

FOR LEASE

2140
ENTERPRISE ST

"Lowest lease rate in North County San Diego..."



26,090 SF FREESTANDING
INDUSTRIAL MANUFACTURING

ESCONDIDO, CA 92029

PROPERTY HIGHLIGHTS



Gas and Water distributed throughout



Two (2) **grade-level** doors
and **dock-well** loading

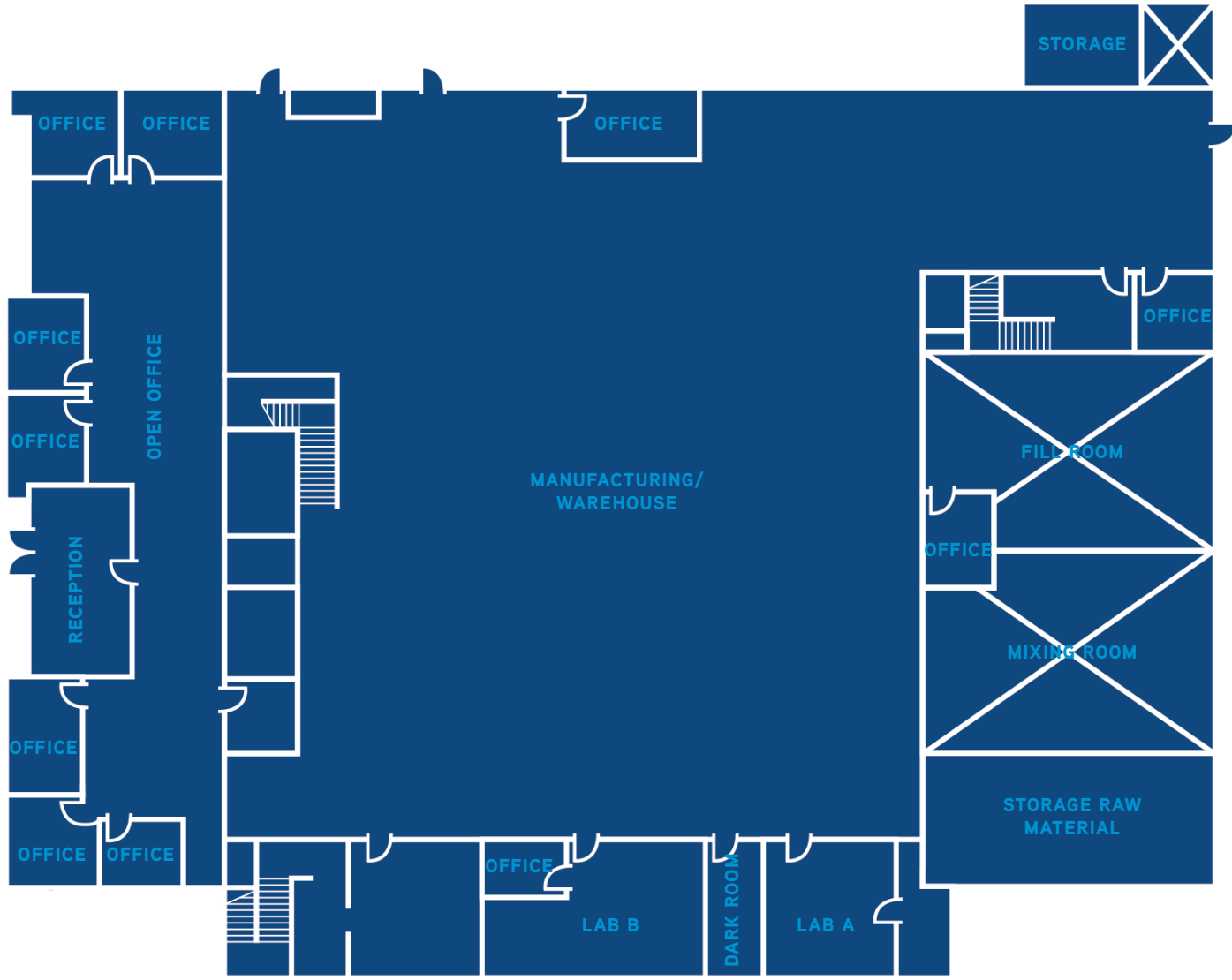


52 **parking** spaces

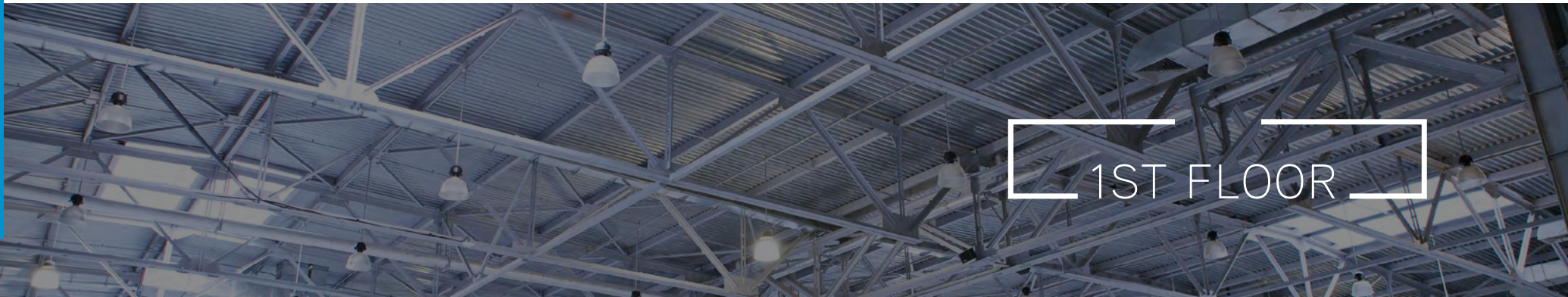


