FOR SALE OR LEASE



18,985 SF FREESTANDING INDUSTRIAL BUILDING

DOCK HIGH AND GRADE LEVEL LOADING

JLL

SPECIFICATIONS

- **Address:** 946 S. Andreasen Drive, Escondido, CA 92029
- **Year built:** 2000
- **Building size:** 18,985 SF (incl. 2nd floor mezzanine ±1,585 SF)
- **Parking:** Approximately 2/1000, plus ample street parking
- **Construction type:** Concrete tilt-up
- **Office percentage:** Approx. 15%
- **Zoning I-P:** Industrial park
- **Loading:** 1 Dock; 3 grade level loading doors (12x14)
- **Ceiling height:** ±22-24'
- **Power:** 2,400 amps of 480/277V, 3-phase service
- **Features:**
  - Clear-span warehouse (no interior columns)
  - Ability to fully fence and secure property
  - Concrete drives
- **Occupancy:** Immediate

*Showings by appointment only



For lease: $1.45 NNN ($0.63/sf)

For sale: Contact Broker


946




946









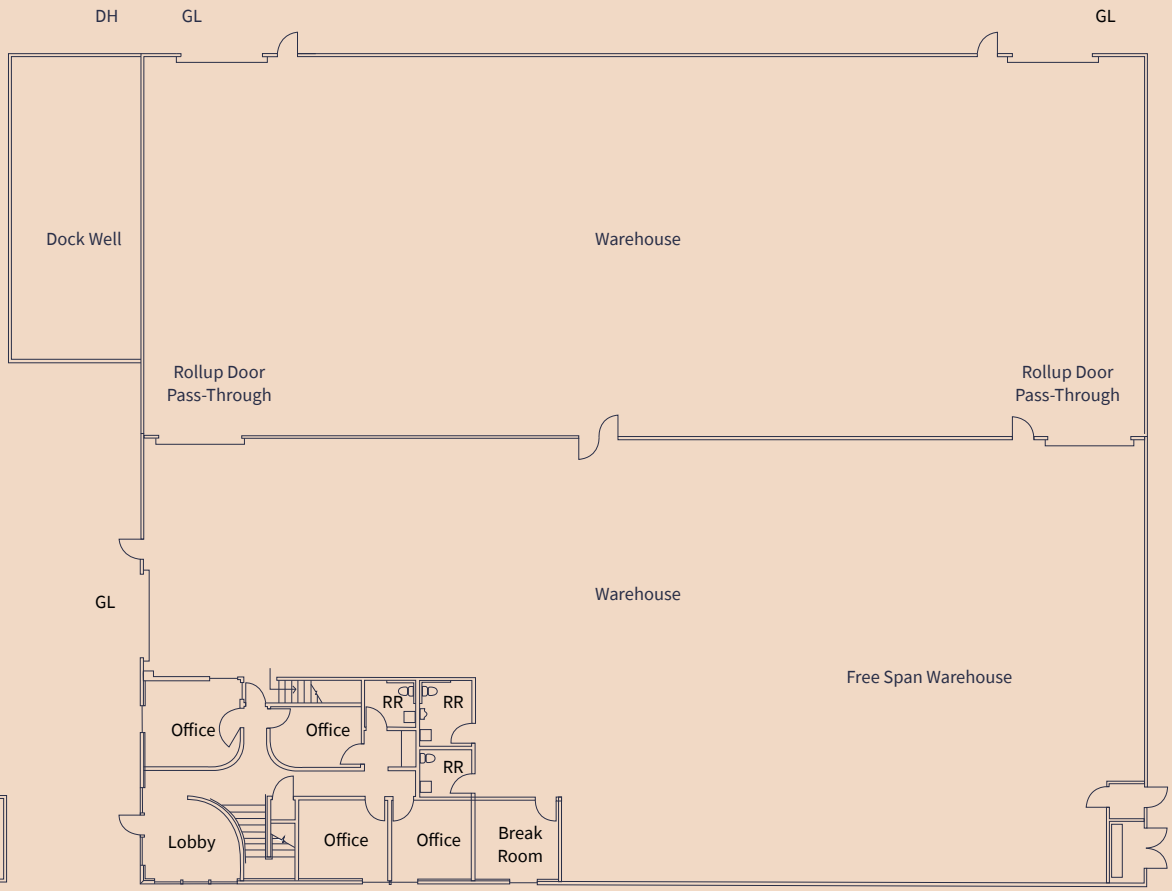




