

FOR SALE

FREESTANDING INDUSTRIAL W/ YARD

±13,000 SF / Outside Storage Allowed

1220

INDUSTRIAL AVE.

ESCONDIDO, CA 92029

Owner/User Opportunity
Minutes from I-15 and Hwy 78

Turnkey & Move-In Ready!

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OFFERING SUMMARY

CEG is pleased to present 1220 Industrial Avenue, a freestanding industrial property located in the established industrial corridor of Escondido. The Property totals 13,000 SF of building area, which includes 2,000 SF of newer office build out, 1,600+ SF of bonus storage mezzanine, a fenced and gated yard, on a 27,443 SF lot with M-2 zoning allowing for outside storage.

The Property was fully renovated in 2022 and offers an owner/user the opportunity to move into a turn-key space with a higher-end finished office, a full kitchen, 34.56 KW owned rooftop solar, and 600 amps/3-phase power.



1220 Industrial Avenue

ADDRESS



\$4,500,000

ASKING PRICE



±13,000 SF (15% OFFICE / 85% WAREHOUSE)

BUILDING SIZE



±27,443 SF (±0.63 AC)

LOT SIZE



M-2 (ALLOWS FOR OUTDOOR STORAGE)

ZONING



1971

YEAR BUILT

2022

FULLY RENOVATED



±14'-18'

CLEAR HEIGHT



±19'w x 13'h

GRADE LEVEL ROLL DOORS (THREE)



600 AMPS / 3-PHASE

POWER



34.56 KW ROOFTOP PV

96-PANEL GRID-TIED NET METERED

SOLAR POWER (OWNED)



ELECTRIC GATE

FENCED YARD

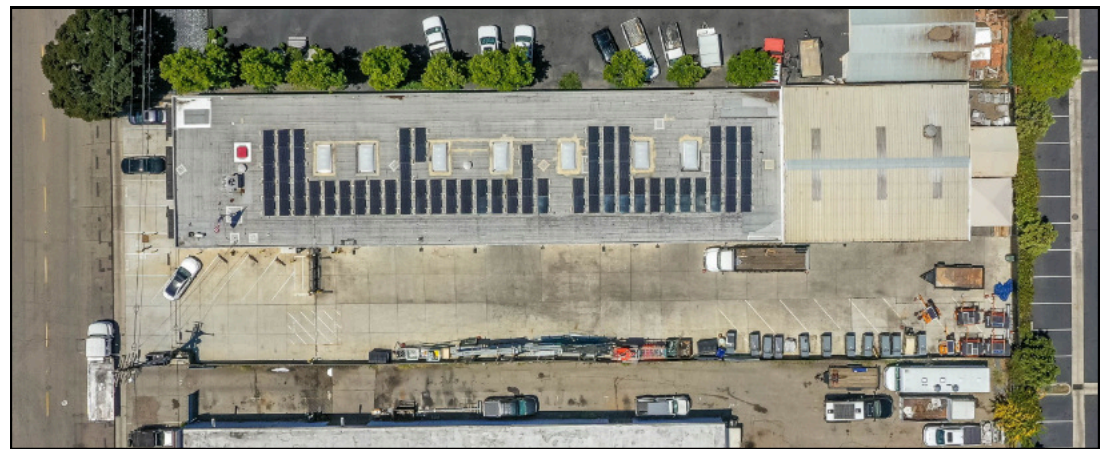
SITE & FLOOR PLAN

1220 INDUSTRIAL AVENUE



PHOTOS

1220 INDUSTRIAL AVENUE



PHOTOS



Bonus Mezzanine ±1,600 SF



LOCATION OVERVIEW

1220 INDUSTRIAL AVENUE

