

FOR LEASE > WAREHOUSE/MANUFACTURING



# 4,000 SF—Heavy Power

701 S. ANDREASEN DRIVE, SUITE B, ESCONDIDO, CA 92029



## Building Amenities

- > 4,000 SF Upgraded Warehouse/Manufacturing Building
- > Small Office With Two Restrooms
- > Extra Storage Above Office Area
- > Located Adjacent to Escondido's Premier Business Park — The WineRidge Business Park
- > Excellent Truck Circulation Access From Two Streets (Andreasen Drive and Vinewood Street)
- > Truck Doors: One (1) 12' x 12'
- > Power: 150 Amps, 110/208v, 400 Amps Single Phase (Extensive Electrical Distribution)
- > 16' Minimum Clear Height
- > Zoning: IP

**Lease Rate: \$5,520.00 (\$0.69) Gross (No C.A.M. Charges)**



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