

Lake Center Business Park

1533 Simpson Way, Escondido CA 92029



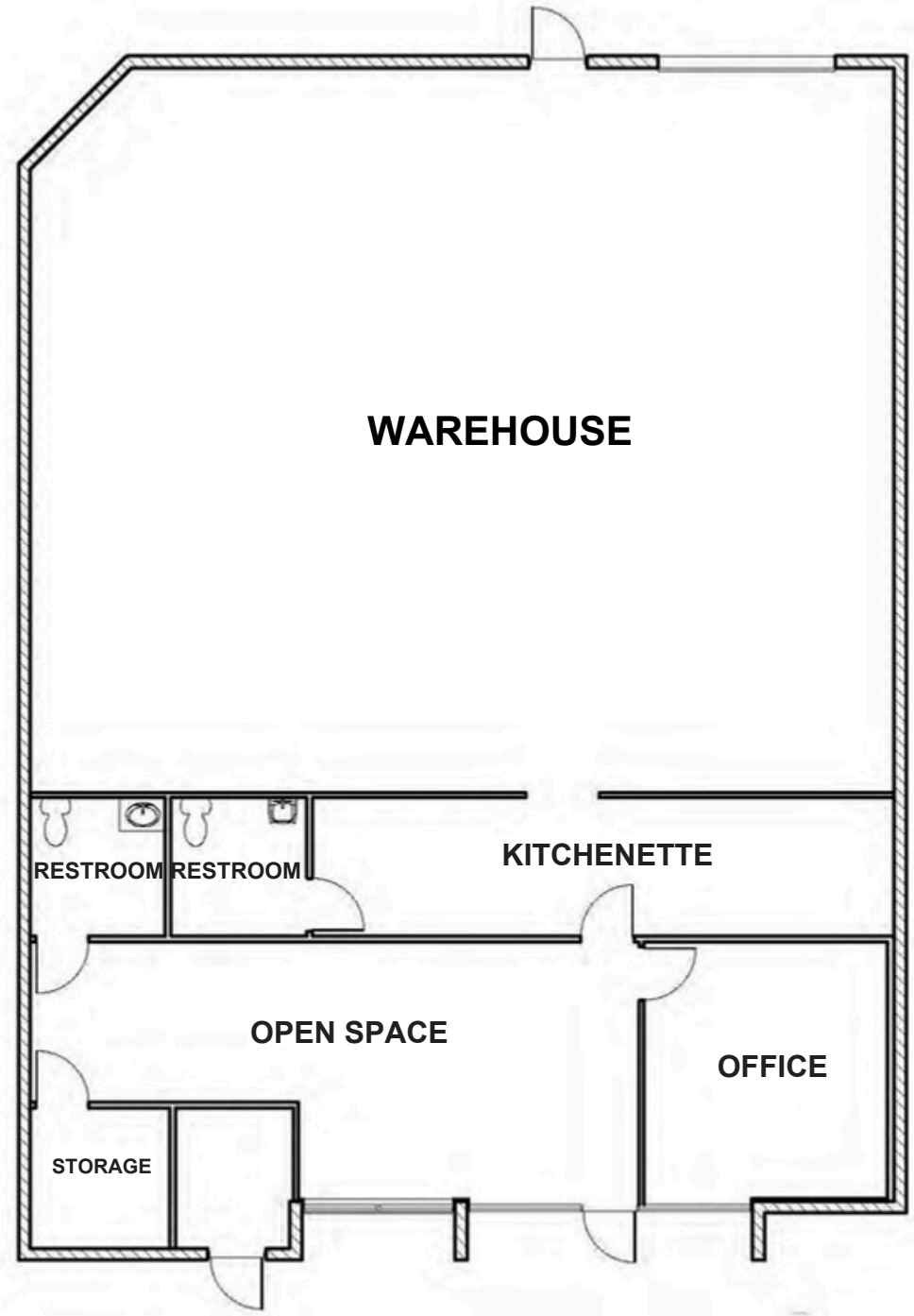
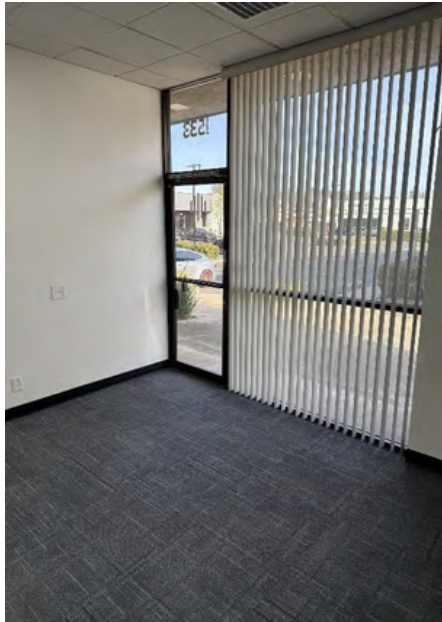
Industrial/Office Condo For Lease
± 3,316 SF AVAILABLE FOR OWNER/USER