22' - 26' clear height

FLOOR PLAN

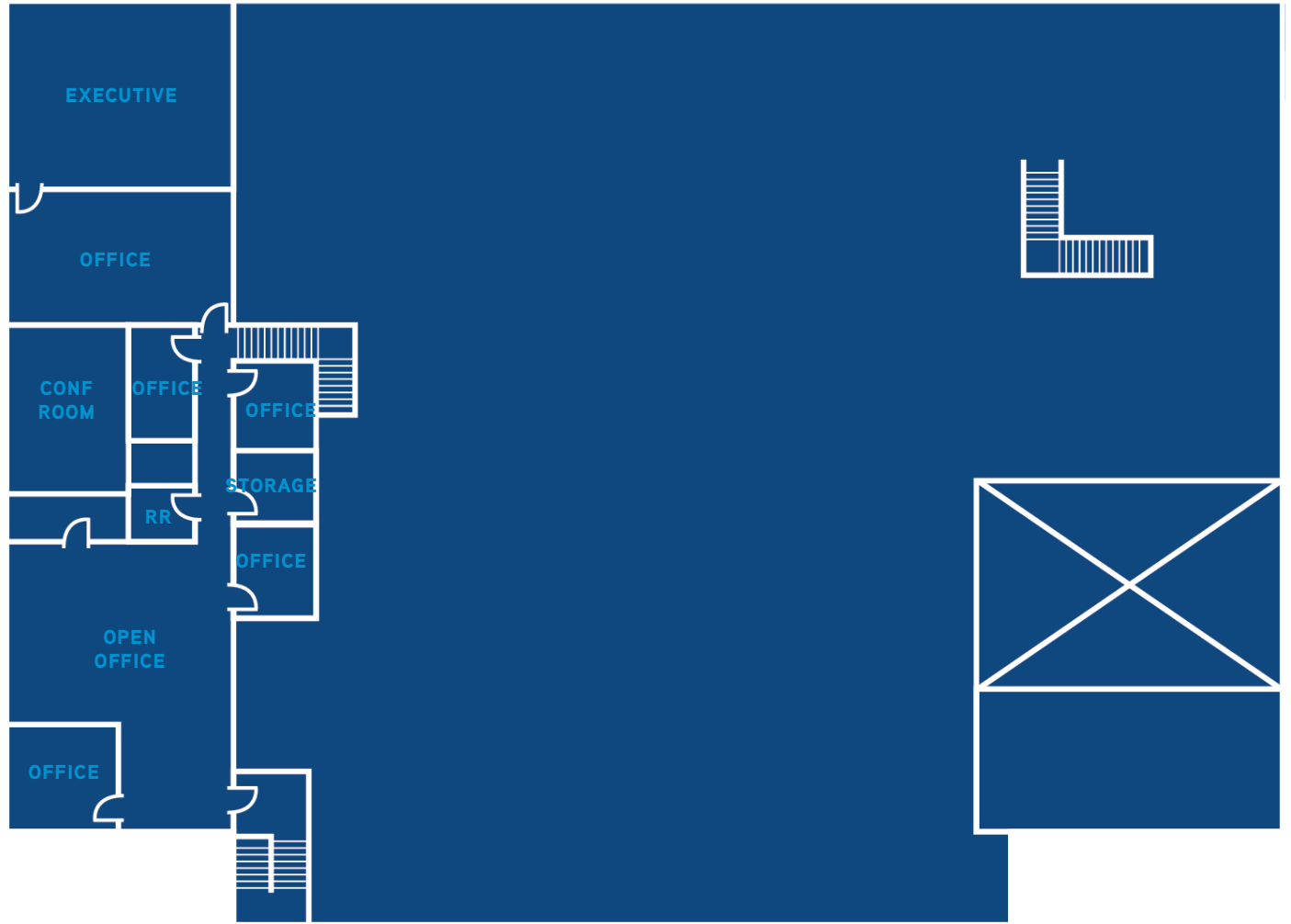


LEASE RATE
\$0.65/SF NNN



1ST FLOOR

FLOOR PLAN



LEASE RATE

\$0.65/SF NNN

2ND FLOOR



PROPERTY DETAILS



Concrete tilt-up construction on approximately 1.2 acres



Approximately 20% office build-out with mezzanine storage



Outstanding manufacturing facility with fully-conditioned warehouse and electrical distribution throughout



Gas and water lines distributed throughout



52 parking spaces



Two (2) grade-level doors and dock-well loading



Concrete loading areas with drive-around access



22' - 26' clear height



Lowest lease rate in San Diego County



LOCATION

Located in the Wineridge Business Park, close to both Interstate 15 and Highway 78 with convenient access to all of San Diego County.

