

Lake Center Business Park

1553 Simpson Way, Escondido CA 92029

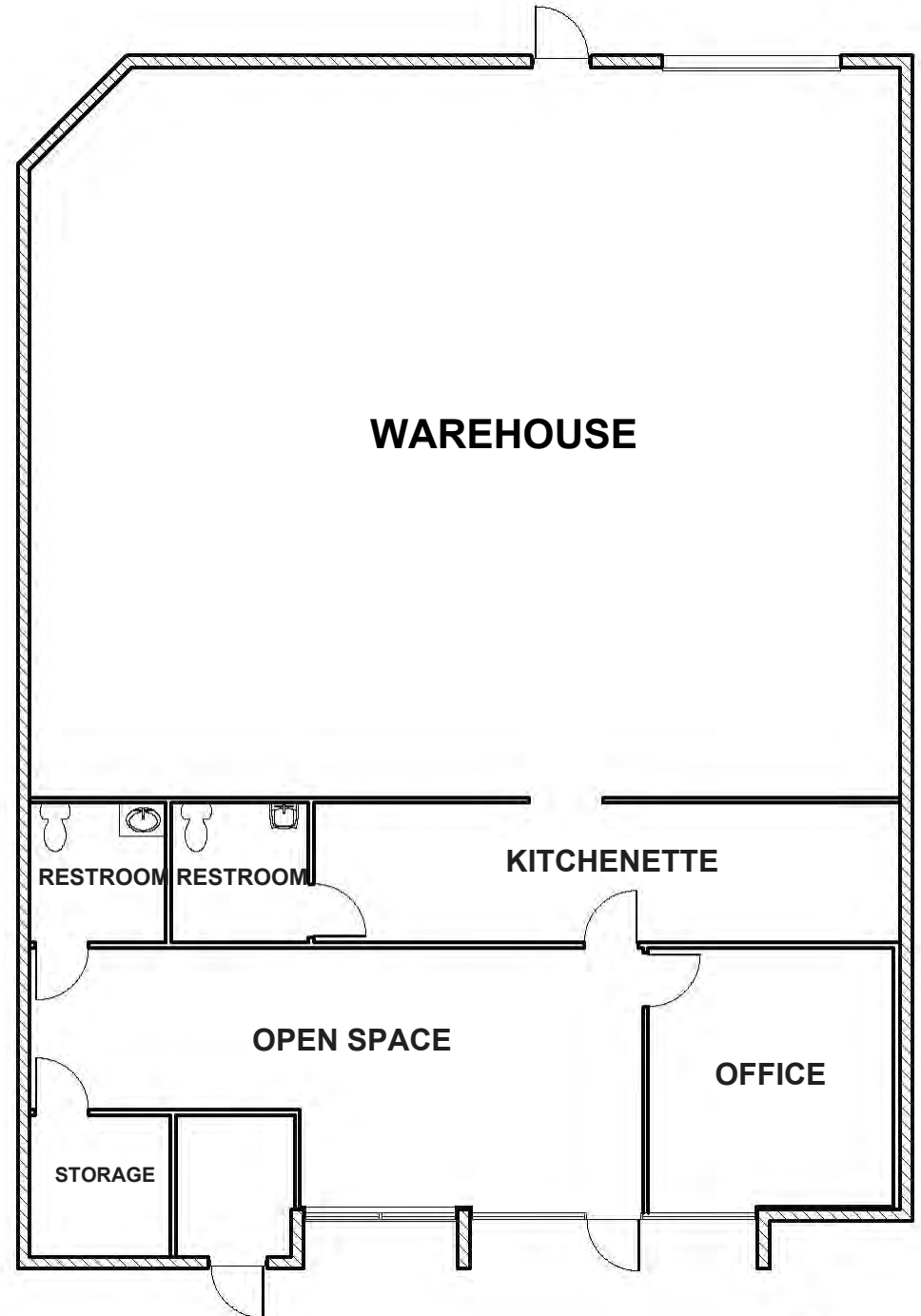
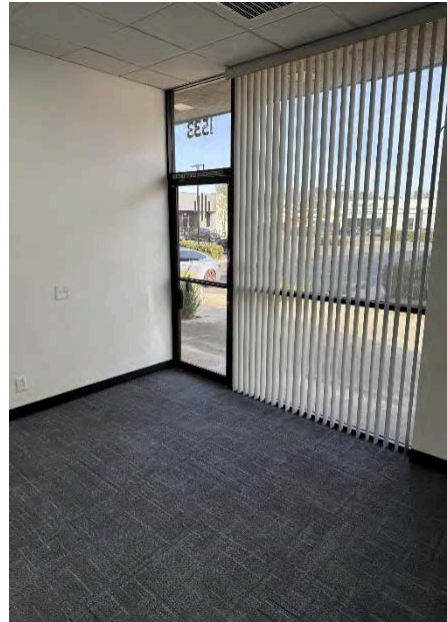


