

# 1130

SIMPSON WAY  
ESCONDIDO, CA 92029

**LA** LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**WR** WILLIAMS ROTH GROUP  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

**FOR LEASE | INDUSTRIAL BUILDING**  
**±12,560 | DIVISIBILITY OPTIONS AVAILABLE**



# PROPERTY HIGHLIGHTS



## IDEAL LOCATION

Close proximity and visibility to HWY 15 and nearby access to HWY 78.



## RECENT RENOVATIONS

Renovated in 2021 and buildings feature new epoxy flooring, interior paint, landscaping, and warehouse fans.



## FLEXIBLE SIZE OPTIONS

Various divisible options available to accommodate tenants needs.



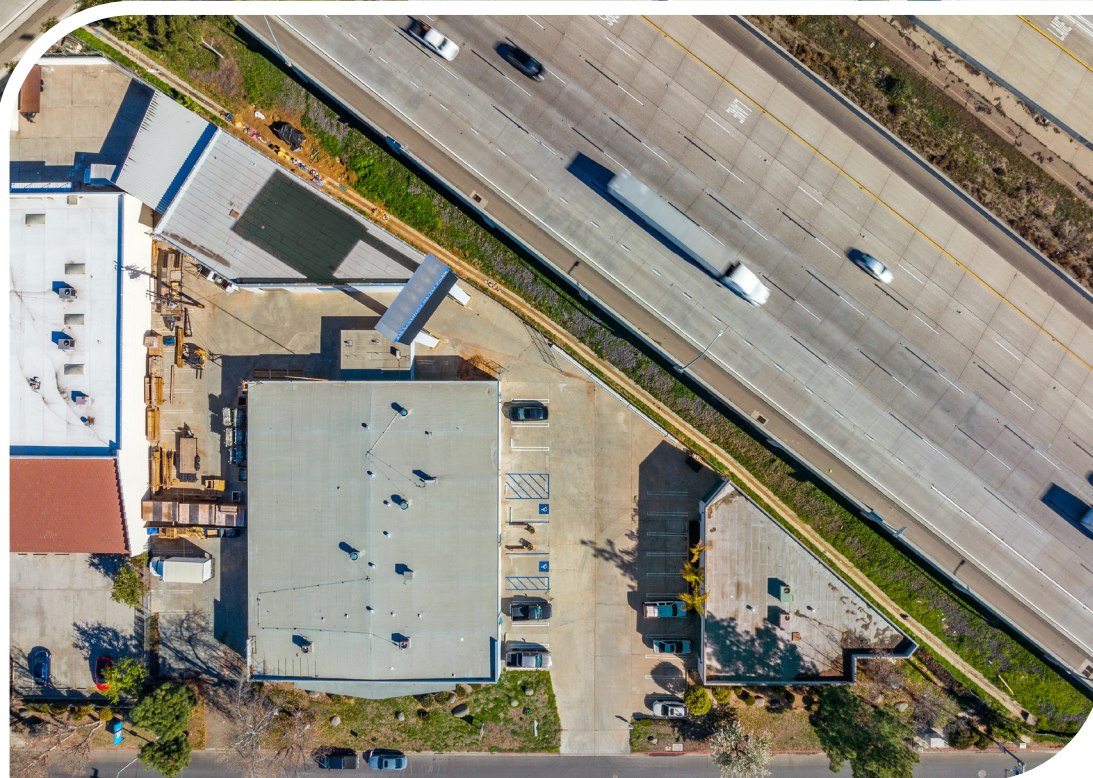
## DESIRABLE FEATURES

Property features the potential to create a secured yard, excellent power in each building, and large grade level doors.



