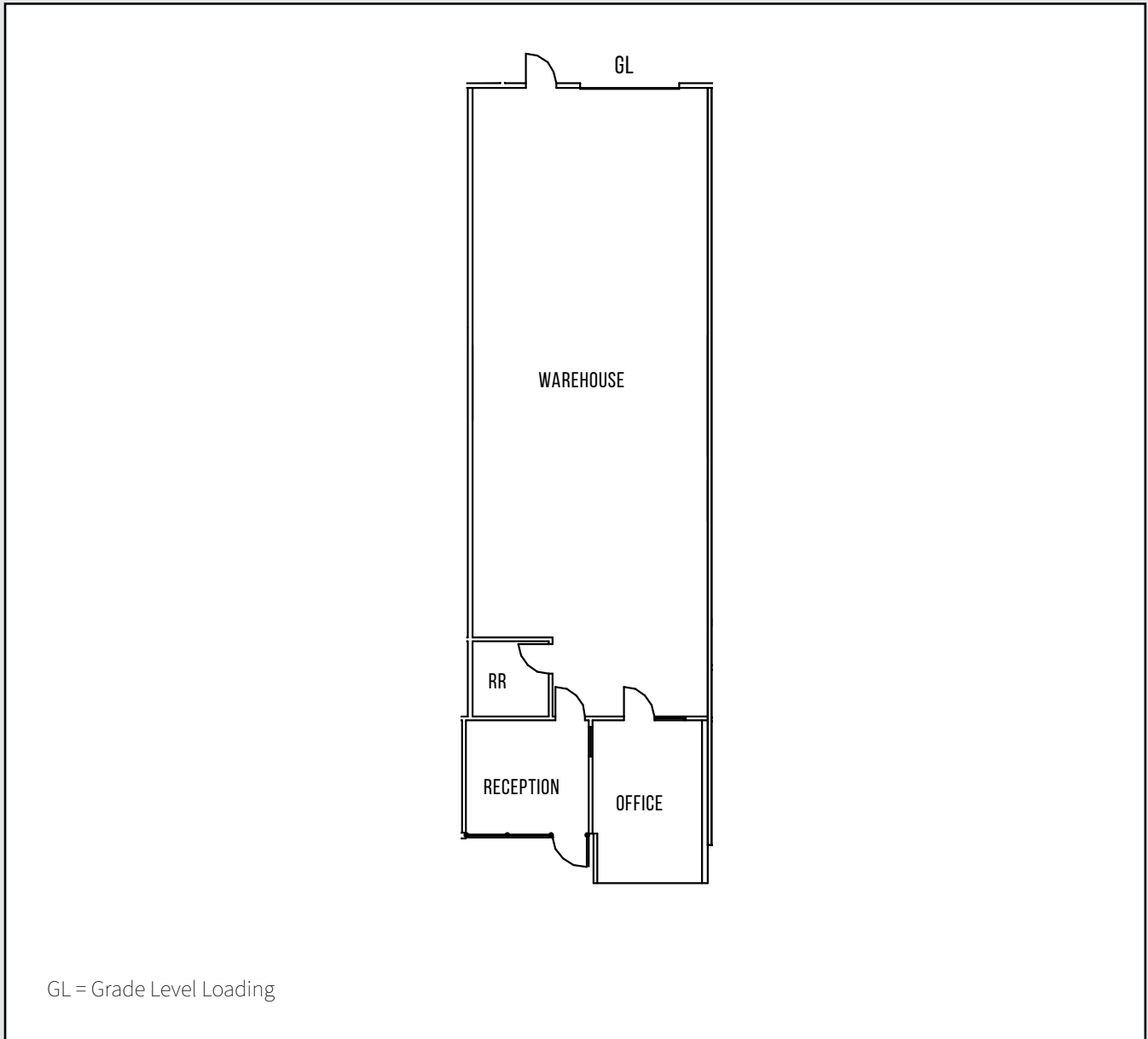
520 S. ANDREASEN DRIVE

Available

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

**Steven Field**  
 760 814 2647  
 steven.field@jll.com  
 RE lic. #: 01762108





540-1 | **1,965 SF**