Industrial/Office Condo For Sale
± 3,316 SF AVAILABLE FOR OWNER/USER



Space Features

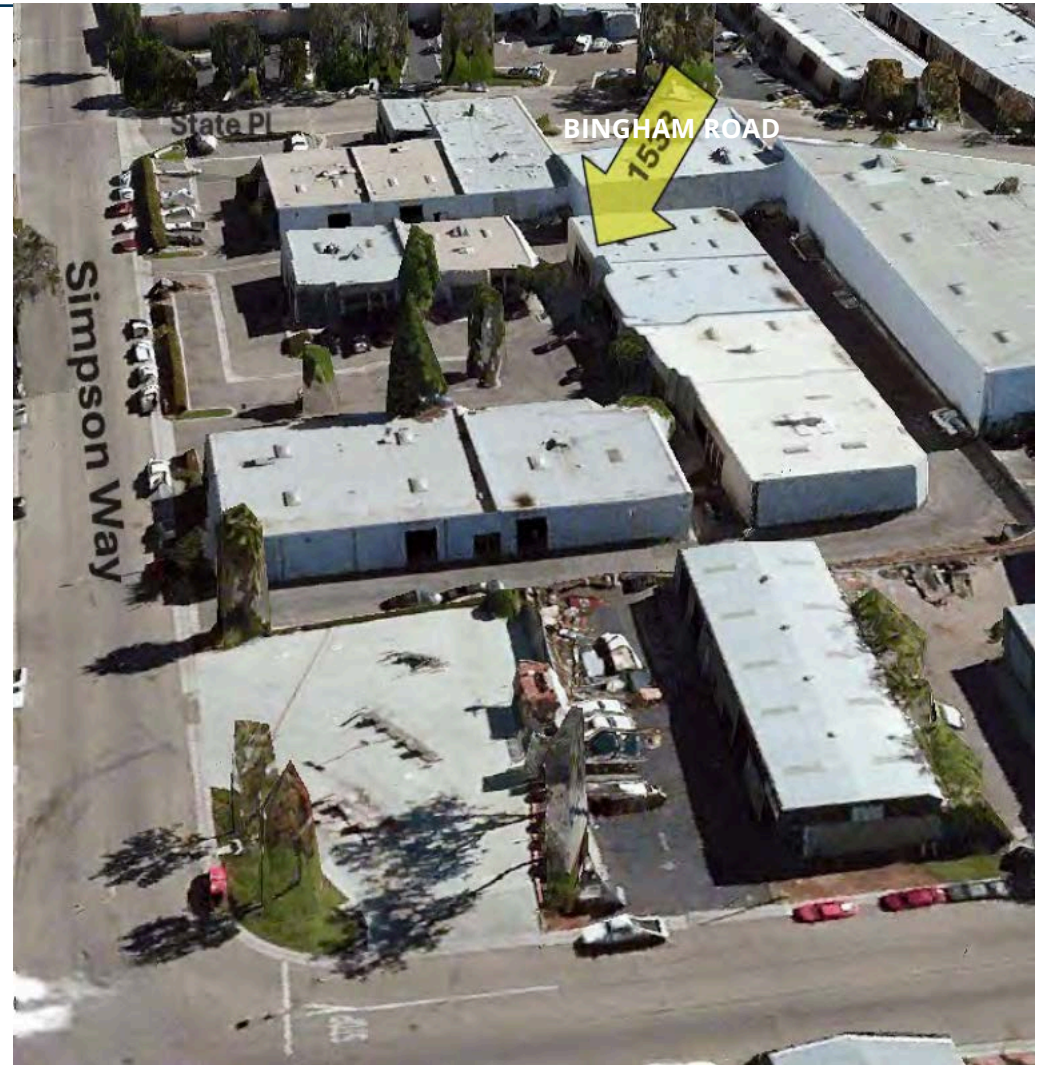
- ±3,316 SF - 70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
- Office area includes 1 private office, storage room, open space & bathroom
- Warehouse area includes kitchenette, break area & bathroom
- **Asking Sales Price: \$1,150,000**



