ORIGIN



STOCKBRIDGE | JLL®

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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

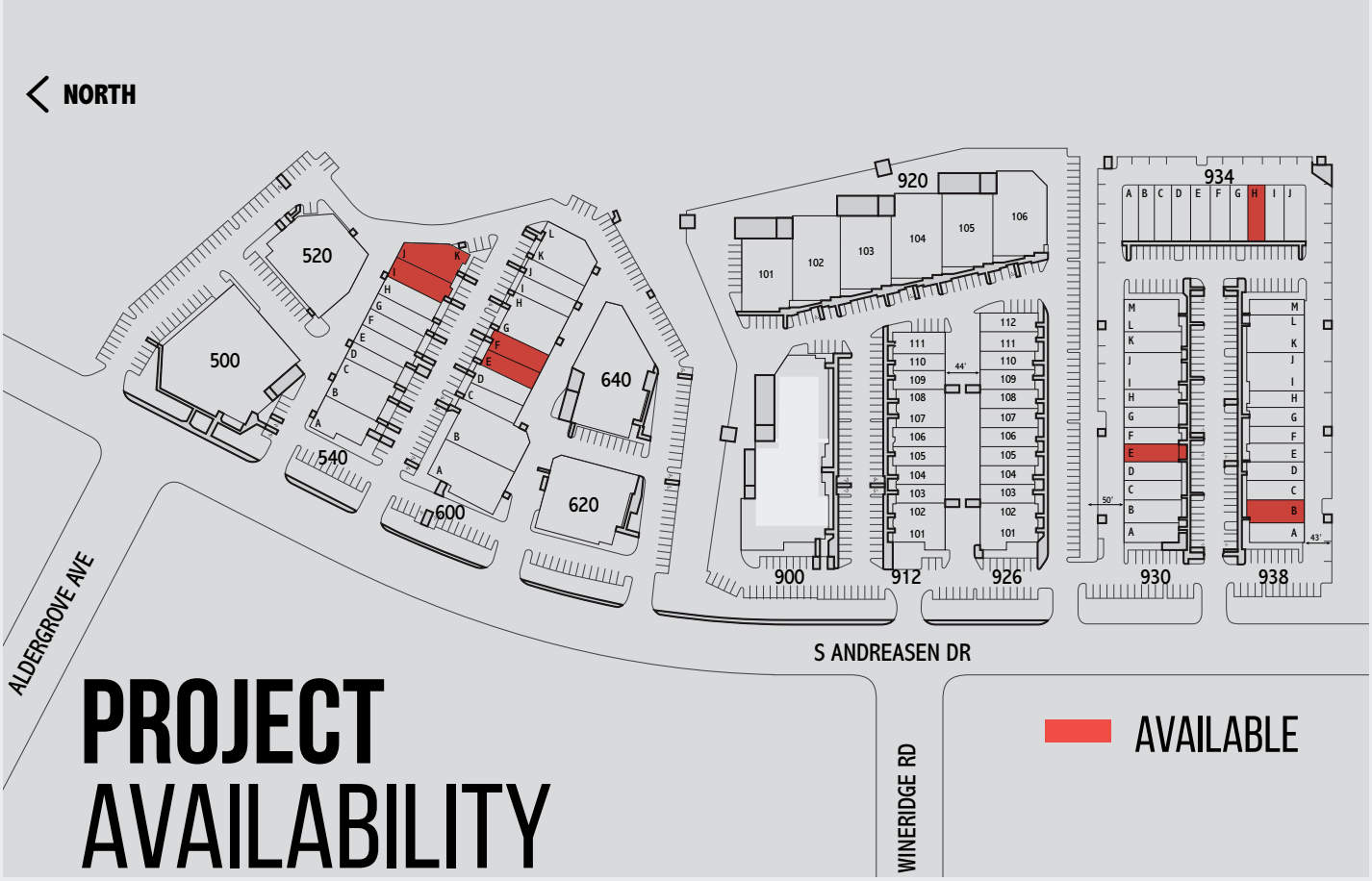








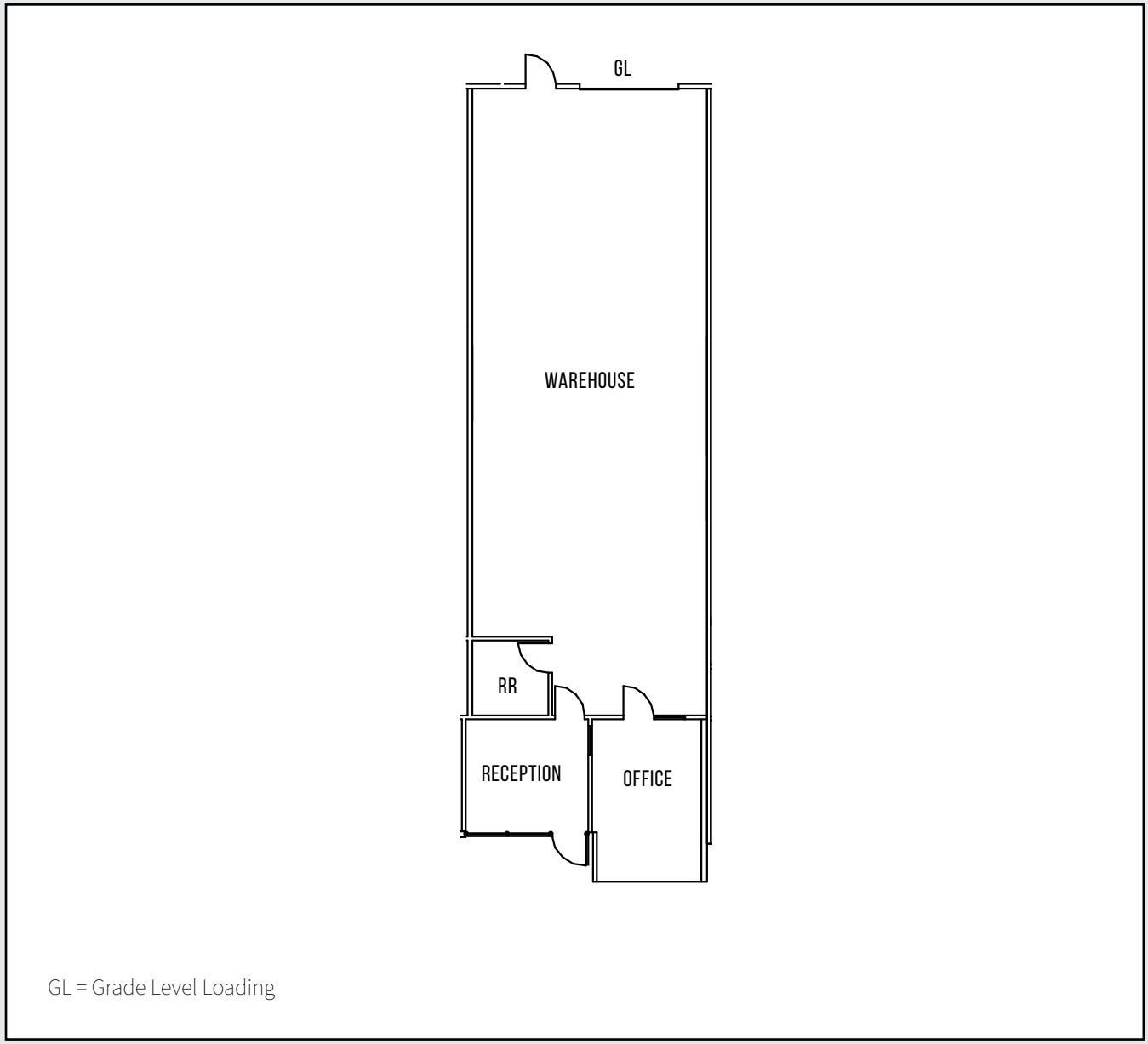




PROJECT AVAILABILITY

ADDRESS	SUITE	SF	RENT	AVAILABILITY
540 S. Andreasen Drive	I	±1,965 SF	$1.35/sf NNN	Now
540 S. Andreasen Drive	J/K	±3,275 SF	$1.31/sf NNN	Now
600 S. Andreasen Drive	E	±1,781 SF	$1.35/sf NNN	Now
600 S. Andreasen Drive	F	±1,891 SF	$1.35/sf NNN	Now
930 S. Andreasen Drive	E	±1,665 SF	$1.35/sf NNN	Now
934 S. Andreasen Drive	H	±1,392 SF	$1.38/sf NNN	Now
938 S. Andreasen Drive	B	±1,545 SF	$1.35/sf NNN	Now

NNN: ±$0.46/SF/Mo.



