

FOR LEASE | 4,800 SF

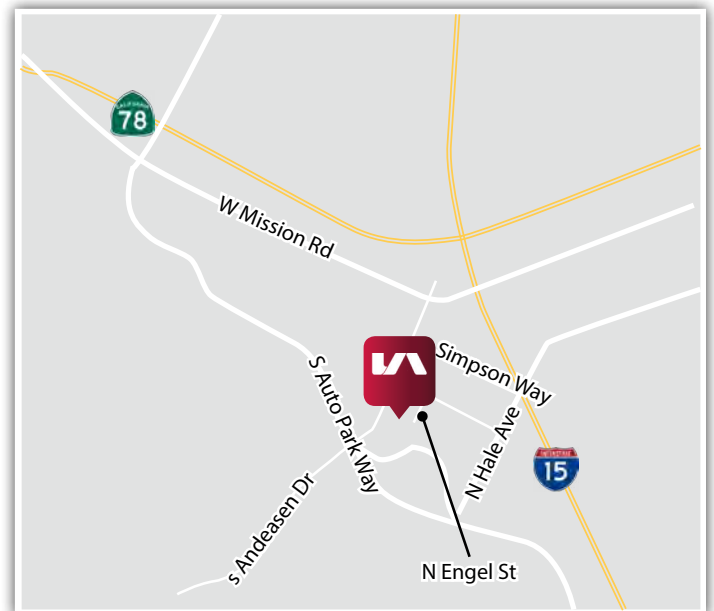
235 Engel Street, Escondido, CA 92029



## PROPERTY FEATURES

- Freestanding building
- Gated & fenced secured parking/yard
- Two (2) 10' x 12' grade level doors
- Heavy Power
  - 150 Amps of 480V Power
  - 200 Amps of 120/208V Power 3 Phase
- Paint spray booth (can be removed):
  - Double-wide for 2 cars
  - Sliding curtain
  - Dry-chem fire suppression system

• **LEASE RATE: \$1.00 SF GROSS**



Peter Merz  
pmerz@lee-associates.com  
D 760.448.1362  
CalBRE #01269042

Daniel Knoke  
dknoke@lee-associates.com  
D 760.929.7836  
CalBRE #01215373

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE | 4,800 SF

235 Engel Street, Escondido, CA 92029



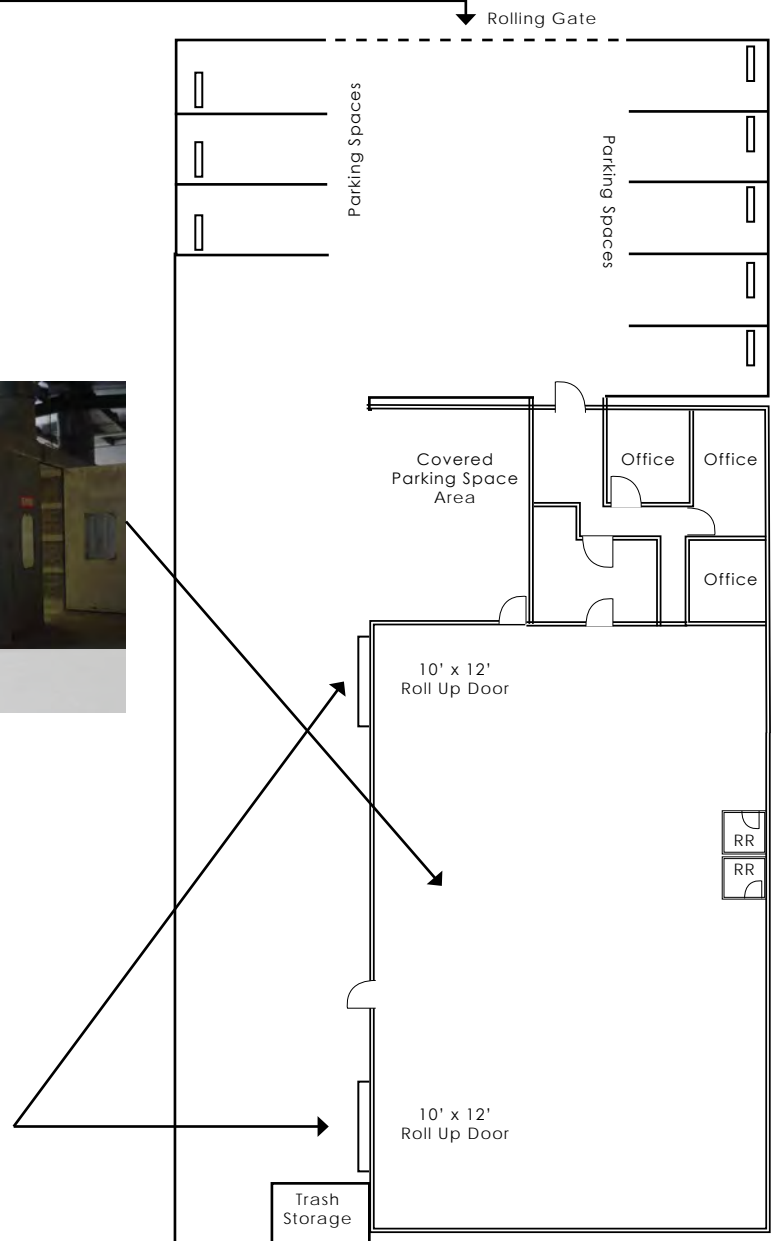
Fenced, secured parking / yard area



Paint spray booth



Two roll up doors



Peter Merz  
pmerz@lee-associates.com  
D 760.448.1362  
CalBRE #01269042

Daniel Knoke  
dknoke@lee-associates.com  
D 760.929.7836  
CalBRE #01215373

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.