

**FOR LEASE**

# 13,916 Square Feet Dock-Hi ~ Custom Offices (40%)



2215 Auto Park Way, Escondido, CA 92029



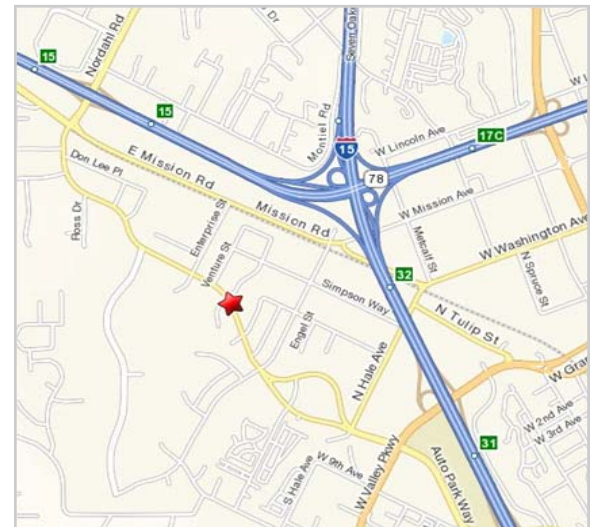
**PRICE REDUCTION!  
NOW ONLY \$0.69 PSF**

3,916 SF & 2,000 SF  
CUSTOM OFFICES 40%  
HOWARD ZATKIN  
930-7928

A distinctive warehouse - showroom building in a highly visible location (16,000 cars per day) close to the New Palomar Pomerado Hospital featuring:

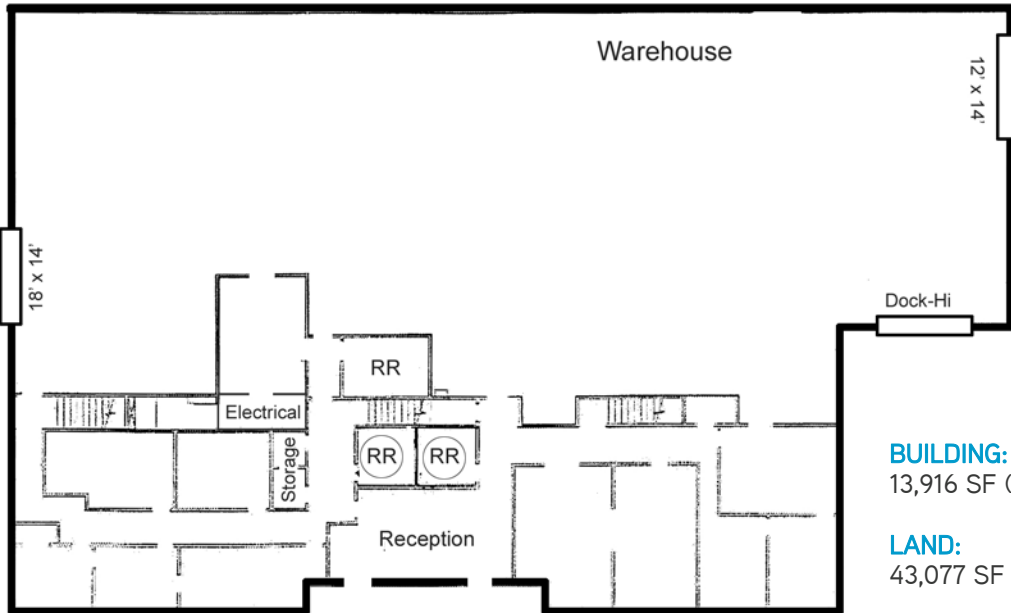
## Features

- › 5,868 SF of two-story offices, showroom, kitchen, conference room with wet bar and five (5) bathrooms
- › Oversize roll-up truck doors:
  - Dock-hi: 18' x 10' (double wide)
  - Ground level: 18' x 14' and 12' x 14'
- › Fully enclosed side yard area
- › All concrete truck, parking and driveway areas
- › **Lease Rate: \$9,602 (\$0.69) modified gross**



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**BUILDING:**  
13,916 SF (approx.)

**LAND:**  
43,077 SF (approx.)

**ZONE:**  
M-1; Warehouse and light manufacturing

**CLEARANCE HEIGHT:**  
19-21 feet

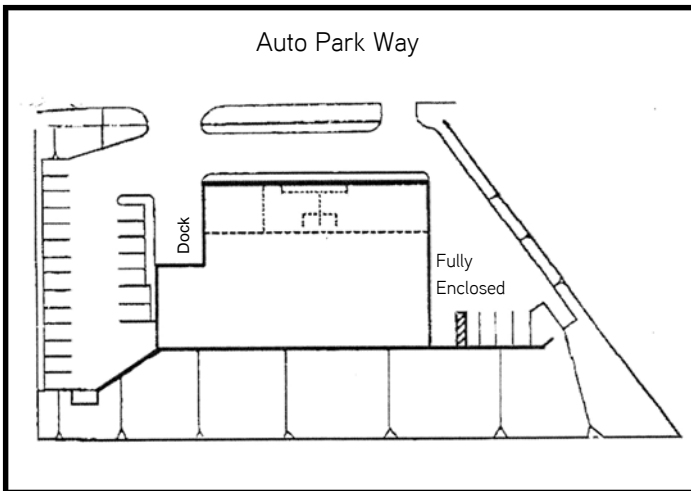
**OFFICES:**  
5,868 SF of 2-story custom offices, showroom and conference room with wet bar

**TRUCK DOORS:**  
Ground level (2): 18' x 14' and 12' x 14'  
Dock-Hi (1): 18' x 10' (double wide)

**POWER:**  
400 Amps; 110/208 Volt - 3 Phase

**PARKING:**  
35 (approx.) on-site spaces

**SIDE YARD:**  
Fully enclosed



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