Available

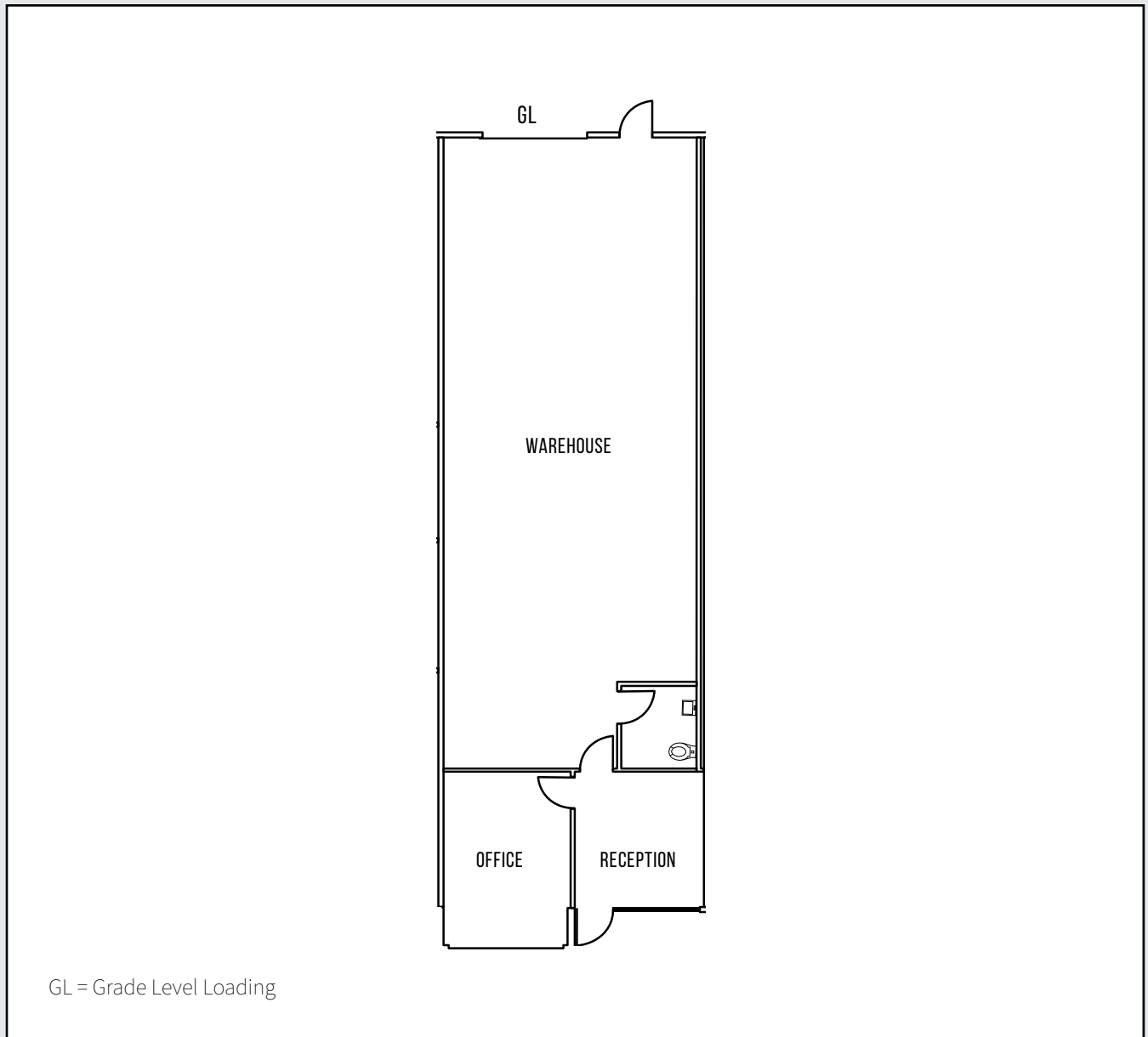
540 S. ANDREASEN DRIVE

Suite I

**Chris Baumgart, SIOR**  
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# 600-F | 1,891 SF

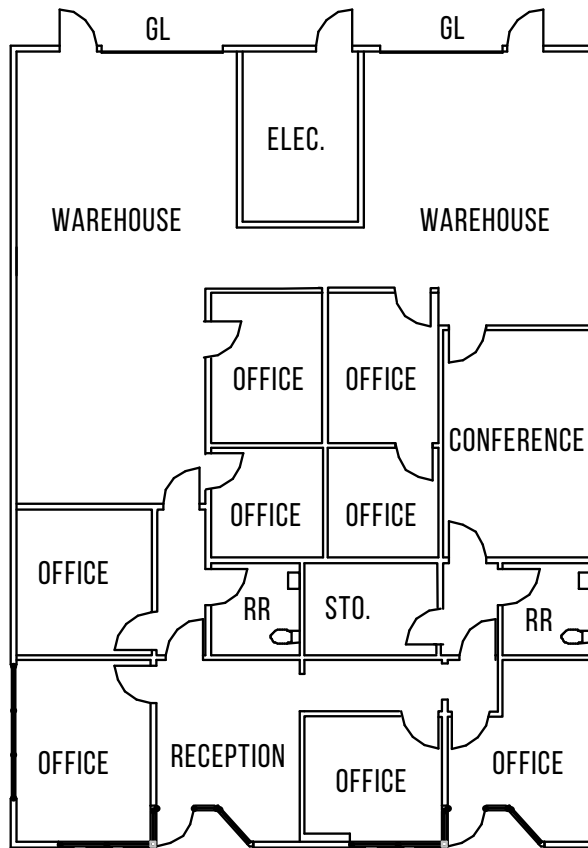
Available