GL = Grade Level Loading

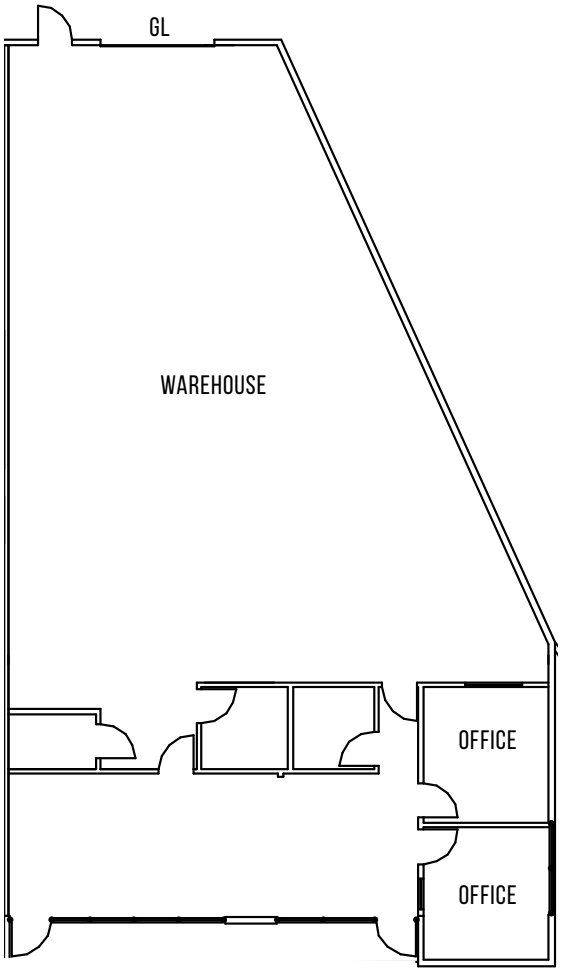
540-I | 1,965 SF
Available

540 S. ANDREASEN DRIVE
SUITE I

Chris Baumgart, SIOR
858 410 6336
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Steven Field
760 814 2647
steven.field@jll.com
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500-938 ORIGIN ESCONDIDO S ANDREASEN DRIVE



GL = Grade Level Loading

540-JK | 3,275 SF

Available

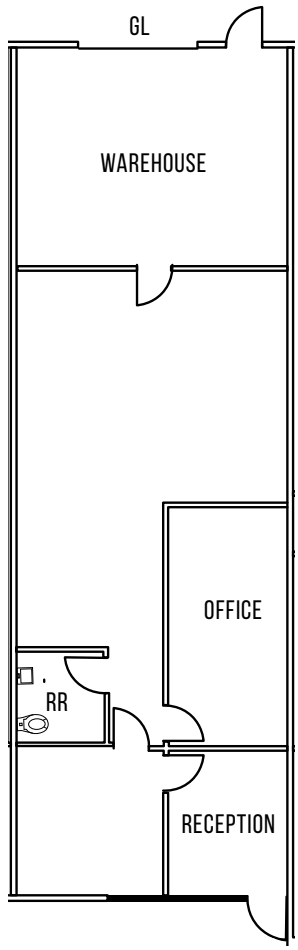
540 S. ANDREASEN DRIVE

SUITE JK

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500-938 ORIGIN ESCONDIDO S ANDREASEN DRIVE



