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2057 aldergrove ave
escondido, ca 92029




LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



freestanding 42,333 sf industrial/manufacturing facility



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premises overview

ADDRESS:	2057 Aldergrove Ave, Escondido CA
BUILDING SIZE:	42,333 Square feet
OFFICE %:	6,400 SF (15%) 2 story
WAREHOUSE %:	35,933 SF of assembly/manufacturing/warehouse area
LOT SIZE:	2.49 Acres
LOADING:	Six (6) Grade level loading doors
POTENTIAL DOCK:	Location designated for easy installation
POWER:	Approximately 4,000 Amps, 277/480v
CLEAR HEIGHT:	27' Minimum clear height
FIRE SPRINKLERS:	.45/3,000 GPM
PARKING:	95 stalls (2.2/1,000 SF)
YEAR BUILT:	1996
YARD/OUTSIDE STORAGE:	Concrete Yard & Parking areas
ZONING:	IP-SP1
EXISTING INFRASTRUCTURE/ FF&E:	Multiple 2 & 3 Ton cranes, paint booths & office furniture available
LEASE RATE:	\$0.88/SF NNN
SALE PRICE:	\$6,850,000 (\$161/SF)



investment highlights

Corporate Identity

- Impressive Corporate Image
- High Quality Offices
- Highly preferred freestanding facility

Specialized Infrastructure In-Place:

- Custom epoxy warehouse floors (\$100,000 value)
- Stem Unit: Electricity management system (\$50,000 value + ongoing electrical savings)
- Heavy duty 2 & 3 ton cranes in place
- Permitted painting & sand blasting booths
- Natural gas service & compressed airlines throughout

Location:

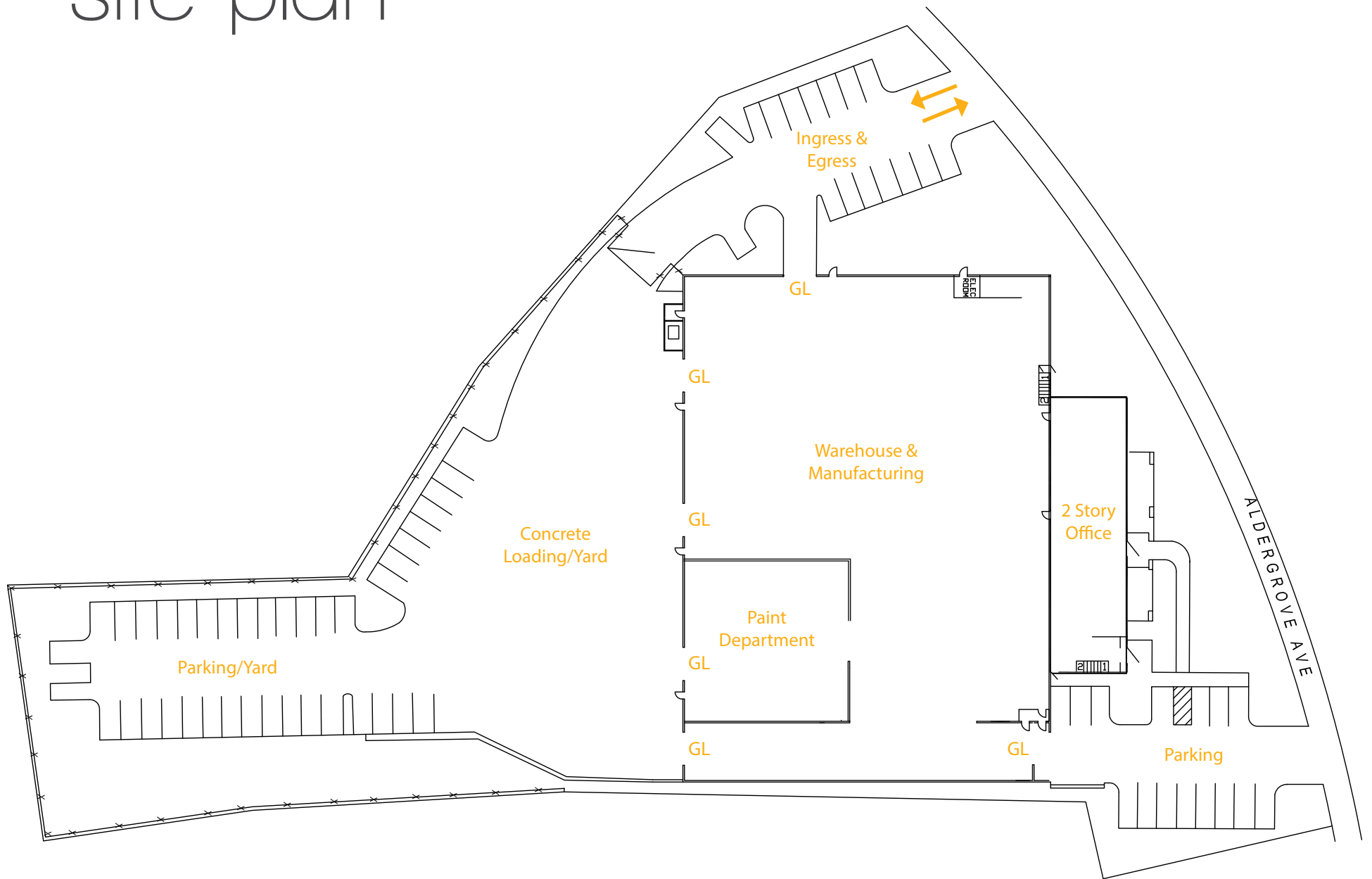
- Located with prestigious Wineridge business Center
- Strategically located on highway 78 & interstate 15 interchange
- Two major freeway exists within a mile of property
- Centrally located between downtown San Diego & Inland Empire submarkets
- Close proximity to major retail, restaurants and public transportation.