## ASKING RATE

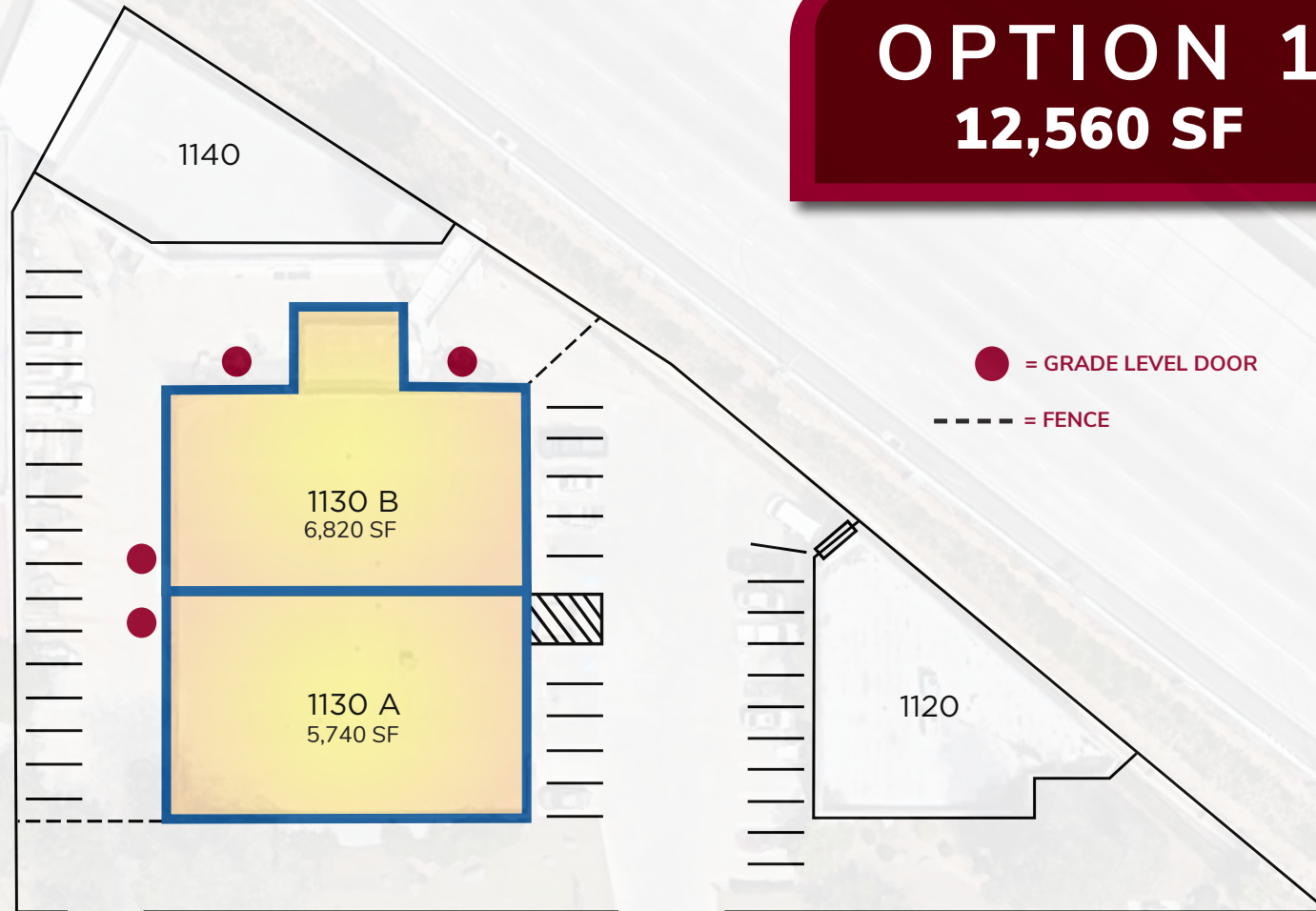
**\$1.35/SF NNN**  
NNN'S = ±\$0.32/SF





# OPTION 1

## 12,560 SF



● = GRADE LEVEL DOOR

--- = FENCE



Fenced Yard with  
Outdoor Storage



