

118

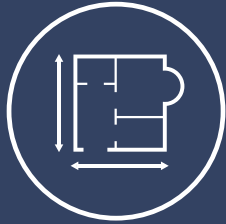
STATE PLACE

Escondido, CA 92029



FOR SUBLEASE | 3,900 - 11,229 SF
flex space

details



SPACE AVAILABLE
±12,383 SF



EASY FREEWAY ACCESS
to I-15 and CA-78



MIN. DIVISIBLE
±5,000 SF

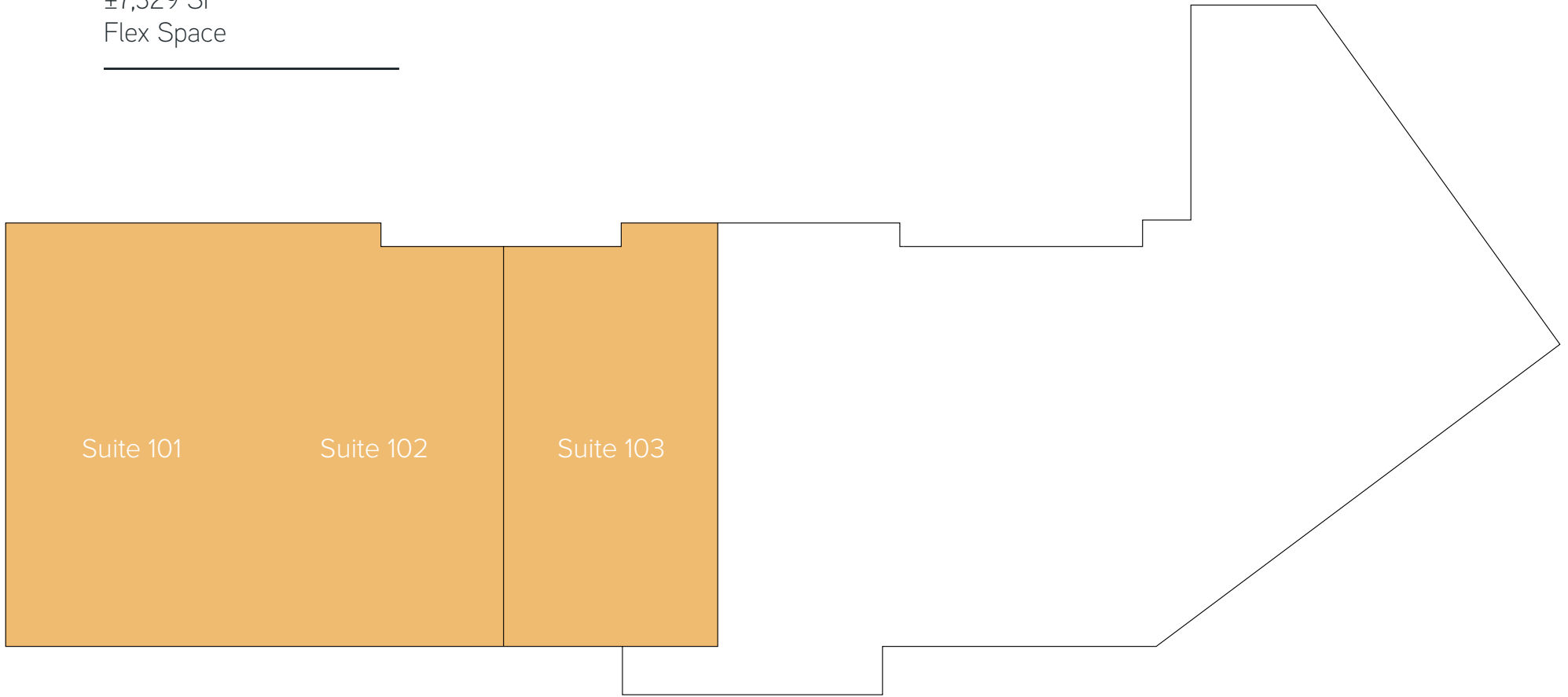
Central Escondido Location – Surrounded by abundant amenities and with easy access to the CA-78 and I-15, 118 State Place has a flexible warehouse and office space layout that lends itself well to many business types.