Strong Submarket:

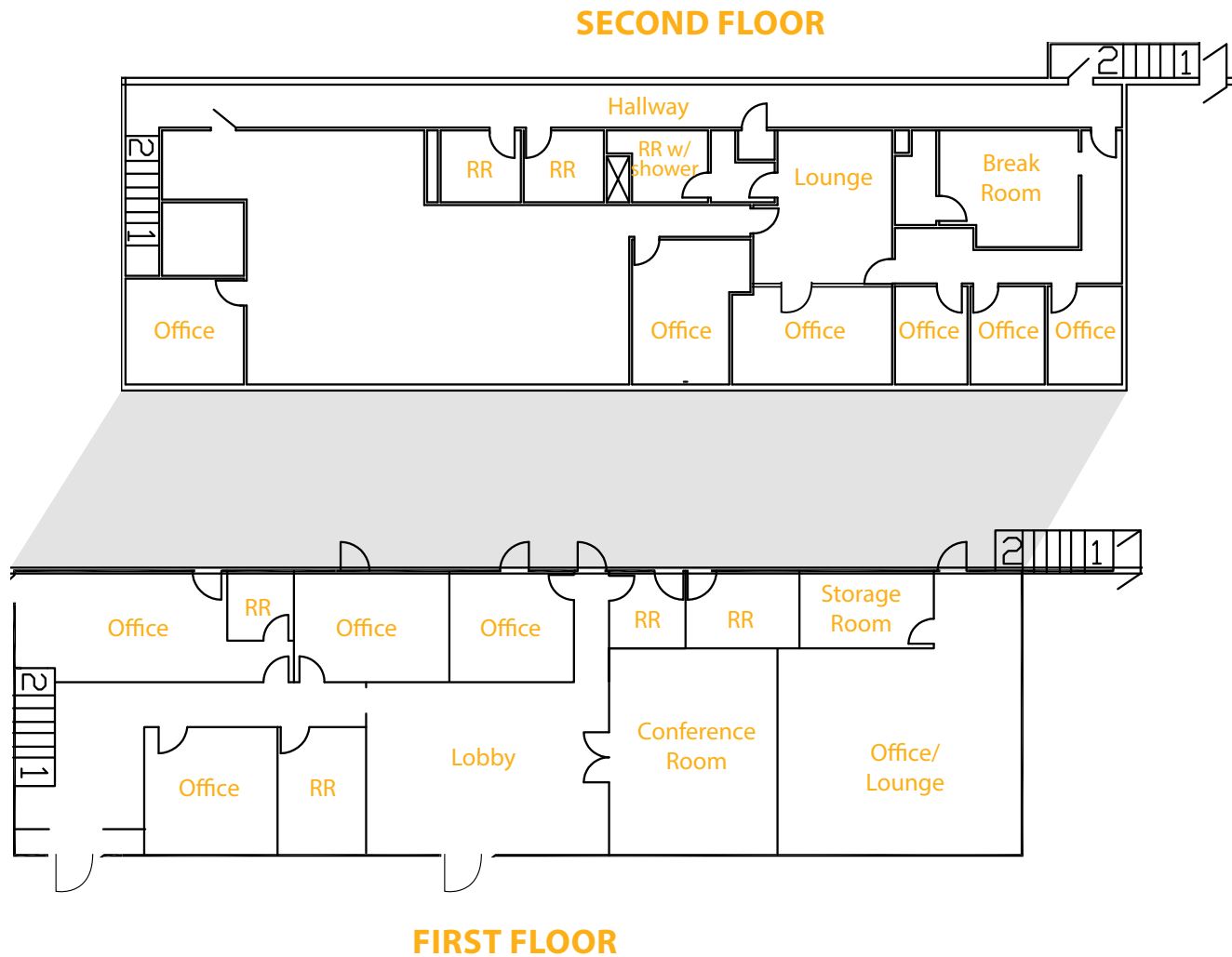
- Escondido industrial market has a sub 3% vacancy rate
- Strong workforce base in Escondido
- Sale prices and lease rates are in an upward trend