Zoned: M-2



Sprinklered



4 Grade Level Doors (10' x 10')



±14 - 16' Clear Height



±75% Warehouse



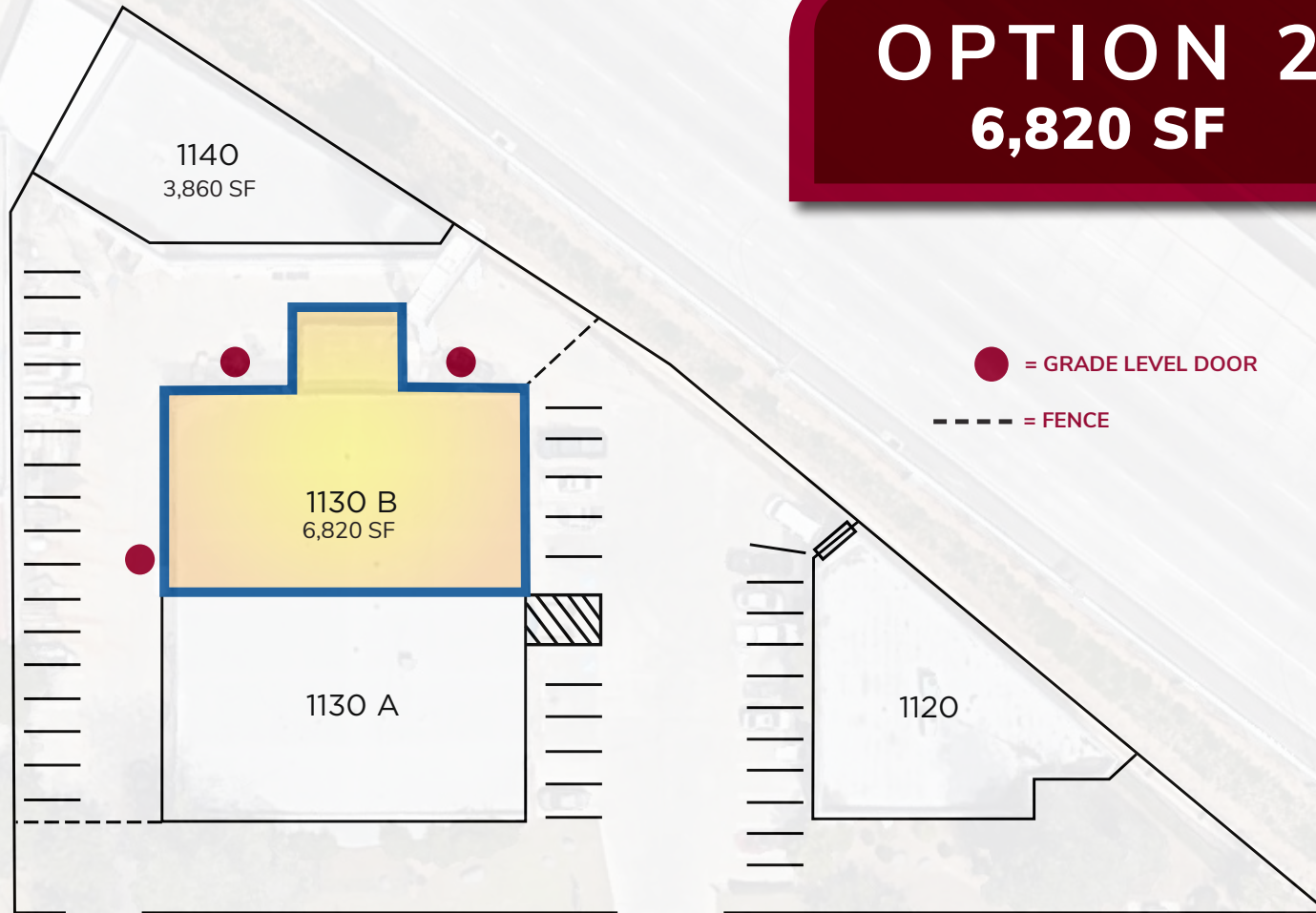
900 Amps  
(to be confirmed by tenant)