Space plan not to scale; for reference purposes only

Property Highlights

- Excellent proximity to I-15 and Hwy 78
- Space is 70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
- Office area included 1 private office, storage room, open space & bathroom
- Warehouse area included kitchenette, break area and restroom



1533 SIMPSON WAY

Address



±3,316 SF

Rentable Area



INDUSTRIAL CONDO

Space Type



232-440-39

APN



\$1,150,000 (\$347/SF)

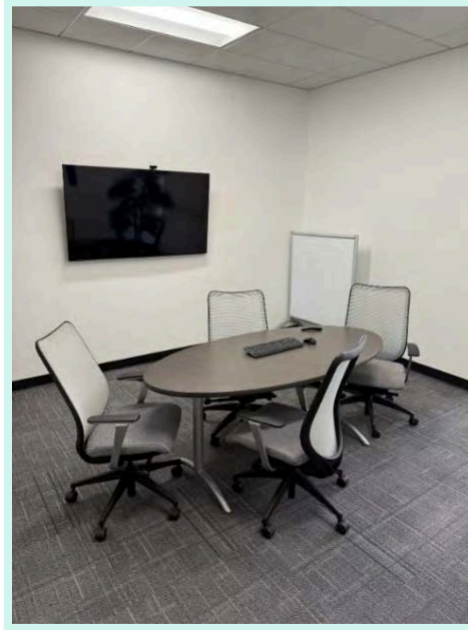
Asking Price

Office Area Features

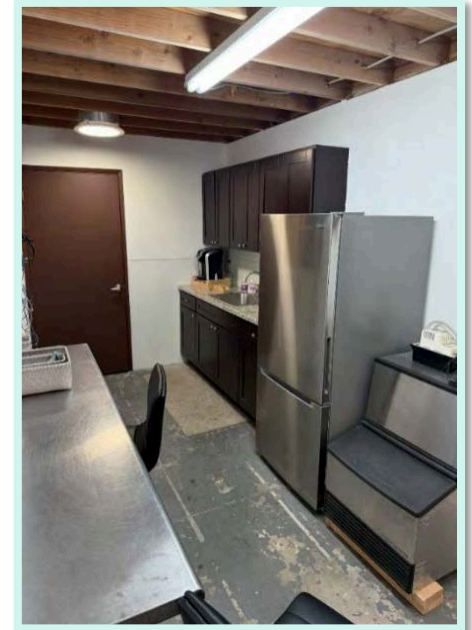