600 S. ANDREASEN DRIVE  
Suite F

**Chris Baumgart, SIOR**  
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GL = Grade Level Loading

912-110-111 | **3,050 SF**

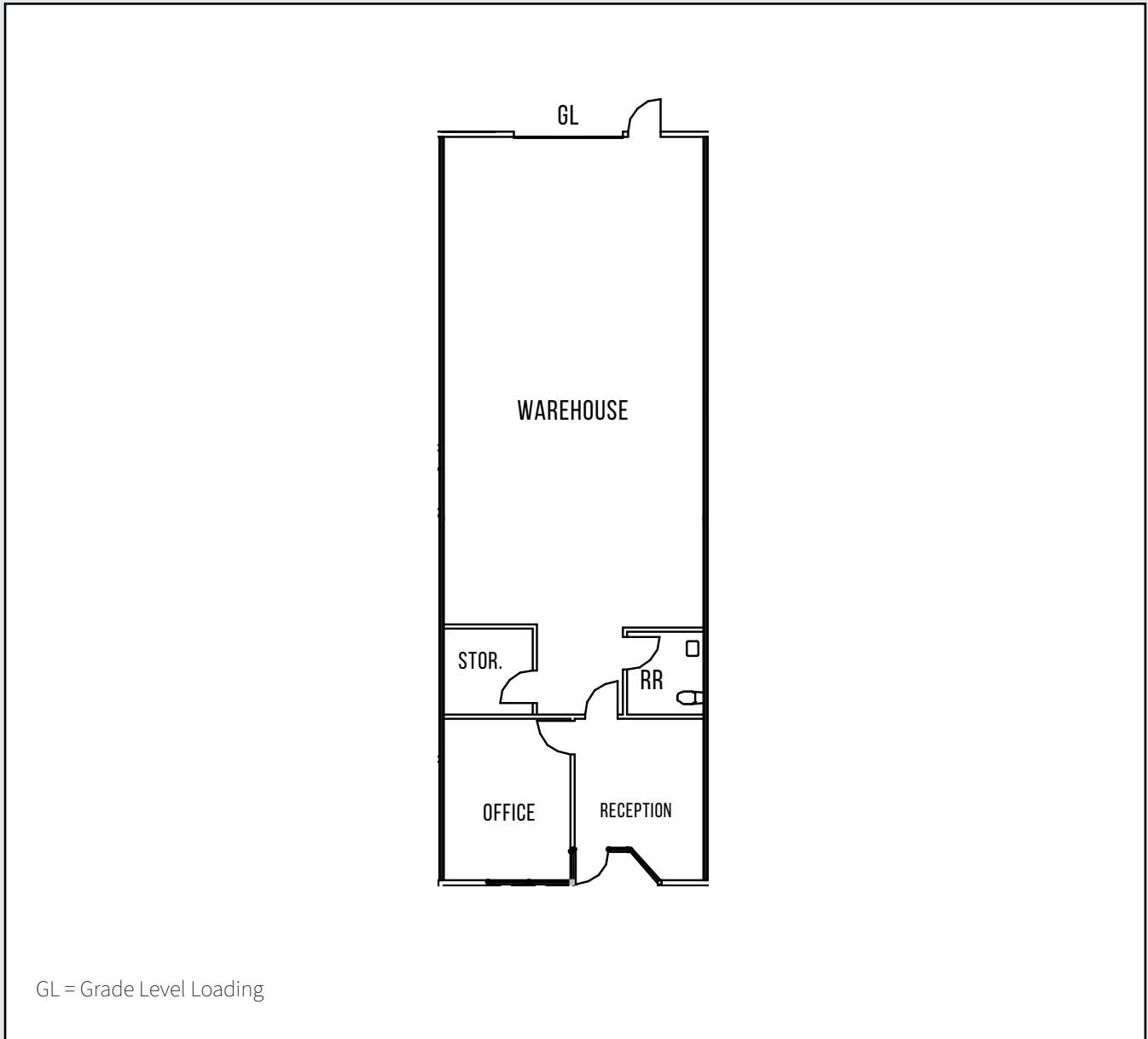
912 S. ANDREASEN DRIVE  
Suite 110-111