site plan



office floor plan



SECOND FLOOR FEATURES

- Seven (7) Private Offices
- Open Office Area for Cubicles
- Extensive Glass-line with Natural Light
- Custom Window Coverings
- Two Stairwell Access Points
- Mens & Womens Restrooms
- Separate Break Room
- Large Executive Office with Shower

FIRST FLOOR FEATURES

- 3,200 Square Feet
- Private Lobby
- 4 Private Offices
- High Image Conference Room
- Large Bullpen
- Newly Remodeled Restrooms
- Shop Manager Office
- Separate Break Room

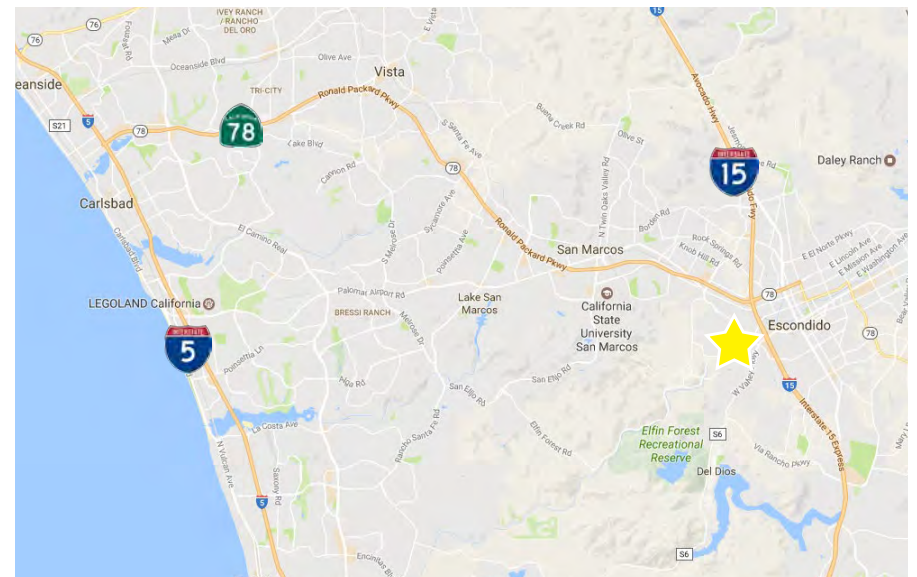
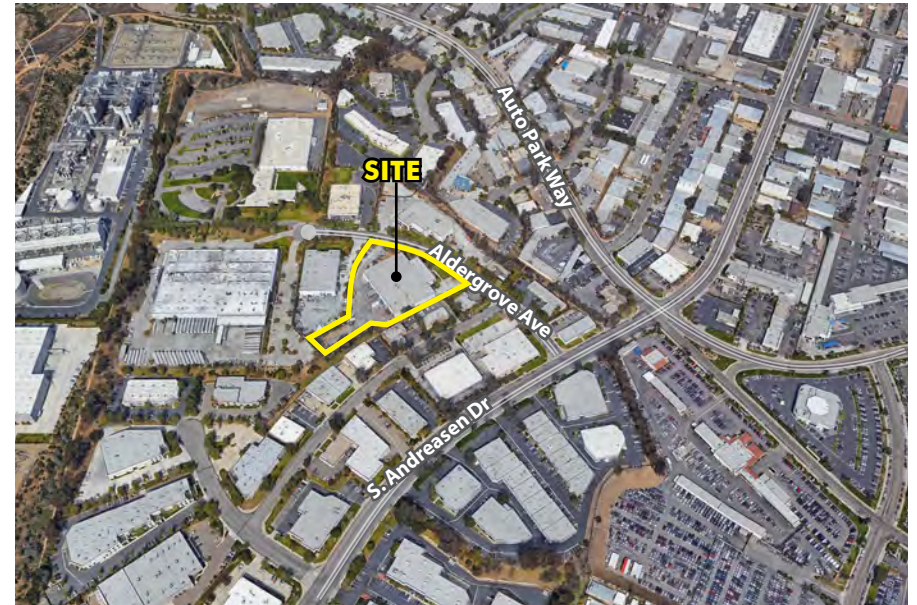
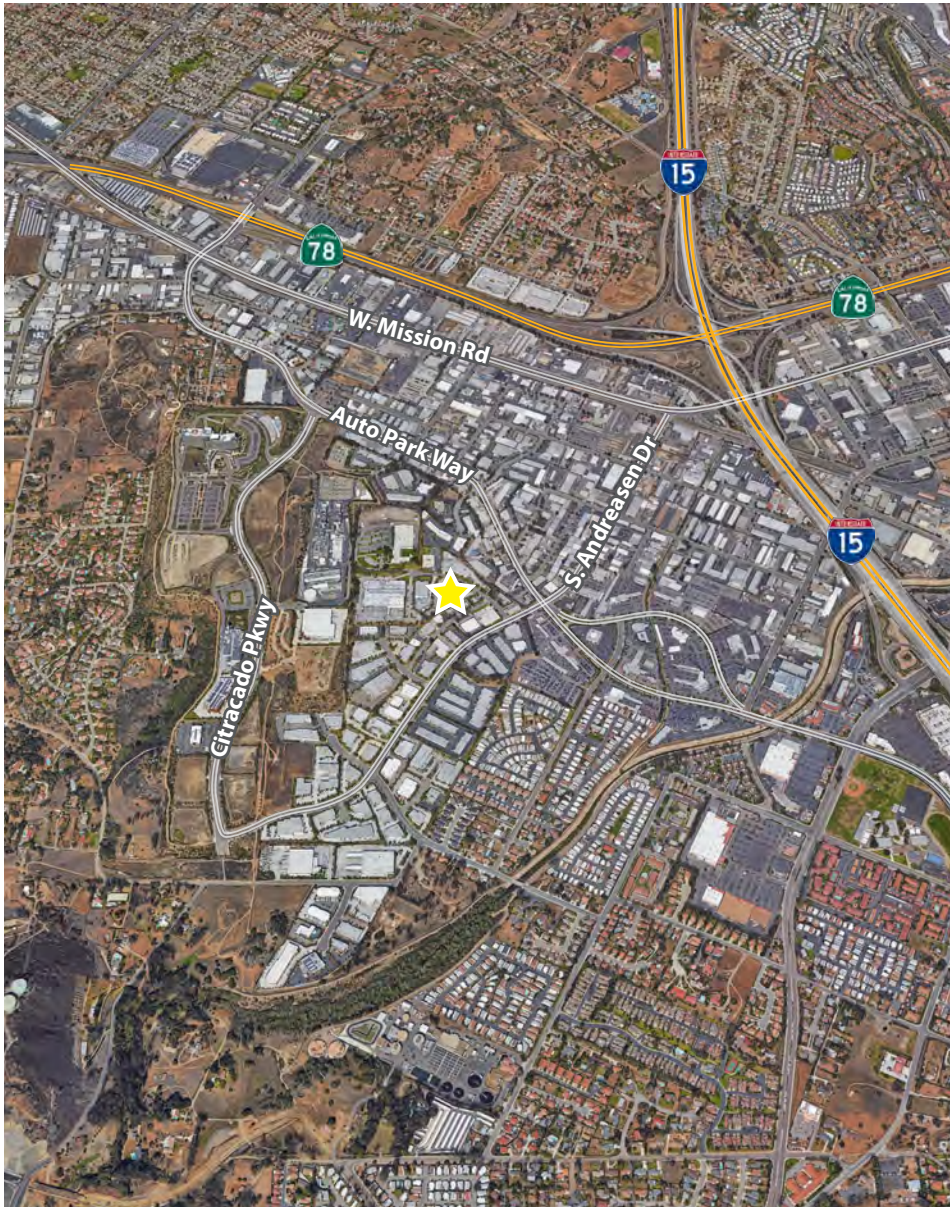
office photos



warehouse photos



location overview



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