



# FOR SUBLEASE



**Kidder  
Mathews**

**±1,152 SF Industrial Space**

2225 BARHAM DRIVE, SUITE B | ESCONDIDO, CA 92029

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## Floor Plan

**THIS ±1,152 SF SUITE FEATURES** one (1) office, restroom, warehouse with one roll-up grade door.



**SUITE B** includes an office, restroom and warehouse

**ONE (1)** grade level roll-up door

**MINUTES** from major freeways 15 & 78

**SURROUNDED** by local businesses, breweries & shopping centers

**LEASE RATE** \$1.47 / SF Industrial Gross (Tenant pays own separately metered utilities & \$100.00 for water / trash)

**MASTER LEASE** expires on August 31, 2025; longer term lease potentially available

**AVAILABLE** now

**CALL** to show

**JOHN WITHERALL**

760.815.9004

[john.witherall@kidder.com](mailto:john.witherall@kidder.com)

LIC N° 01759453

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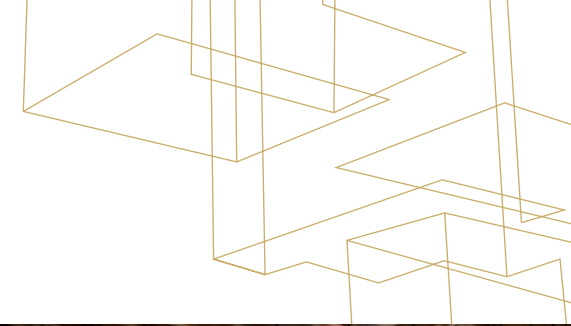
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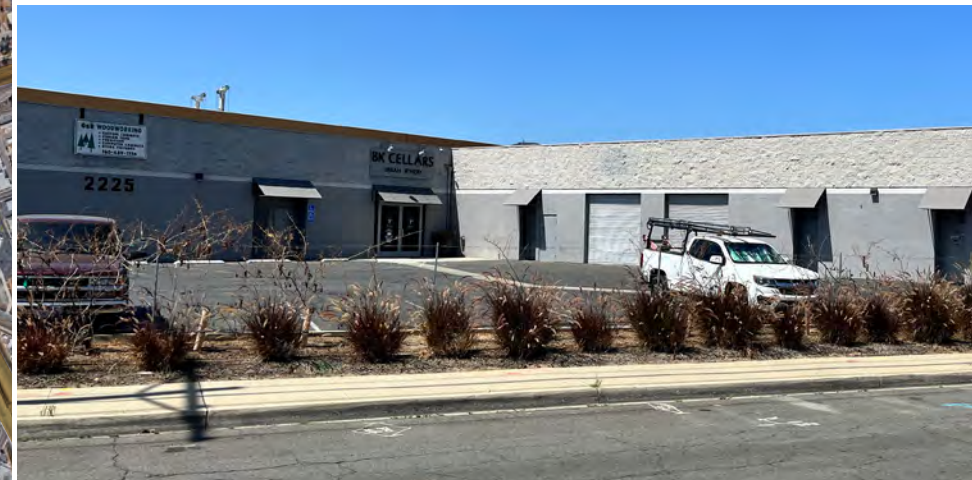
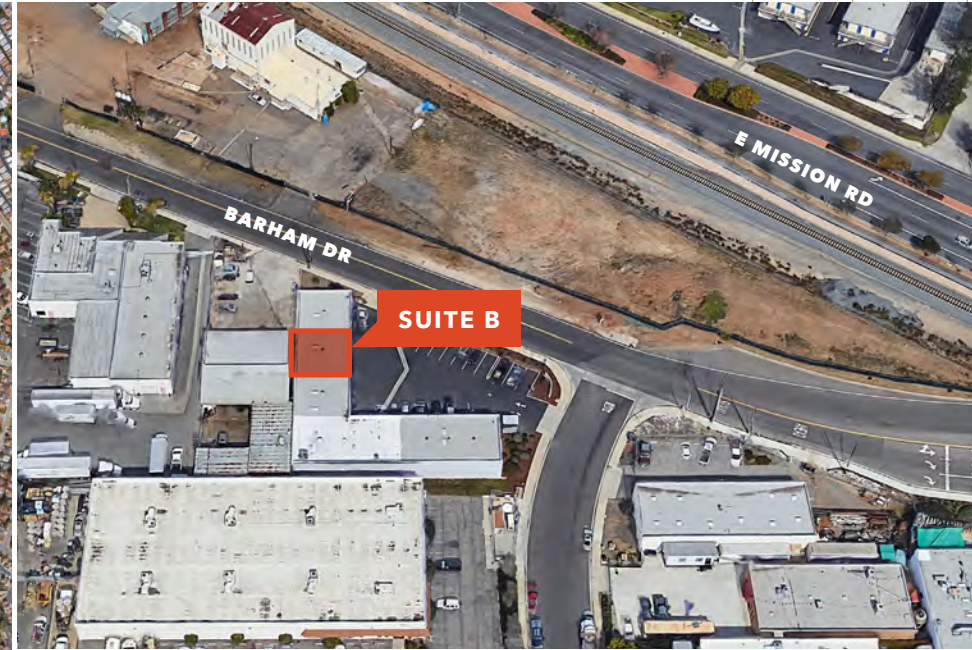
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