Available

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926-109 | **1,689 SF**

Available

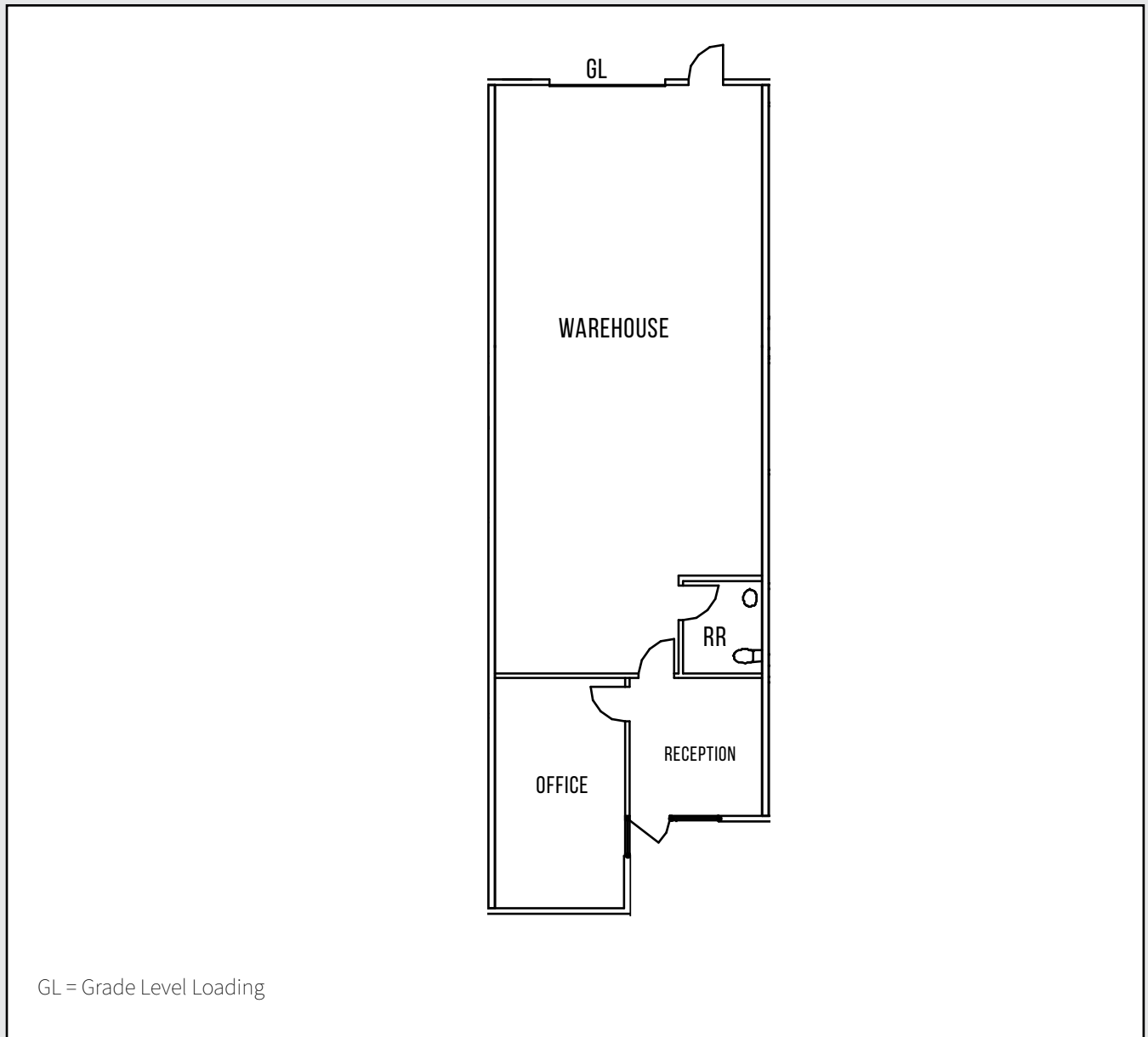
926 S. ANDREASEN DRIVE

Suite 109

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930-E | **1,665 SF**