\$1.35/SF NNN  
1130 - 1140 SIMPSON WAY | 3

# OPTION 2

## 6,820 SF



Fenced Yard with  
Outdoor Storage



Zoned: M-2



Sprinklered



3 Grade Level Doors (10' x 10')



14' - 16 Clear Height



±75% Warehouse



900 Amps  
(to be confirmed by tenant)

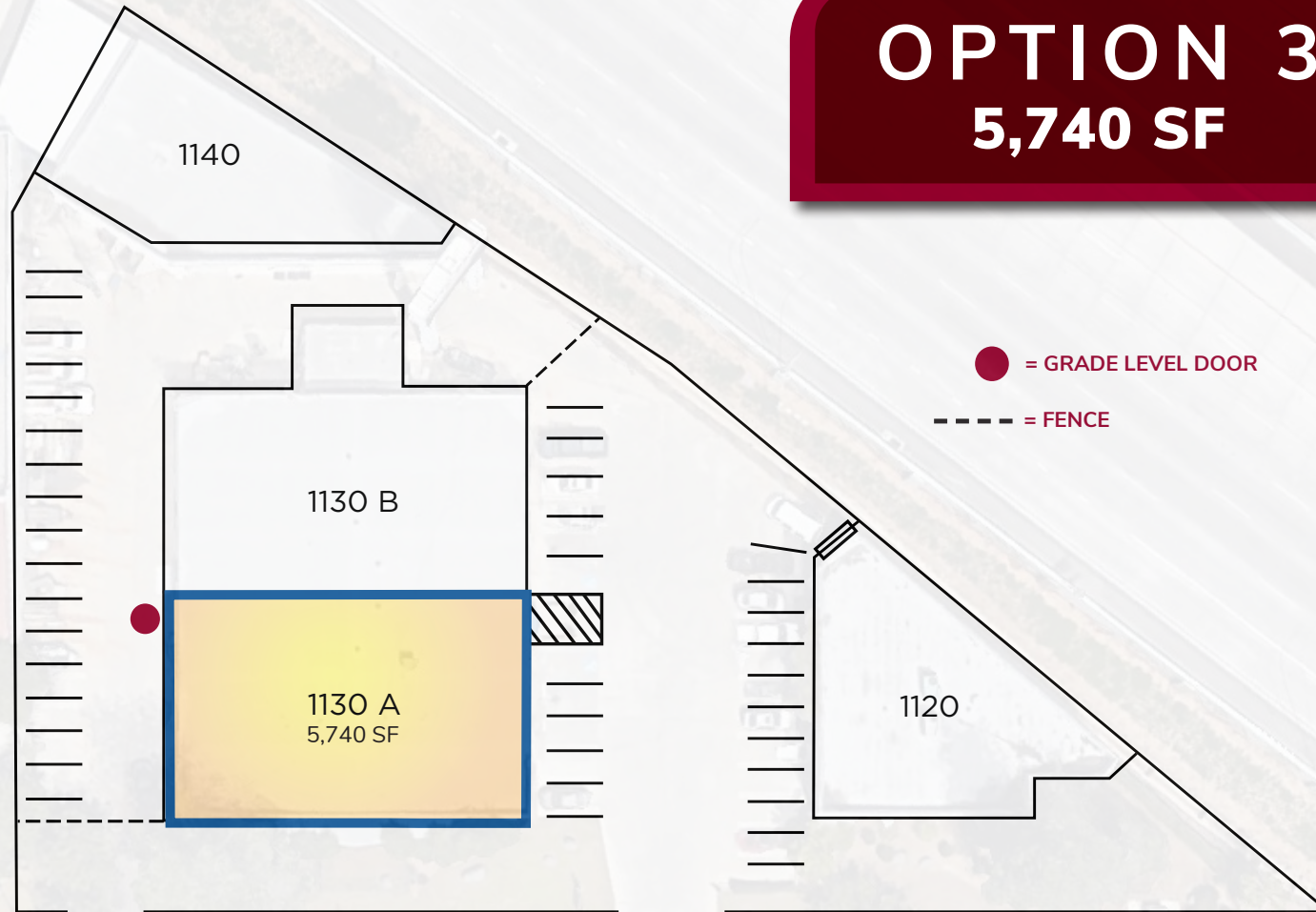


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# OPTION 3

## 5,740 SF



Fenced Yard with  
outdoor storage



Zoned: M-2



Sprinklered



1 (10' x 10') Grade Level Door



14' - 16 Clear Height



±75% Warehouse



New Improvements



\$1.35/SF NNN

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# PHOTOS





# PHOTOS





# NEARBY AMENITIES

**1130-1140**  
SIMPSON WAY  
ESCONDIDO, CA 92029

## Escondido Promenade



ESCONDIDO PROMENADE

ESCONDIDO VALLEY CENTER