GL = Grade Level Loading

600-E | 1,781 SF

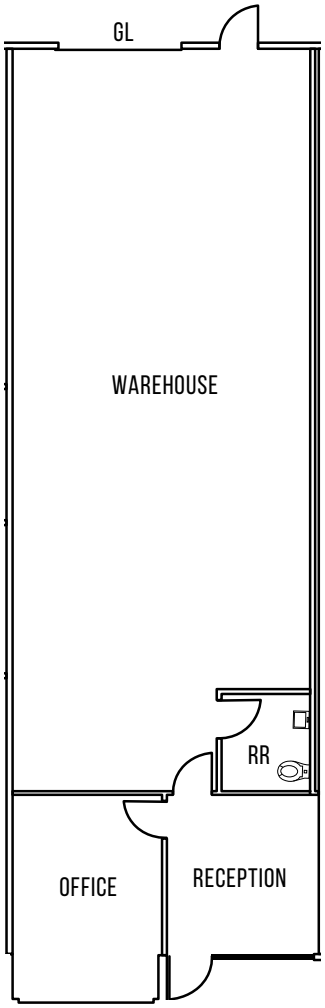
Available

600 S. ANDREASEN DRIVE
SUITE E

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500-938
ORIGIN
ESCONDIDO
S ANDREASEN DRIVE