Open Space



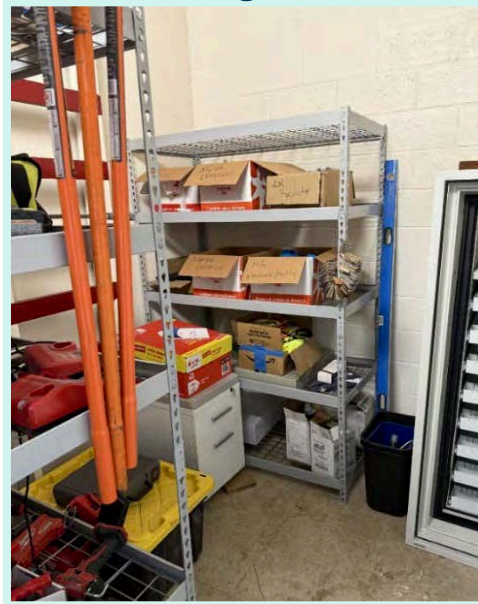
Private Office



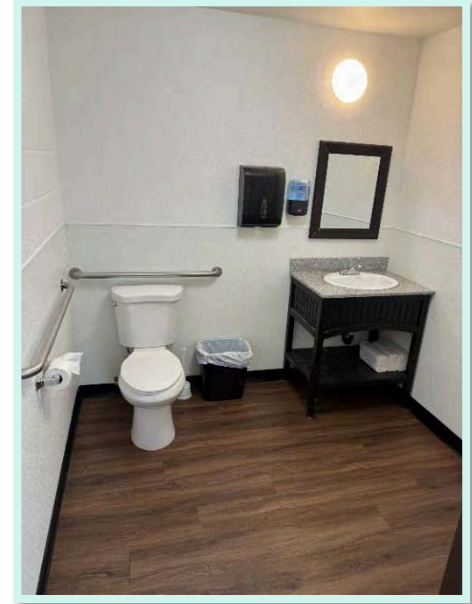
Kitchenette



Storage Room



Rest Room



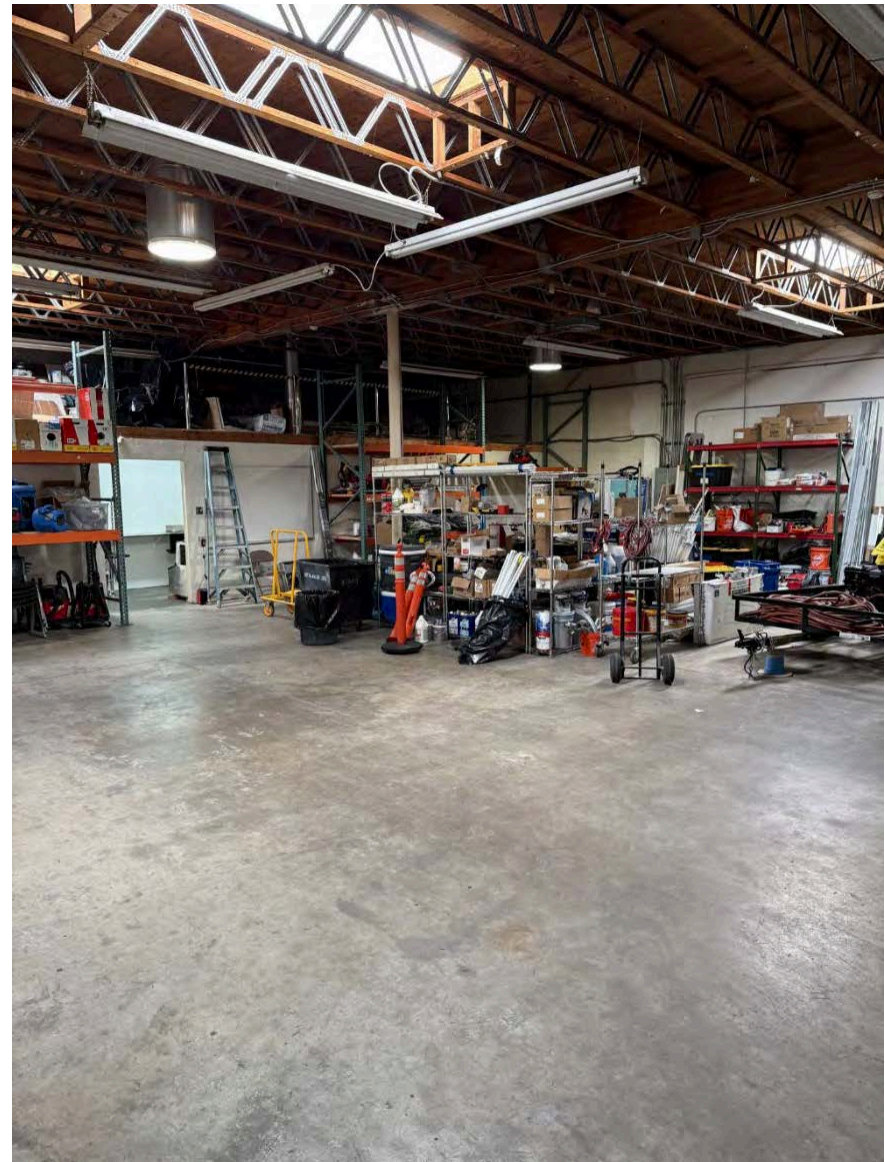
Warehouse Features

Loading/Delivery

10-ft x 12-ft Grade-level Roll up Door

Clear Height

16-ft



Get in Touch.

NATE WHITE

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1533

Simpson Way

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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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