Space Features

Option 1 - Entire Space

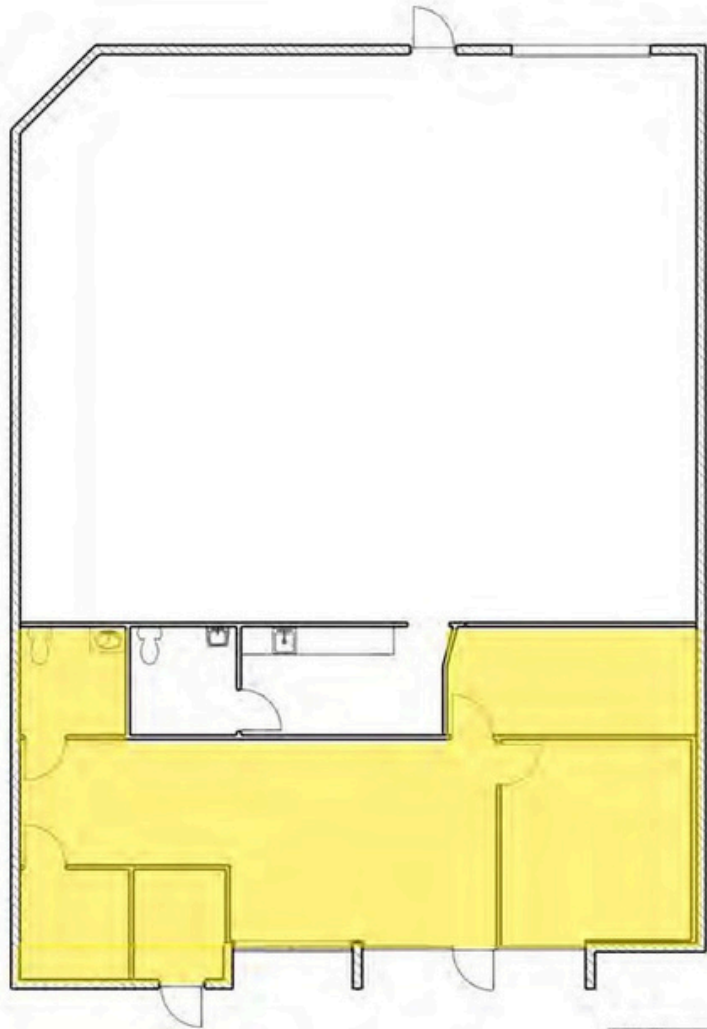
- $\pm$ 3,316 SF -70% warehouse; 30% office
- 16 foot ceiling height
- One 10' x 12' roll up door
 - Office area includes 1 private office, storage room, open space & bathroom
- Warehouse area includes kitchenette, break area and bathroom
- \$1.60/SF + Utl.