GL = Grade Level Loading

600-F | 1,891 SF

Available

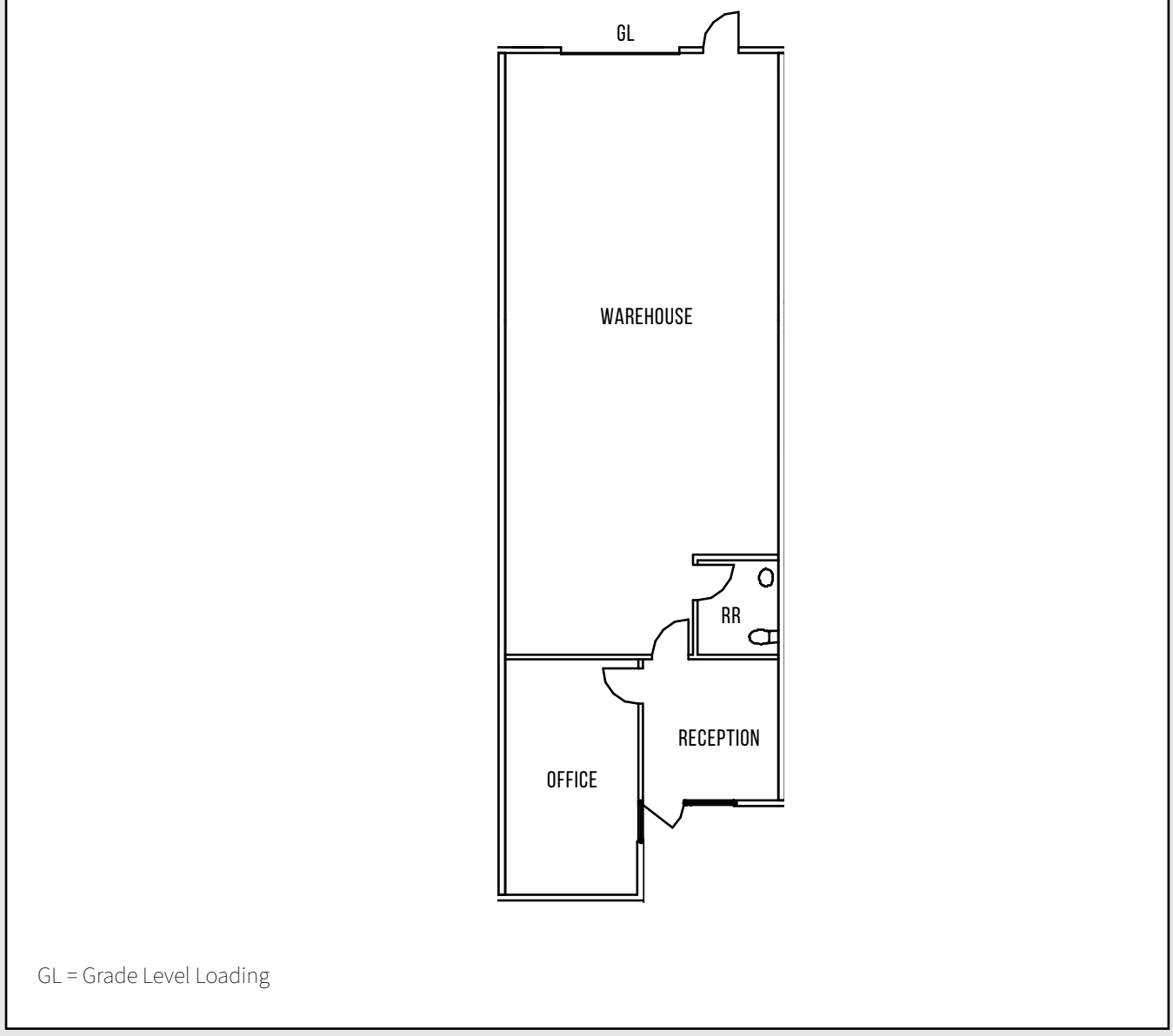
600 S. ANDREASEN DRIVE

SUITE F

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500-938
ORIGIN
ESCONDIDO
S ANDREASEN DRIVE



GL = Grade Level Loading

930-E | 1,665 SF

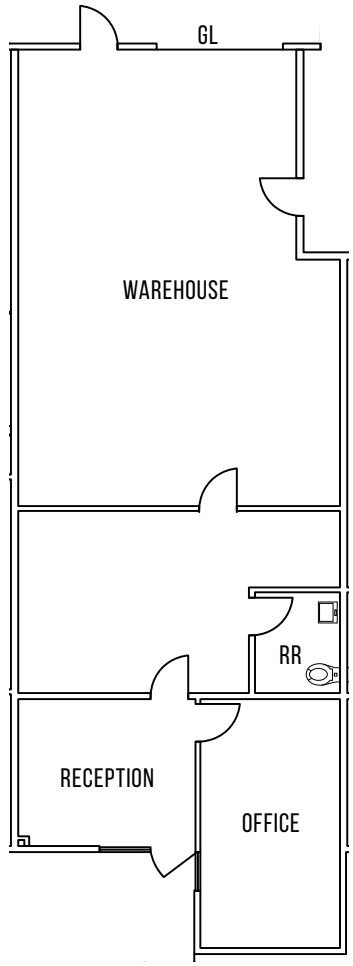
Available

930 S. ANDREASEN DRIVE
SUITE E

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500-938
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GL = Grade Level Loading

934-H | 1,392 SF

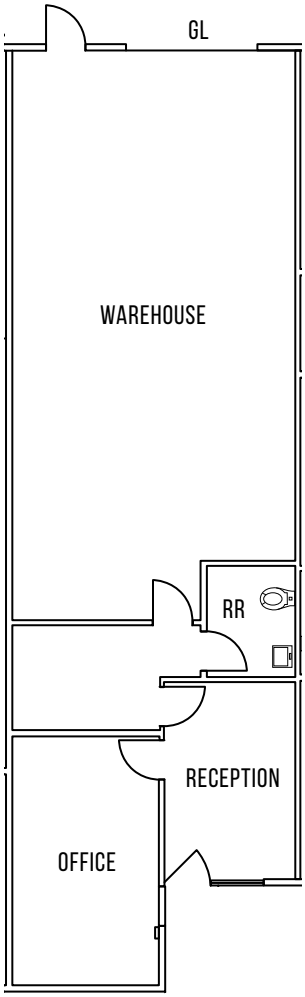
Available

540 S. ANDREASEN DRIVE
SUITE H

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500-938
ORIGIN
ESCONDIDO
S ANDREASEN DRIVE



GL = Grade Level Loading

938-B | 1,781 SF

Available

938 S. ANDREASEN DRIVE
SUITE B

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500-938 ORIGIN ESCONDIDO S ANDREASEN DRIVE


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
500-938
ORIGIN
ESCONDIDO
S ANDREASEN DRIVE
S ANDREASON DRIVE
INTERSTATE 5
CALIFORNIA 78
CALIFORNIA 78
INTERSTATE 15
NORTH

WHY STOCKBRIDGE?

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