Total Space Available:	±11,229 SF
Rental Rate:	Industrial Space: \$.95/SF NNN (Nets = \$0.25/SF) Office Space: \$1.20/SF NNN (Nets = \$0.25/SF)
Year Built:	1987
Min. Divisible:	±3,900 SF
Property Type:	Flex Space
Building Size:	±19,561 SF
Power:	1200 Amps- 208Y/120 Volts
Condition:	High Quality Flex/Industrial Building
Parking Ratio:	2.36/1,000 SF

floor plans*

Suite 101, 102 & 103

±7,329 SF
Flex Space



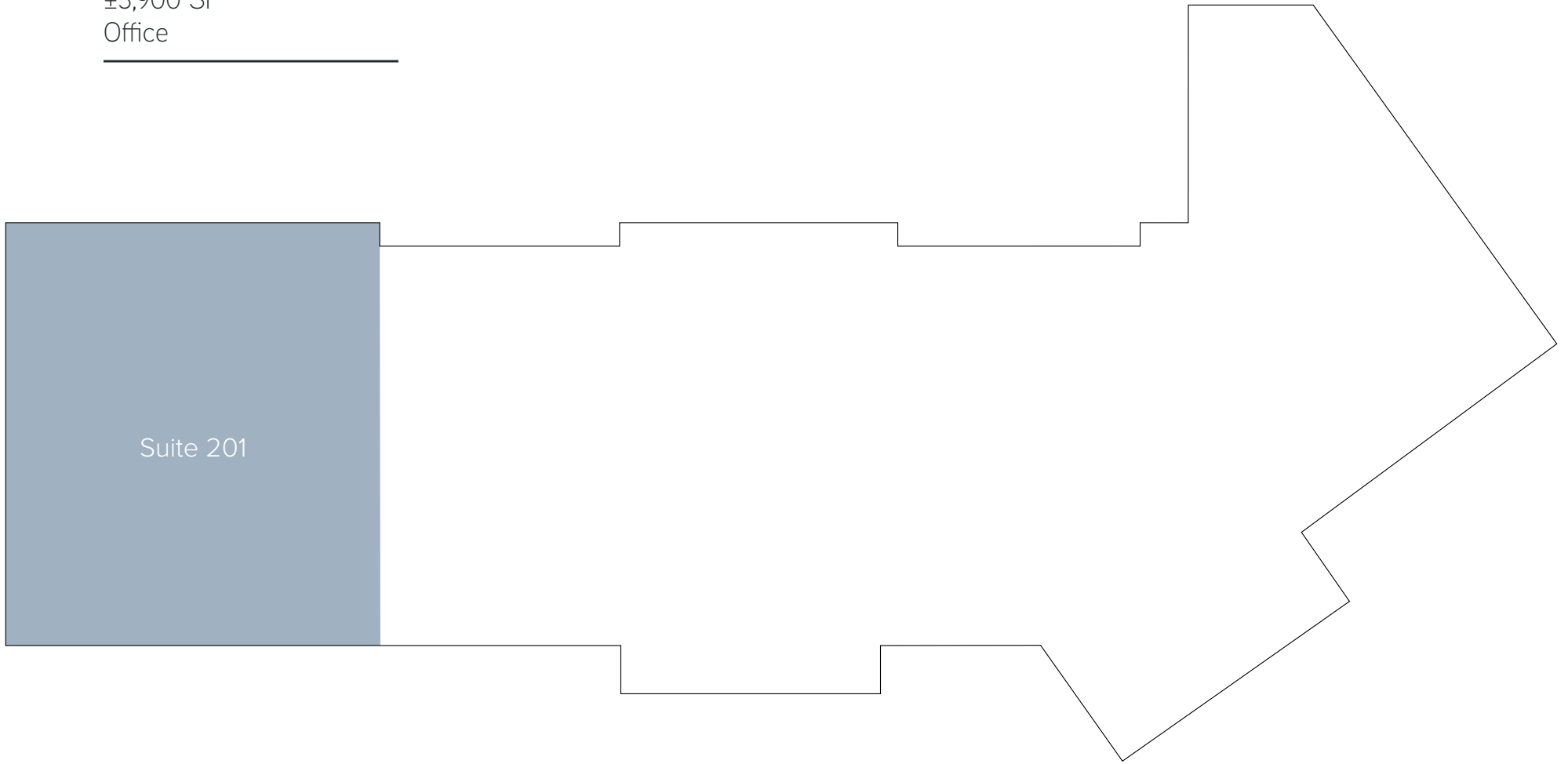
First Floor: 7,329 SF



floor plans*

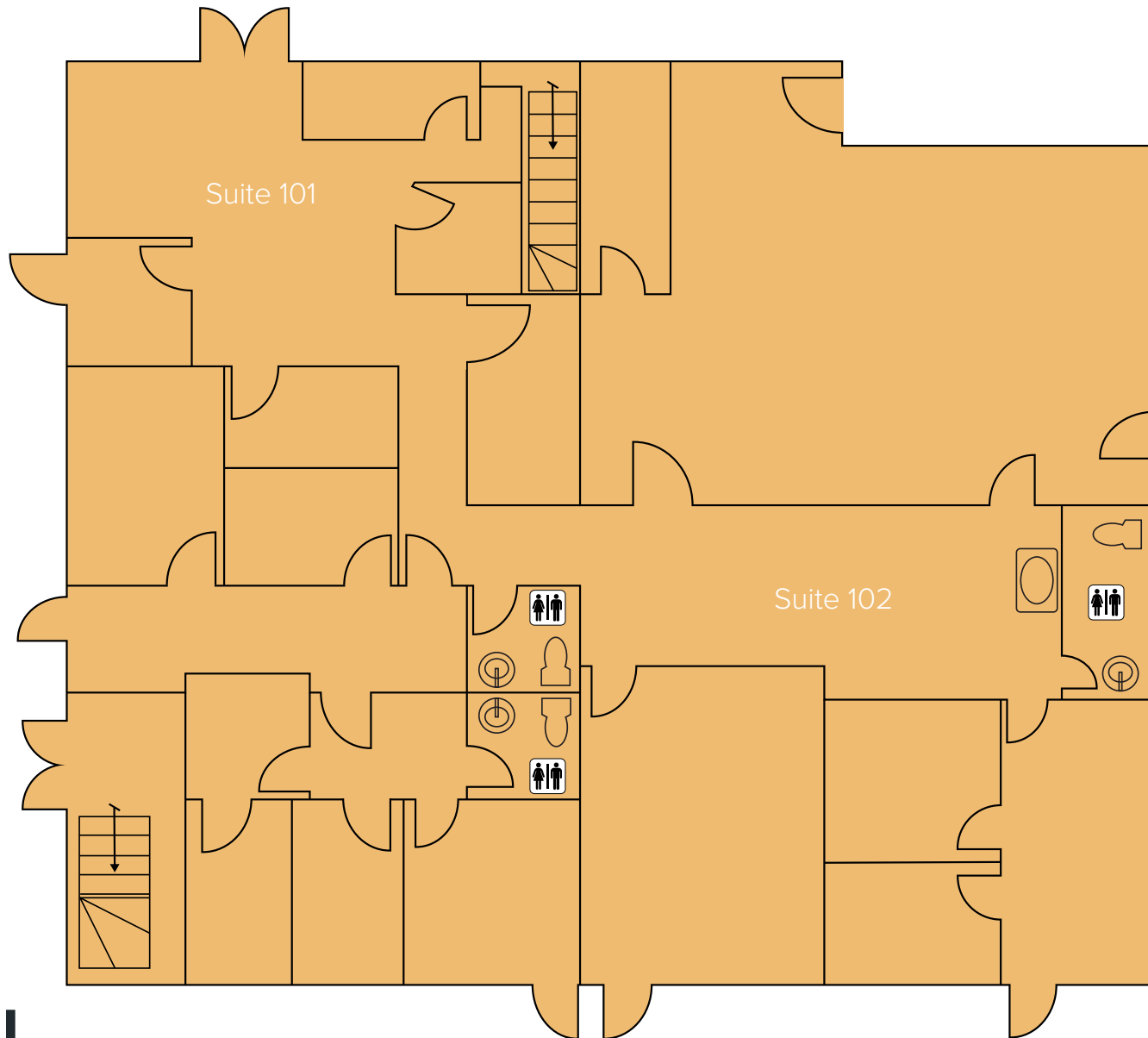
Second Floor: 3,900 SF

Suite 201
±3,900 SF
Office



Suite 201

floor plans*



Suite 101 & 102

±4,629 SF

Flex Space

**Can be combined with Suite 103 for
±7,329 SF*

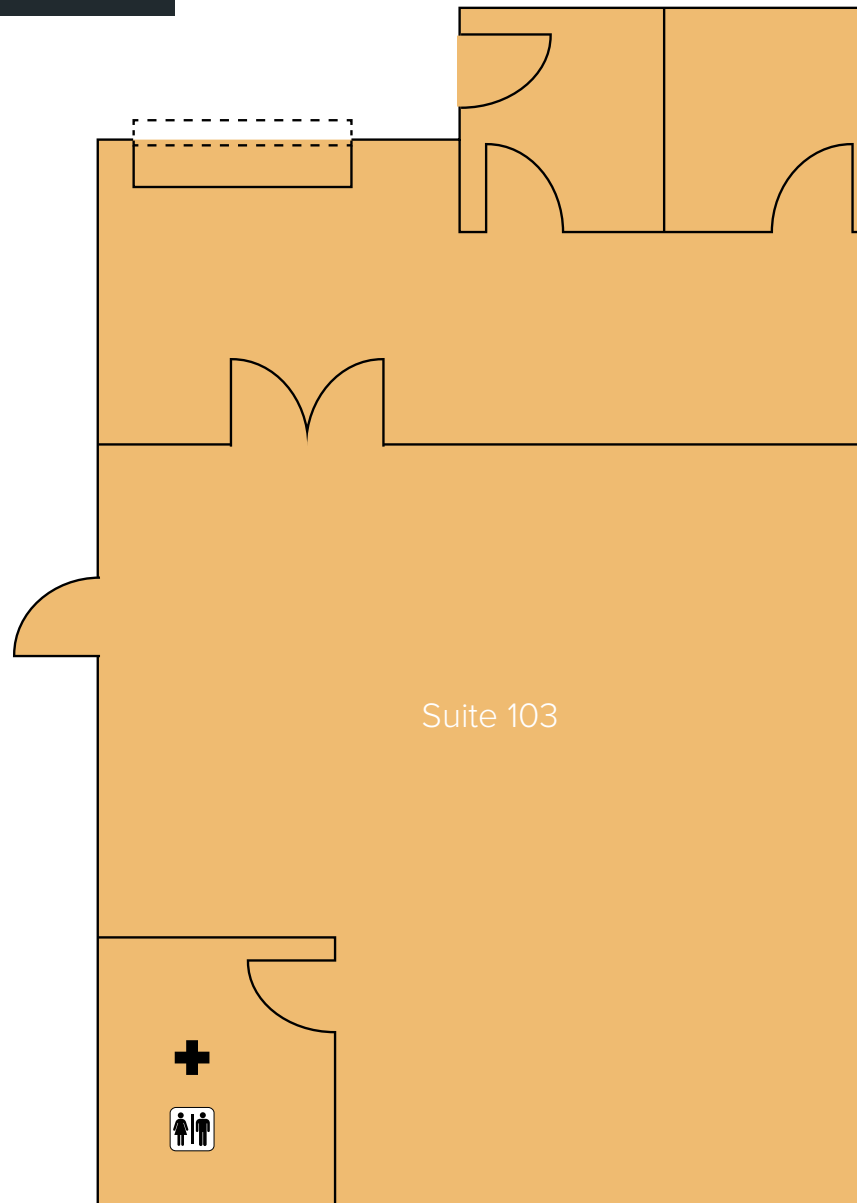
floor plans*

Suite 103

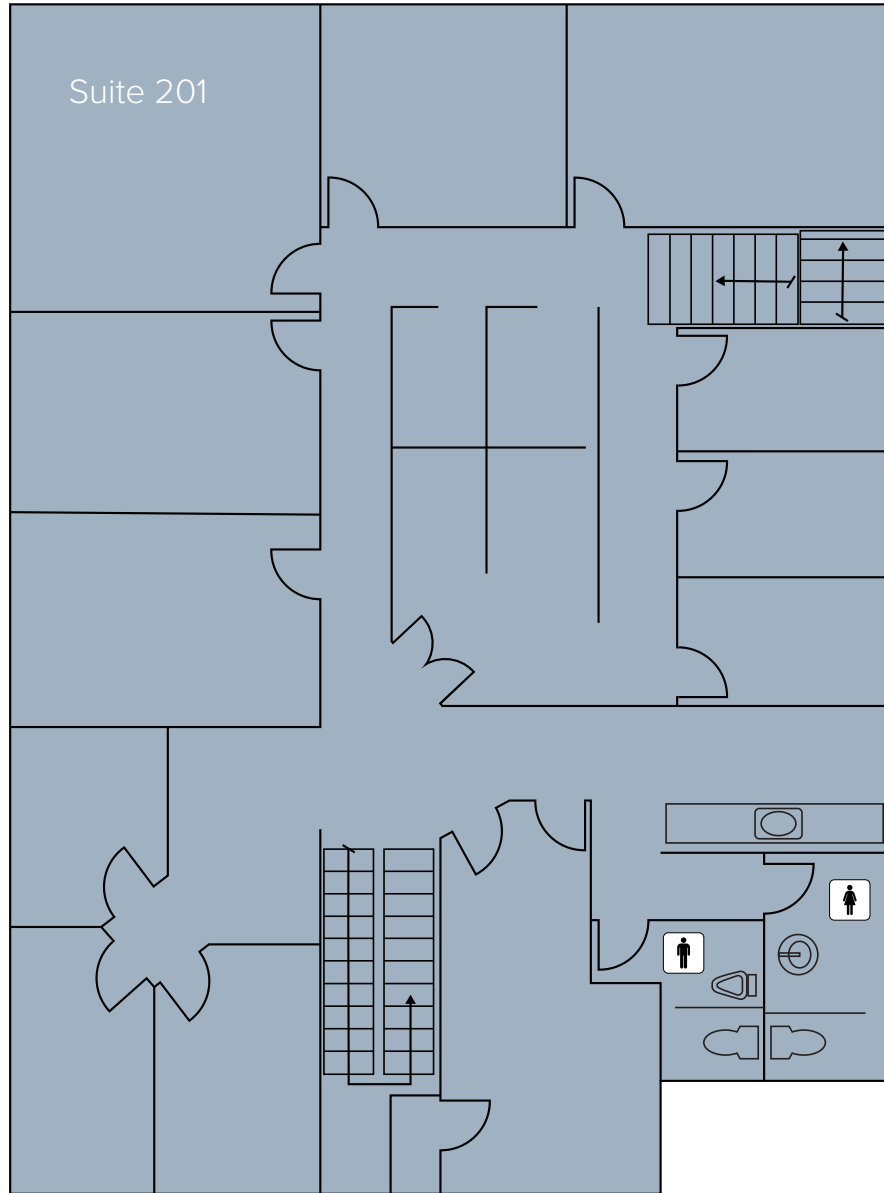
±2,700 SF

Flex Space

**Can be combined with Suites 101 & 102
for ±7,329 SF*



floor plans*



Suite 201
±3,900 SF
Office

location

Convenient site location provides direct access to CA-78 and I-15 freeways

In the heart of the Escondido's auto district, close to numerous amenities



Retail/Miscellaneous

- 1 United States Postal Service
- 2 Home Depot
- 3 Albertsons
- 4 CVS
- 5 Staples
- 6 Wells Fargo
- 7 Target
- 8 24 Hour Fitness
- 9 Bank of America
- 10 Costco
- 11 Walmart

Restaurants/Dining

- 12 In-N-Out Burger
- 13 Pieology
- 14 Five Guys
- 15 Mike's BBQ
- 16 Wendy's
- 17 Applebee's Bar & Grill
- 18 Sushiya
- 19 Starbucks
- 20 Chick-fil-A
- 21 Olive Garden
- 22 Chili's
- 23 Jacked Up Brewery
- 24 Home Sweet Home Cafe
- 25 Stone Brewing

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