ESCONDIDO AUTOPARK

## Escondido Valley Center

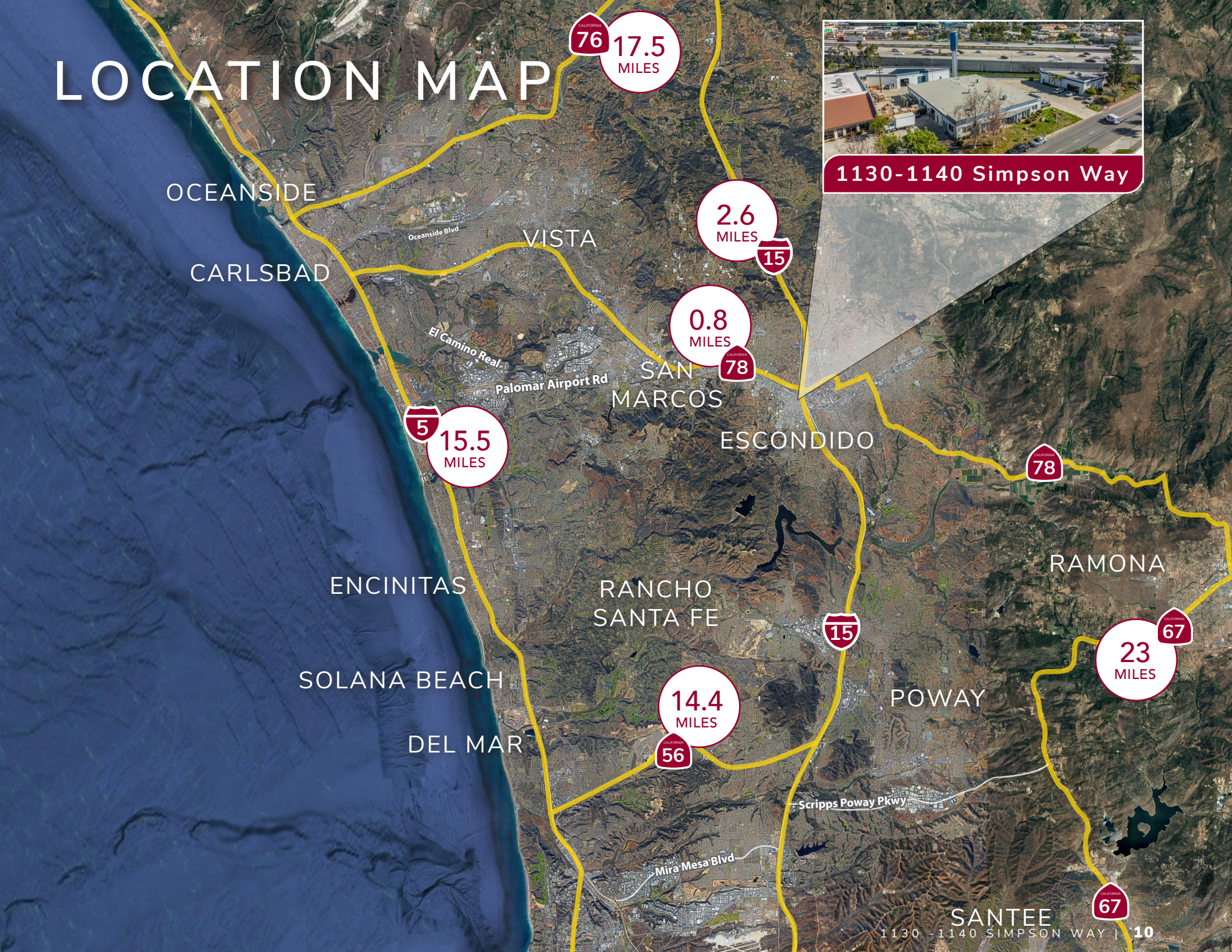




# LOCATION MAP



1130-1140 Simpson Way





# Escondido

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, our award-winning City is a diverse, vibrant community with just the right mix of small-town friendliness and big-city buzz.

median  
household  
income

**\$72,697**

population

**151,746**

businesses

**5,772**



Center for  
the Arts



San Diego Zoo  
Safari Park



2 Lakes



Golf Courses

## Escondido's local industries

Health Care

Retail

Construction

manufacturing



**FOR LEASE | ±12,560 SF**  
**DIVISIBILITY OPTIONS AVAILABLE**

**1130**

**SIMPSON WAY**  
**ESCONDIDO, CA 92029**

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