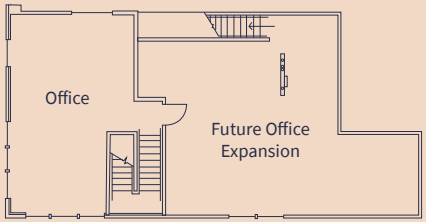
FLOOR PLAN

Click to View Virtual Tour

Main Floor Plan

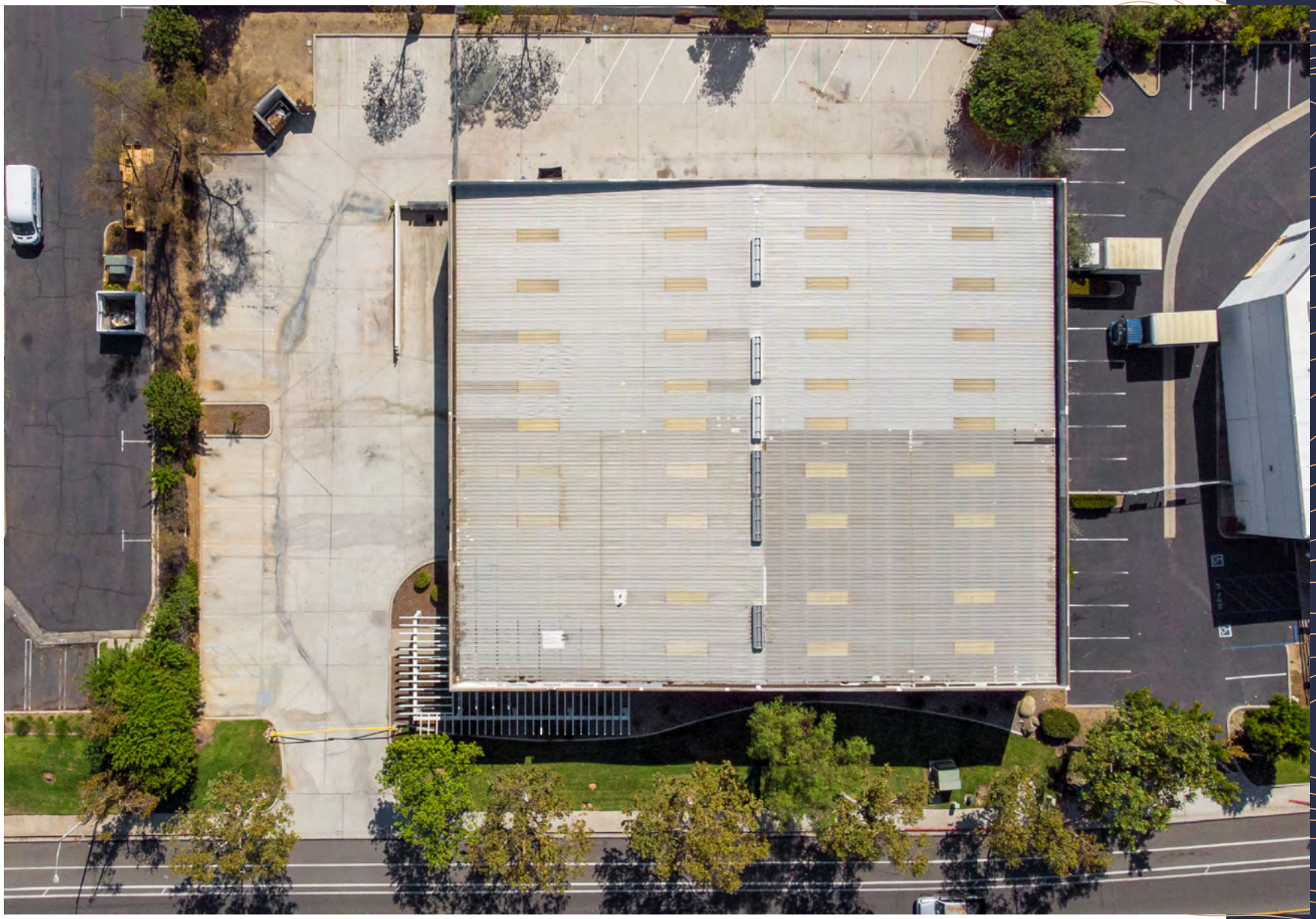


2nd Floor Mezzanine

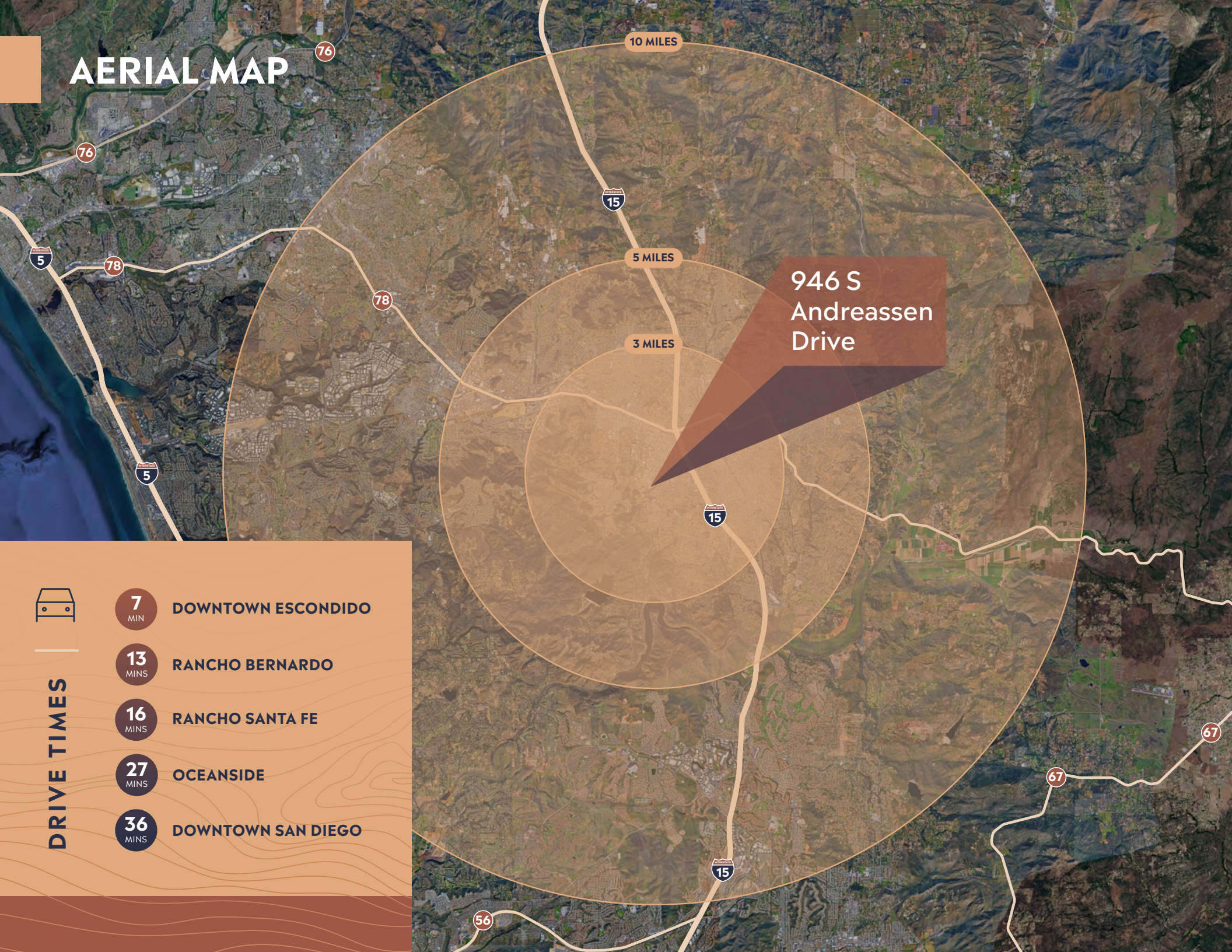


GL = Grade Level Loading
DH = Dock High Loading

SITE PLAN



AERIAL MAP



DRIVE TIMES

7 MIN	DOWNTOWN ESCONDIDO
13 MINS	RANCHO BERNARDO
16 MINS	RANCHO SANTA FE
27 MINS	OCEANSIDE
36 MINS	DOWNTOWN SAN DIEGO

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