Space plan not to scale; for reference purposes only

Space Features

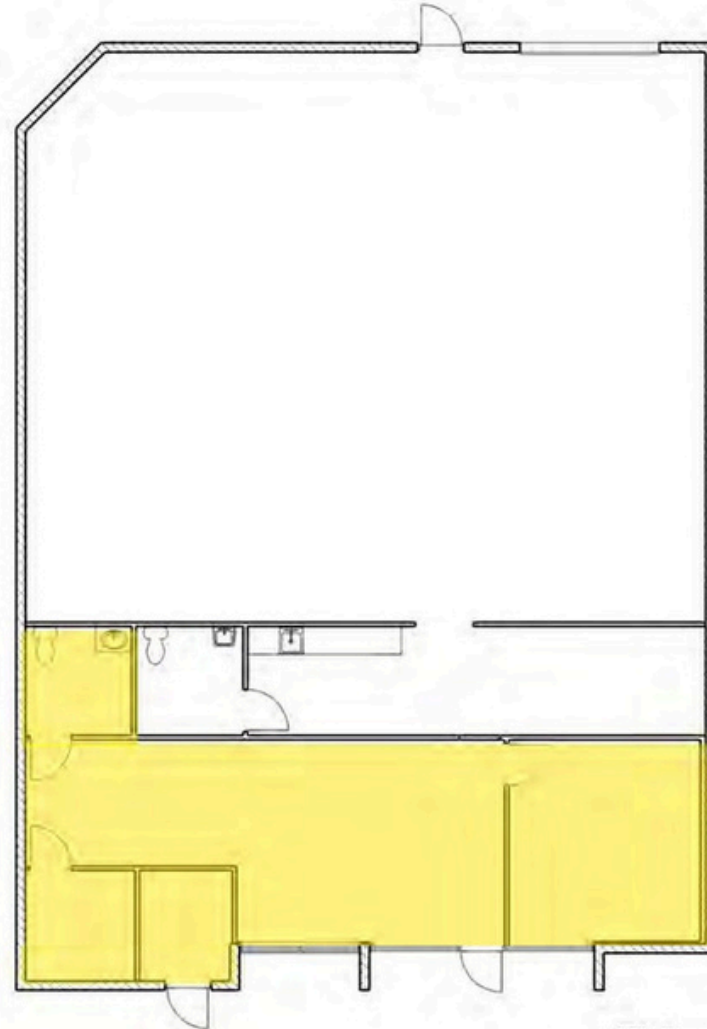
Option 2 - 976 SF



0 4 8 16
Scale In Feet 3/32"=1'-0"

1533 Simpson Way

Option 3 - 825 SF



0 4 8 16
Scale In Feet 3/32"=1'-0"

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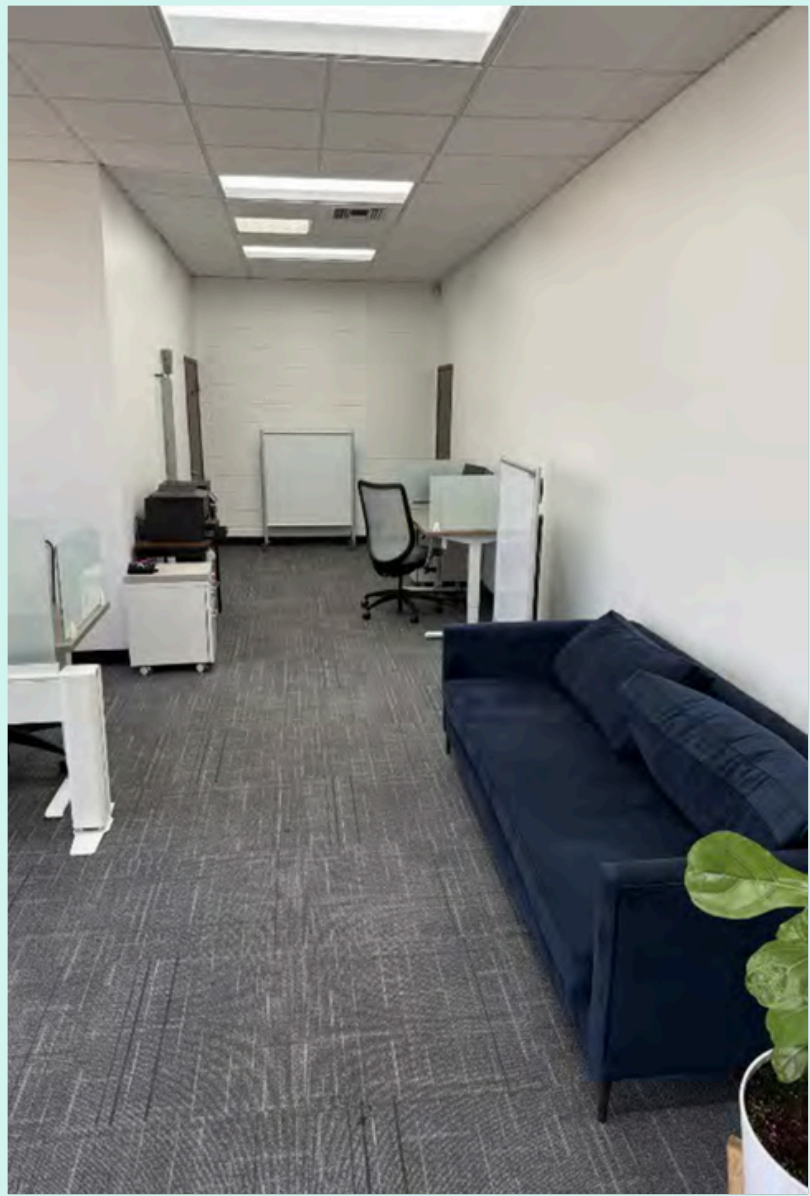
Property Highlights

