



RARE FALLBROOK INDUSTRIAL PROPERTY

FOR SALE OR LEASE

8,160 SF

501 INDUSTRIAL WAY
FALLBROOK, CA 92088

FOR SALE
\$2,590,000
OR
FOR LEASE
\$1.20 + NNN



INVESTMENT SUMMARY

\$2,590,000
OFFERING PRICE

7,200 SF W/ 960 SF MEZZANINE
BUILDING SIZE

\$317
PRICE PER SF

SEPARATE 2,110 SF STORAGE
WITH 3 BAYS
(NOT INCLUDED IN PRICE PER SF)

27,442 SF
LOT SIZE

1986
YEAR BUILT

VACANT
OCCUPANCY

105-410-51
APN

INDUSTRIAL M52
ZONING

\$1.20 PSF + NNN
ASKING LEASE RATE

THE OFFERING



INVESTMENT HIGHLIGHTS

7,200 SF GROUND FLOOR W/ 960 SF MEZZANINE

SEPARATE 2,110 SF STORAGE/GARAGE WITH 3 BAYS.

LARGE 27,442 SF GATED LOT

4 GRADE LEVEL ROLL UP DOORS

18 FOOT CEILING HEIGHT

480V POWER

ZONED M52 FOR A RANGE OF INDUSTRIAL USES

POTENTIAL FOR BREWERY OR ENTERTAINMENT USES

EXCELLENT LOCATION IN FALLBROOK INDUSTRIAL AREA, NEAR HWY 15

RECENT ROOFING UPGRADES

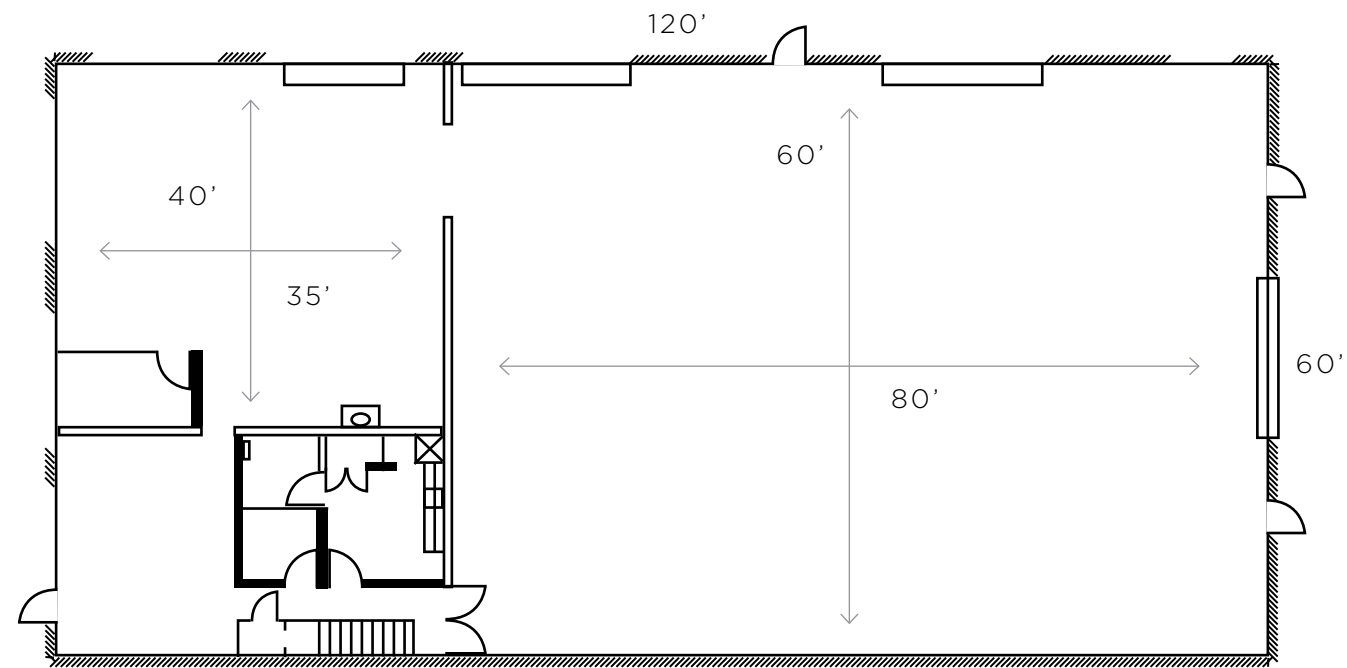


THE OFFERING

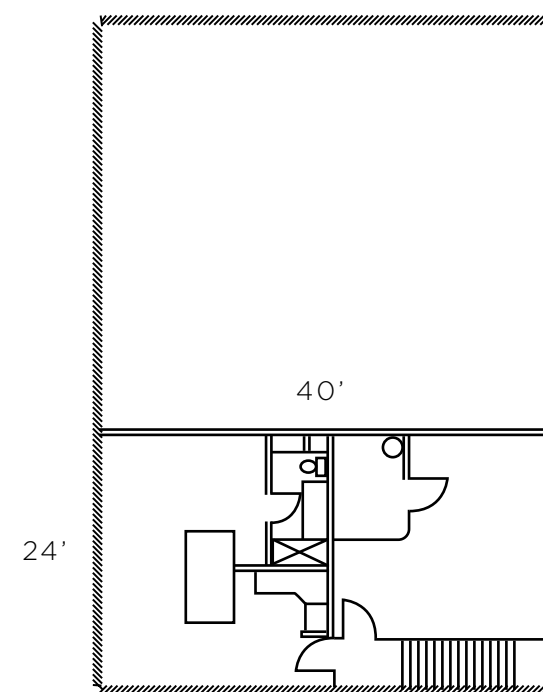
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

SPACE PLAN

THE PROPERTY



1ST FLOOR

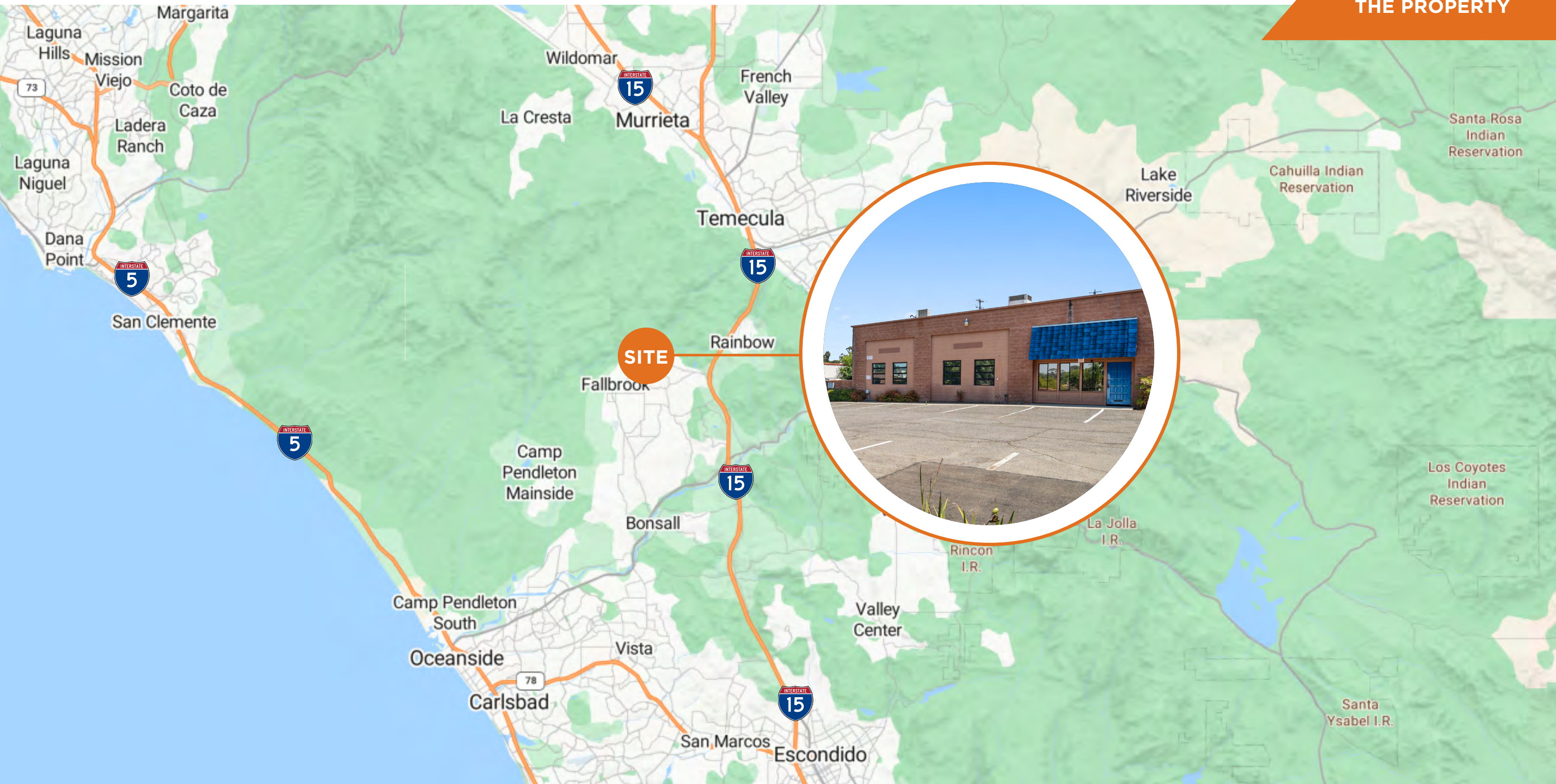


2ND FLOOR

INTERIOR PHOTOS

THE PROPERTY





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SALES INQUIRIES



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**LOCATION
MATTERS**

[LOCATIONMATTERS.COM](https://locationmatters.com)