

INDUSTRIAL SUITES FOR LEASE



STATE PLACE BUSINESS PARK

300-398 STATE PLACE - ESCONDIDO, CA 92029

property description

- Class A, multi-tenant business park
- Concrete block construction
- Grade-level loading
- Excellent access to HWY 78 and I-15
- Individual addresses
- Proximity to major retail and restaurants
- Locally owned and managed
- Cox Cable Internet



Address	SF	Office SF	Roll-Up Doors	Power	Rate/Month	Availability
340-342 State Place	2,410	1,517	1 (10'x12')	200 Amps	\$1.45/SF + NNN (\$0.52/SF)	Now
354 State Place	1,205	511	1 (10'x12')	100 Amps	\$1.30/SF + NNN (\$0.52/SF)	August 1, 2026



SUITE DESCRIPTION

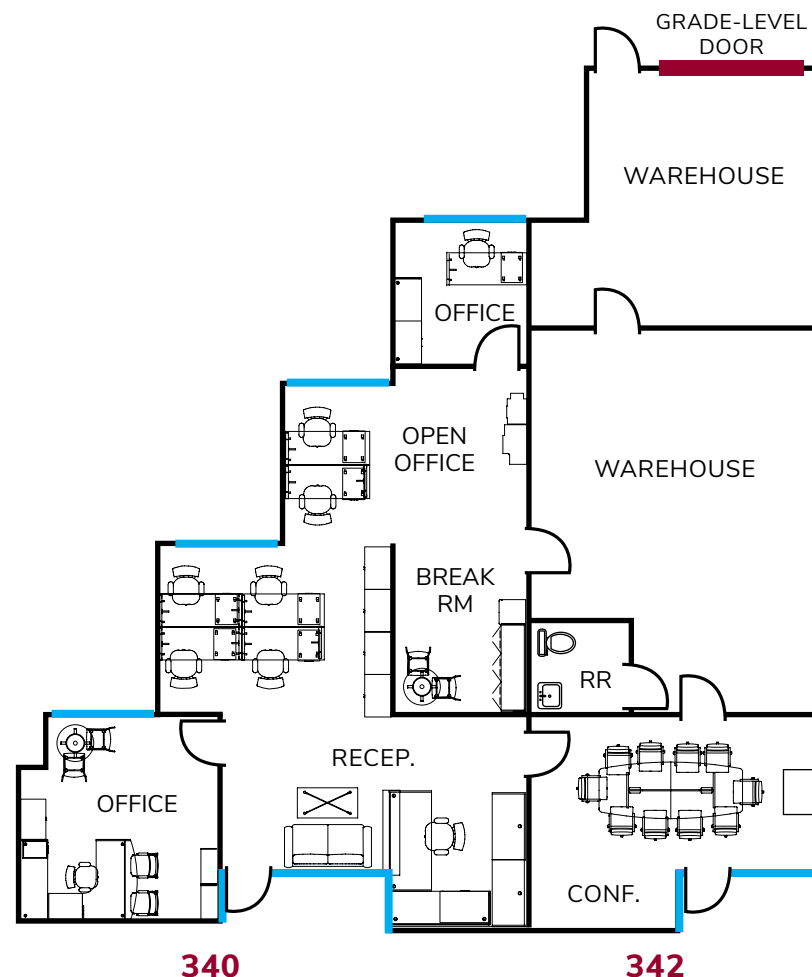
BUILDING ADDRESS: 340-342 State Place

SQUARE FEET: 2,410 SF

LEASE RATE: \$1.45/SF + NNN (\$0.52/SF)

COMMENTS: Reception, two offices, open office, conference room, break room, restroom, and warehouse with one grade-level door

AVAILABILITY: Now



340

342

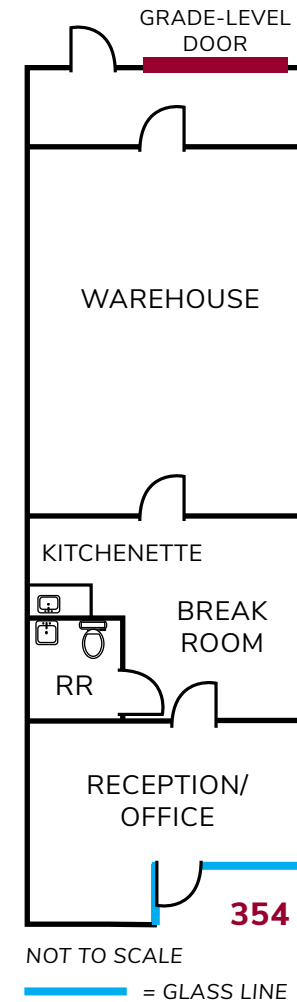
— = GLASS LINE

NOT TO SCALE

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

SUITE DESCRIPTION

BUILDING ADDRESS:	354 State Place
SQUARE FEET:	1,205 SF
LEASE RATE:	\$1.30/SF + NNN (\$0.52/SF)
COMMENTS:	Reception/office, break room, kitchenette, restroom, and warehouse with one grade-level door
AVAILABILITY:	August 1, 2026



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location map

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