- 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 includes 1 private office, storage room, open space & bathroom
- Warehouse area includes kitchenette, break area and bathroom
- Additional Space Options:
 - Option 2: 976 SF - Office Space + Restroom
 - Option 3: 825 SF - Office Space + Restroom

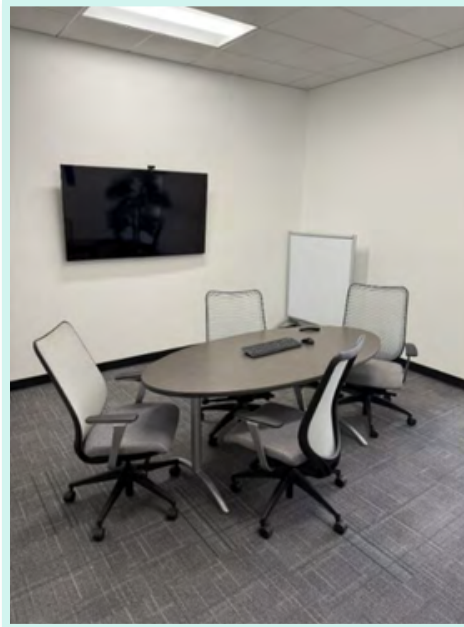


Office Area Features

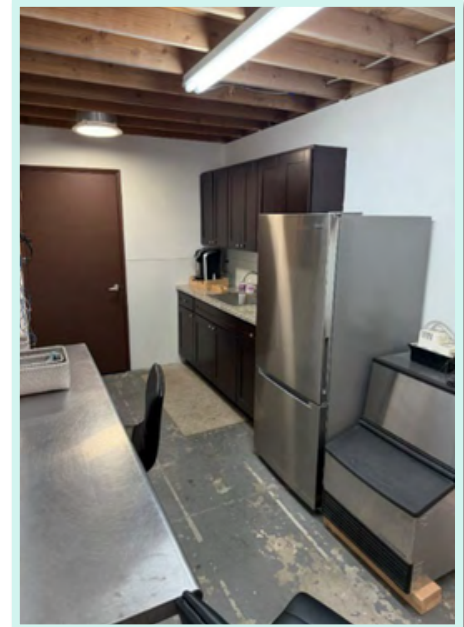
Open Space



Private Office



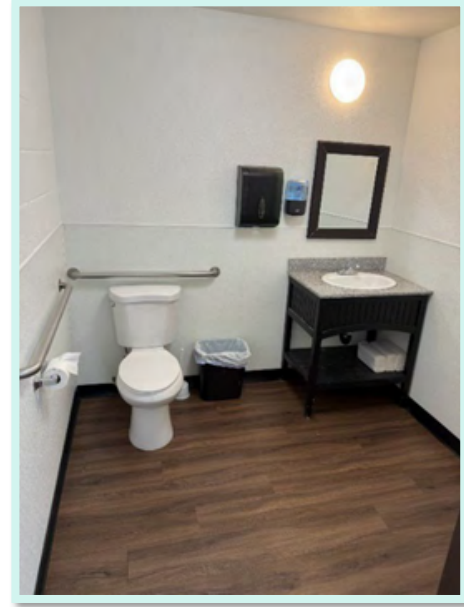
Kitchenette



Storage Room



Rest Room



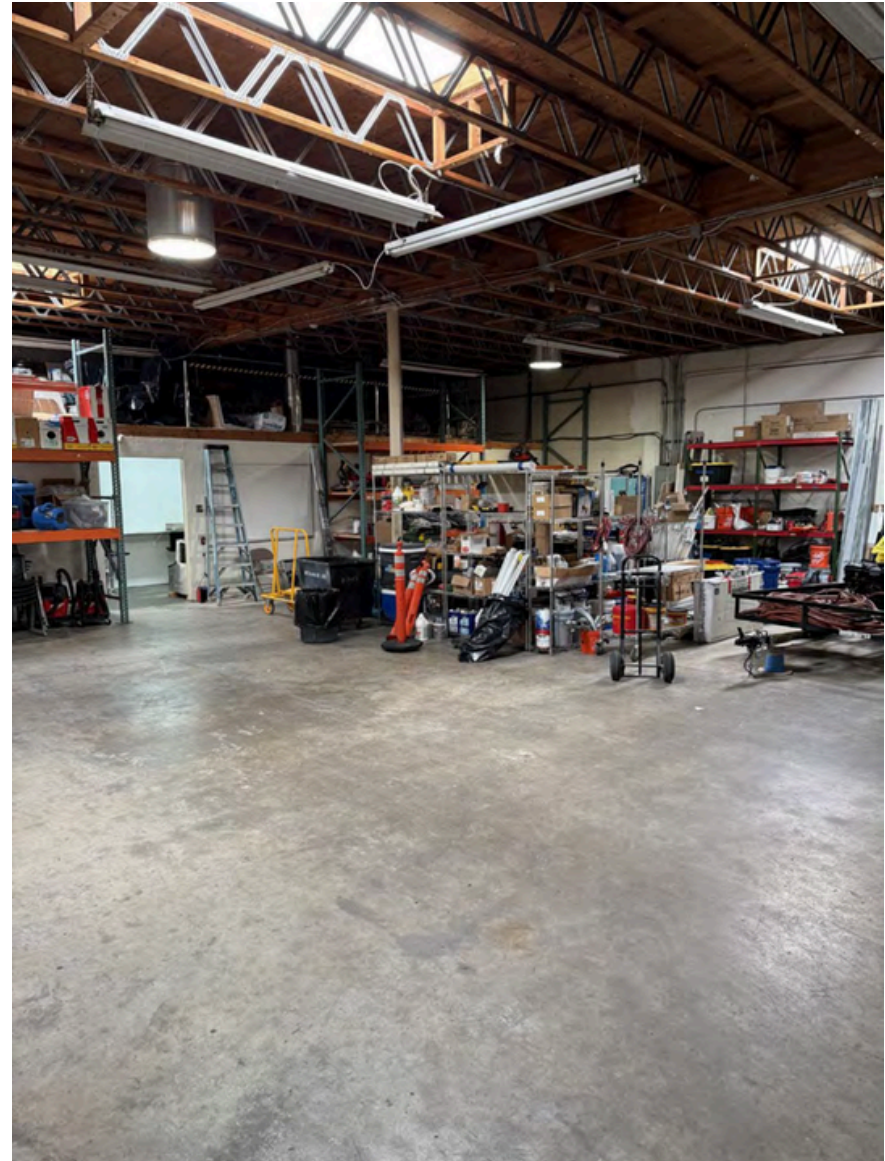
Warehouse Features

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

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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