

**FOR LEASE: APPROXIMATELY 2,612 SF | 2,698 SF | 5,436 SF  
FULL BUILDING WITH ALL SUITES COMBINED: 10,746 SF**



**976 SOUTH ANDREASEN DRIVE**  
ESCONDIDO, CA 92029

**Building in like-new condition. Just remodeled with:**

- » New roof and skylights
- » New exterior and interior paint
- » New office remodel



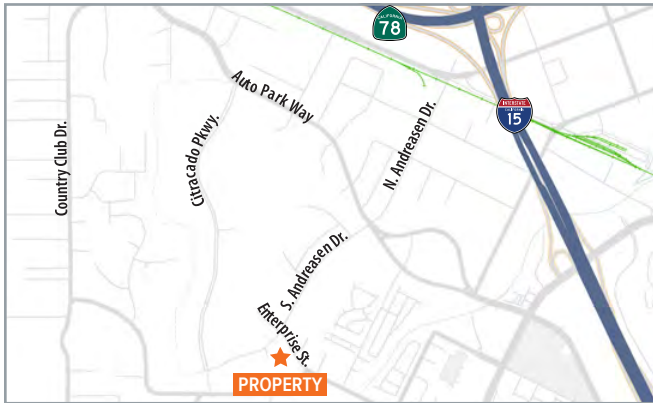
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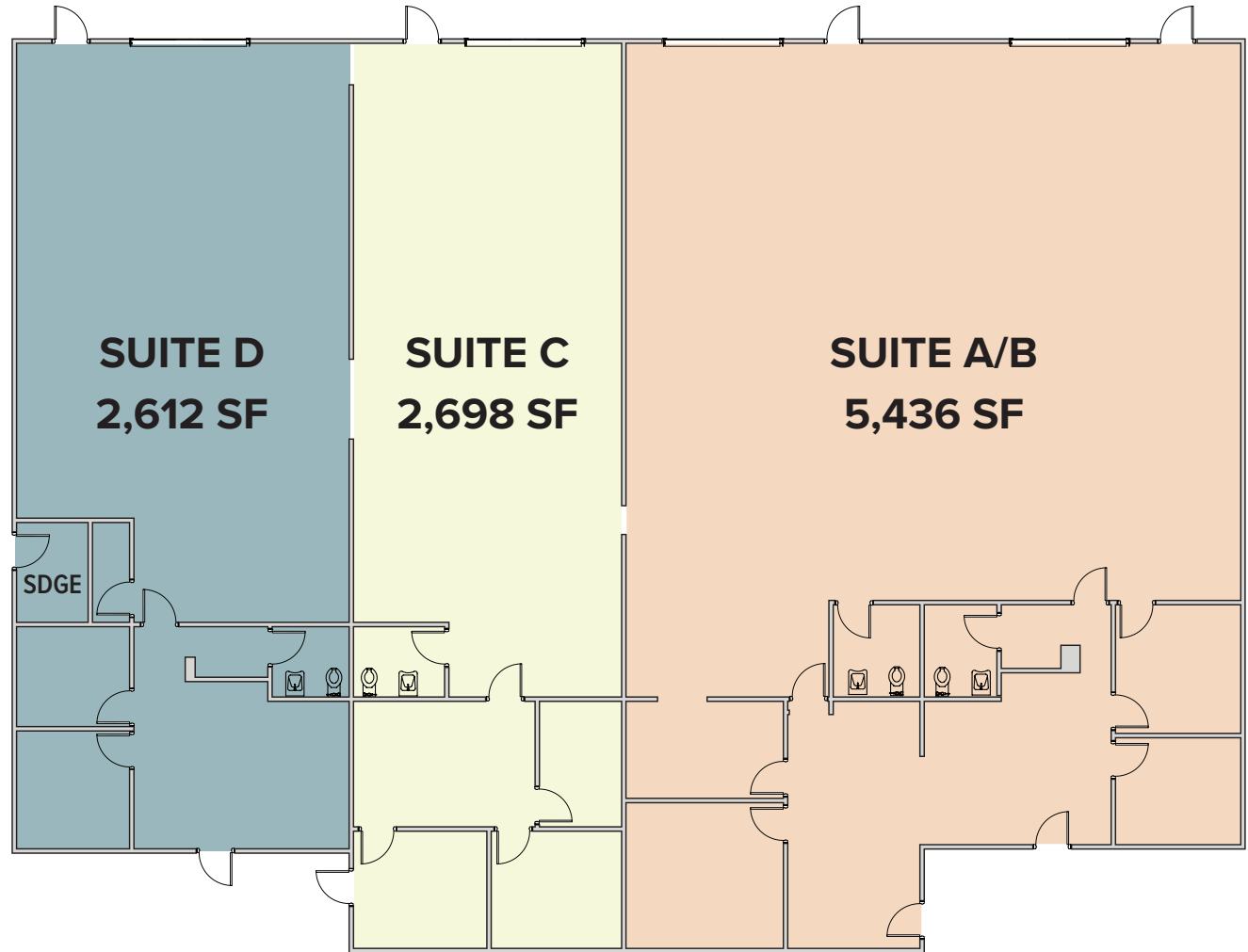


