

FOR SALE: 10,496 SF FREESTANDING BUILDING

621 SOUTH ANDREASEN DRIVE ESCONDIDO, CA 92029

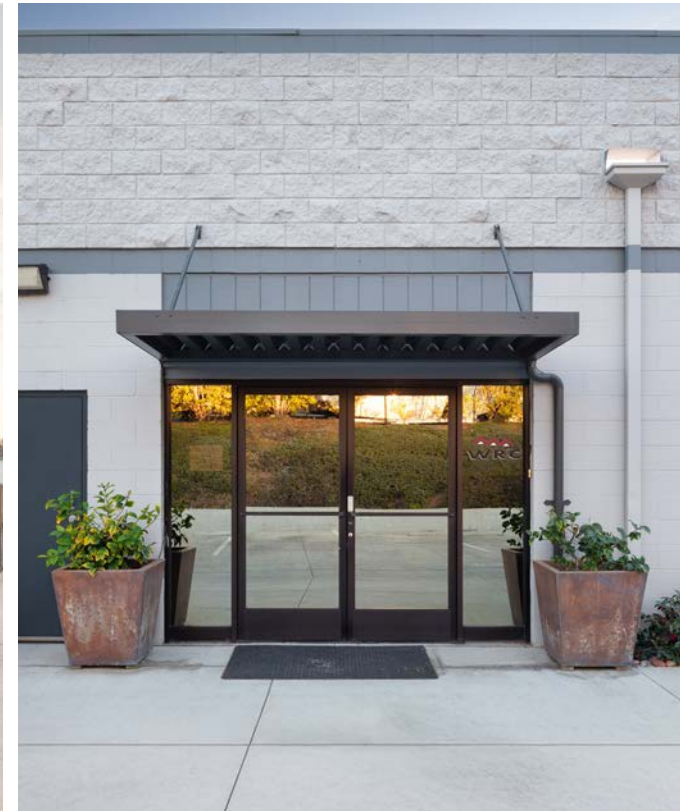


- FLEXIBLE MULTI-TENANT INDUSTRIAL BUILDING DESIGN
- OWNER CAN OCCUPY FULL BUILDING OR LEASE OUT THE BALANCE
- NEW ROOF AND 32.7 KW SOLAR SYSTEM



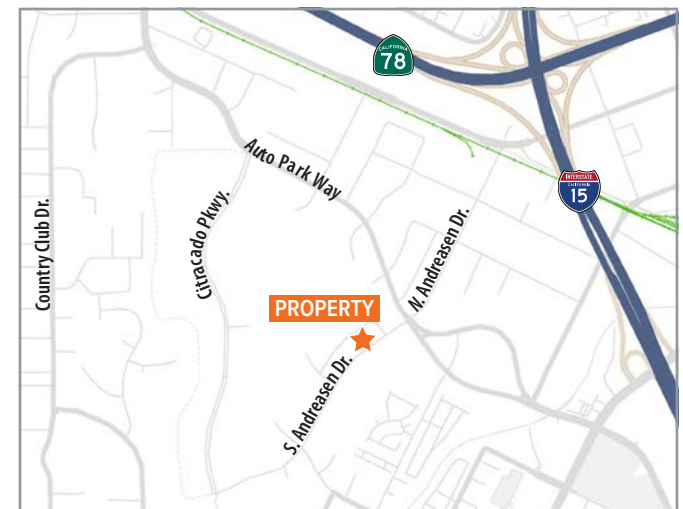
For more information, please contact:

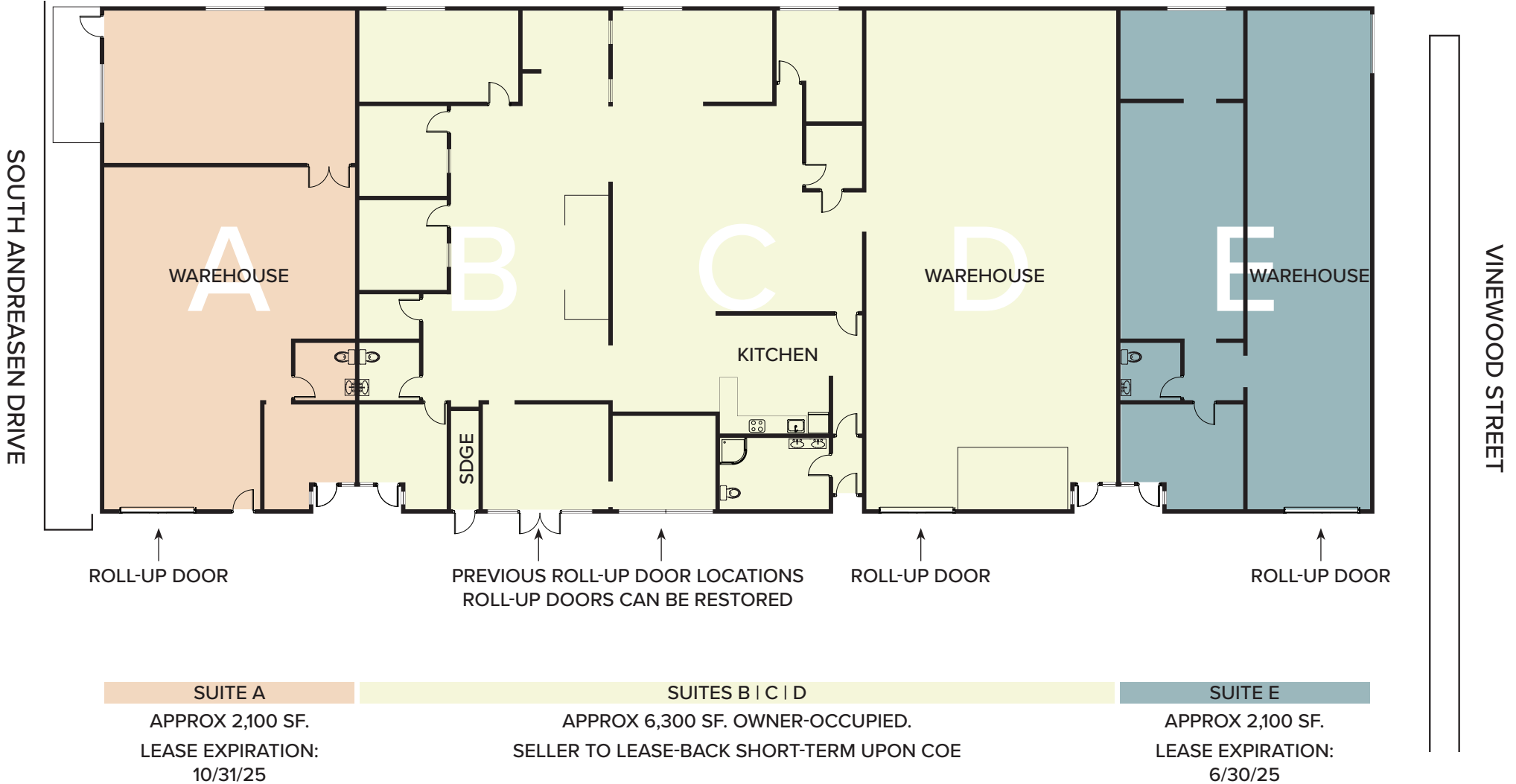
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PROPERTY HIGHLIGHTS

- Ultimate flexibility: Multi-tenant building designed for up to five suites. Building can be occupied entirely or partially by the owner, with room to expand
- Current suite sizes: Approximately 6,300 SF / 2,100 SF / 2,100 SF (building can be demised to five, approx. 2,100 SF suites)
- The building can be delivered fully vacant within six months of close of escrow. Partial vacancy sooner
- New roof and 32.7 KW solar system installed in 2023
- All concrete parking lot and driveways with drive-through access between Andreasen Drive and Vinewood Street
- Heavy power
- High quality office improvements in the primary (6,300 SF) suite
- Window line on front and back of the property
- Pride of ownership: Building exterior recently painted. Landscape and drainage upgrades and updates
- Three roll-up doors currently (building designed with and capable of having five roll-up doors)
- High traffic frontage on Andreasen Drive
- Rare building for sale in the Wineridge Business Park
- Tesla and Rivian chargers powered by building solar system
- **PRICE: \$3,650,000**







NEW ROOF IN 2023

32.7 KW SOLAR SYSTEM

SOUTH ANDREASEN DRIVE