20 MINUTES
I-5

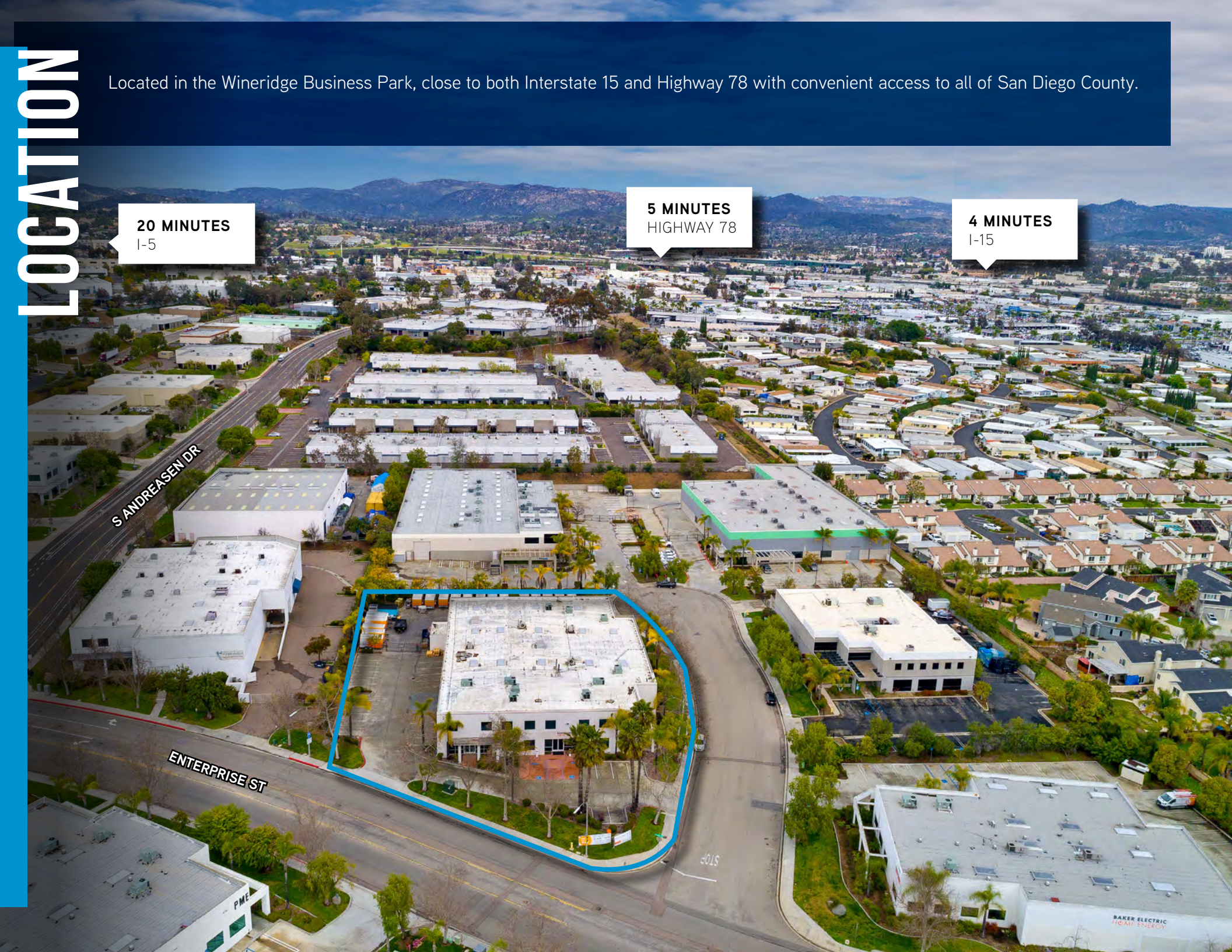
5 MINUTES
HIGHWAY 78

4 MINUTES
I-15

S ANDREASEN DR

ENTERPRISE ST

BAKER ELECTRIC
HOME ENERGY



DRIVE TIMES



35 MINUTES
ORANGE COUNTY

20 MINUTES
I-5

5 MINUTES
HIGHWAY 78

4 MINUTES
I-15



35 MINUTES
DOWNTOWN SD



50 MINUTES
MEXICO BORDER

2140
ENTERPRISE ST



ESCONDIDO

Escondido's economy is one of the most diversified in North County featuring healthcare, speciality food and beverage manufacturing, agriculture, professional services and precision manufacturing. Retail sales are among the highest in San Diego County due to the presence of the Escondido Auto Park, as well as a regional mall, Westfield North County. From computers to craft beer, Escondido is rich in the entrepreneurial spirit that defines the San Diego region and is home to dozens of innovative companies and entrepreneurs, with one of the highest numbers of recorded patents per capita in the nation.

Escondido also boasts two of North County's top tourism destinations: The world-famous San Diego Zoo Safari Park and Stone Brewing Company, America's ninth-largest craft brewery.

Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.

MAIN INDUSTRIES



KEY COMPANIES



FOR LEASE | 26,090 SF

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