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### PROPERTY HIGHLIGHTS

- High image, freestanding industrial building with prominent corner location (S. Andraesen Dr / Enterprise St)
- Space completely remodeled: New roof and skylights. New exterior and interior paint (including warehouse). Newly reconfigured and remodeled office space with new flooring
- Full building option: 10,746 SF
- Can be leased as separate suites of: 2,612 SF | 2,698 SF | 5,436 SF
- Over-sized (14' wide) roll-up doors (one each for small suites, two for 5,436 sf suite and four for whole building)
- Approximately 25% improved with office
- High image, professional corporate headquarters project feel
- Approximately 16' clear height
- Drive-around truck access
- Excellent access to Interstate 15, Highway 78, Del Dios Highway and Elfin Forest
- LEASE RATES:  
SUITES C & D: \$1.75/SF GROSS (NO CAM CHARGE)  
SUITE A/B: \$1.70/SF GROSS (NO CAM CHARGE)



**SUITES MAY BE LEASED SEPARATELY OR COMBINED IN ANY COMBINATION UP TO THE FULL BUILDING**



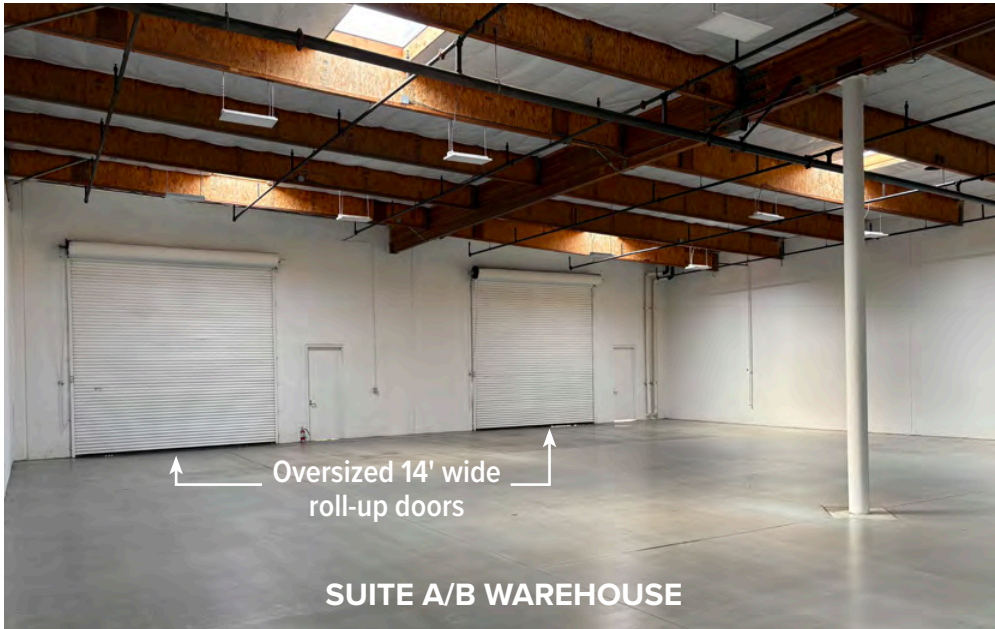
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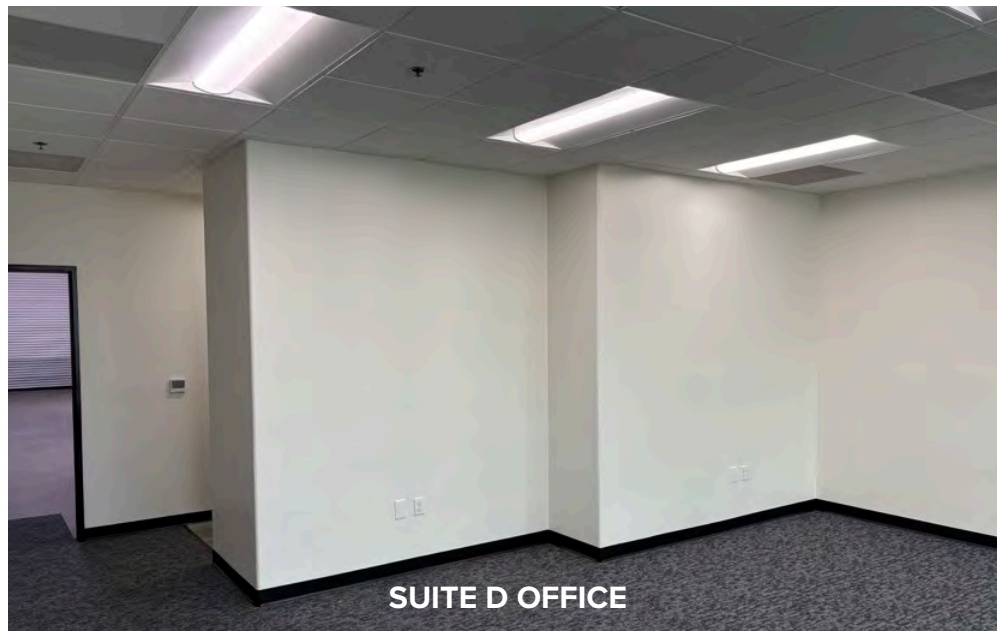
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LOCATION



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