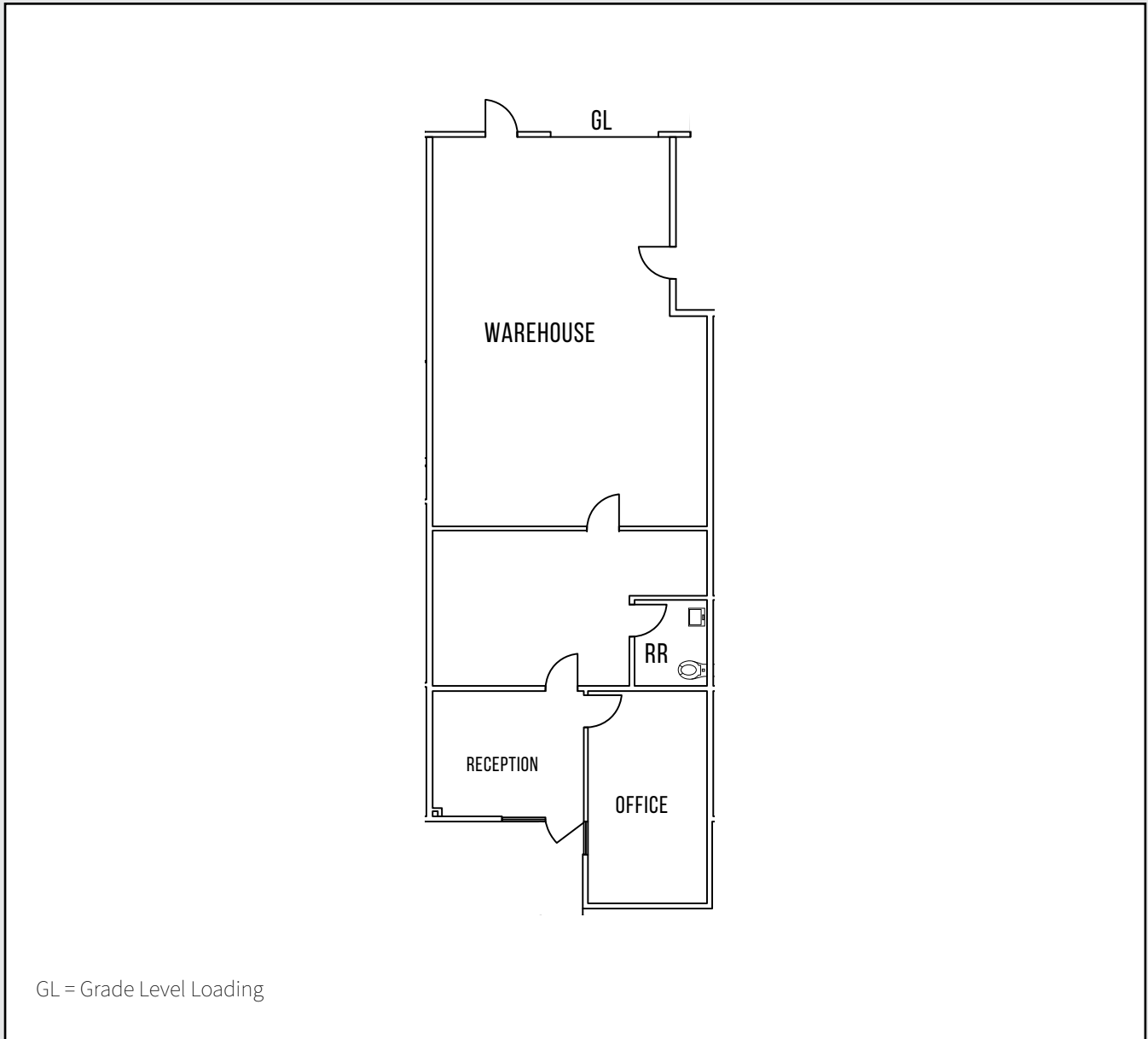
Available

930 S. ANDREASEN DRIVE  
Suite E

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# 934-H | 1,392 SF

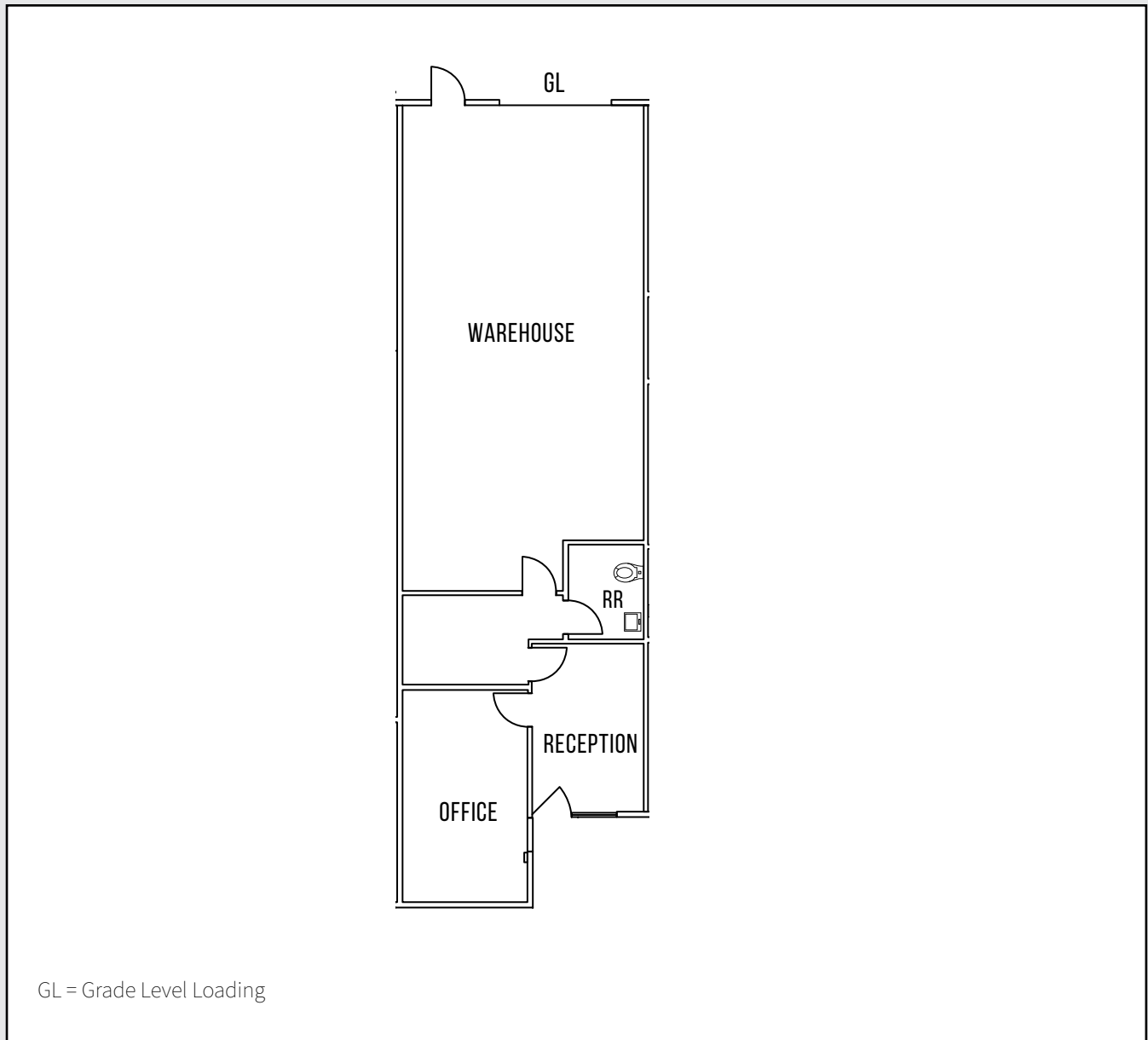
Available

934 S. ANDREASEN DRIVE  
Suite H

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# 938-B | 1,545 SF

Available

938 S. ANDREASEN DRIVE

Suite B

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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**

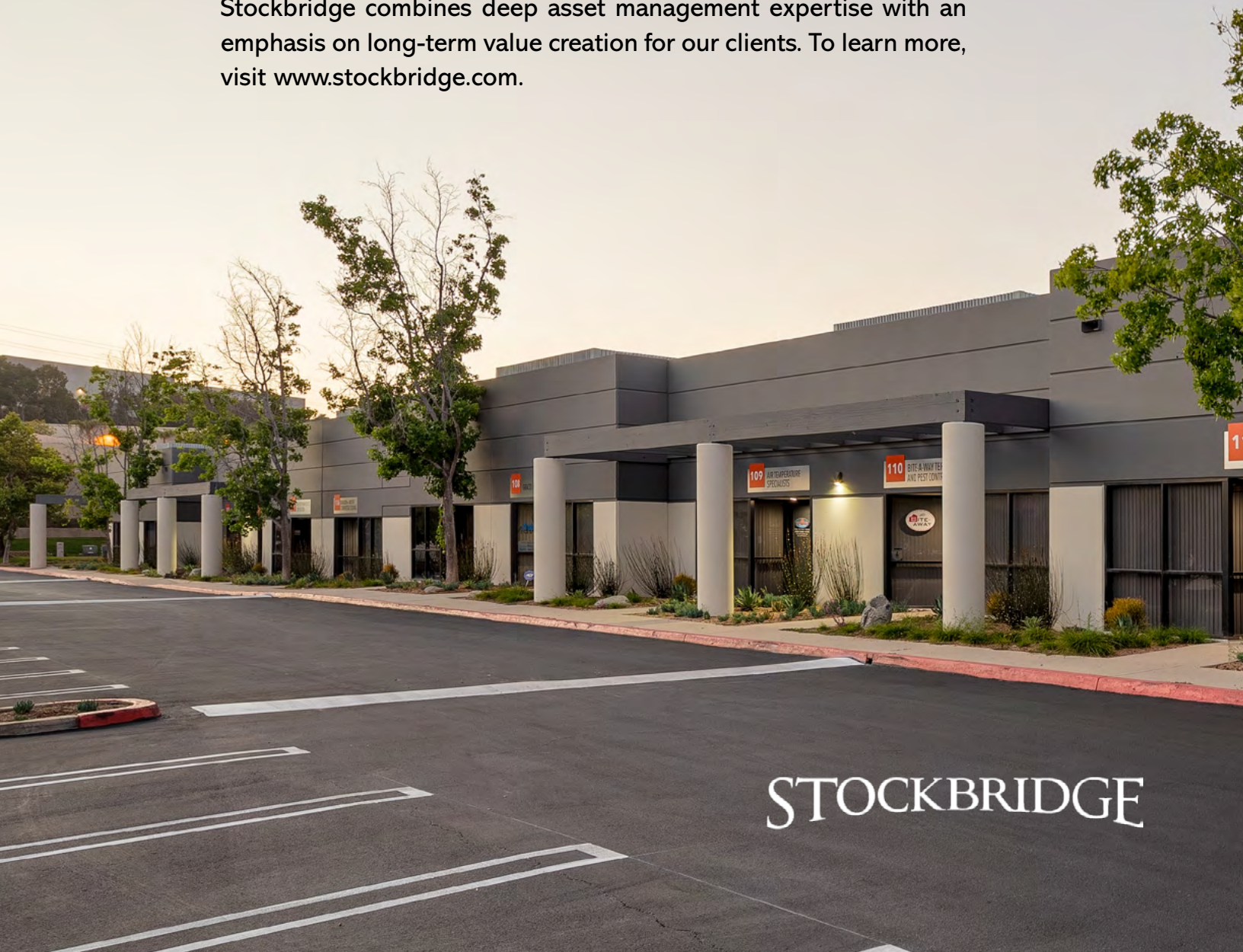


S. ANDREASON DRIVE



## 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).



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