

FOR SALE

8530 NELSON WAY
ESCONDIDO, CA 92026



±2,269 SF on ±2.5 ACRES
M-52 INDUSTRIAL ZONING

CHRISTOPHER MOUSSA
(858) 449-0650
cmoussa@voitco.com
Lic #02111997

PETER KIES
(760) 472-5071
pkies@voitco.com
Lic #02100353

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to purchase 8530 Nelson Way in Escondido, CA. The 2,269 SF office /retail building on 2.5 AC lot is M-52 zoned and offers an owner-user or investor, the rare opportunity to acquire an industrial land parcel in North County San Diego.

PROPERTY INFORMATION

BUILDING SIZE	2,269 SF
TOTAL LOT SIZE	2.5 AC (108,900 SF)
APN	127-222-19-00
ZONING	M-52 (San Diego County)

KEY FEATURES

- » Utilities on site
- » 15 North Freeway onramp within 1 mile
- » 15 South Freeway onramp within 2 miles
- » Flexible industrial zoning

SALE PRICE \$3,150,000





LOT LINES ARE APPROXIMATE

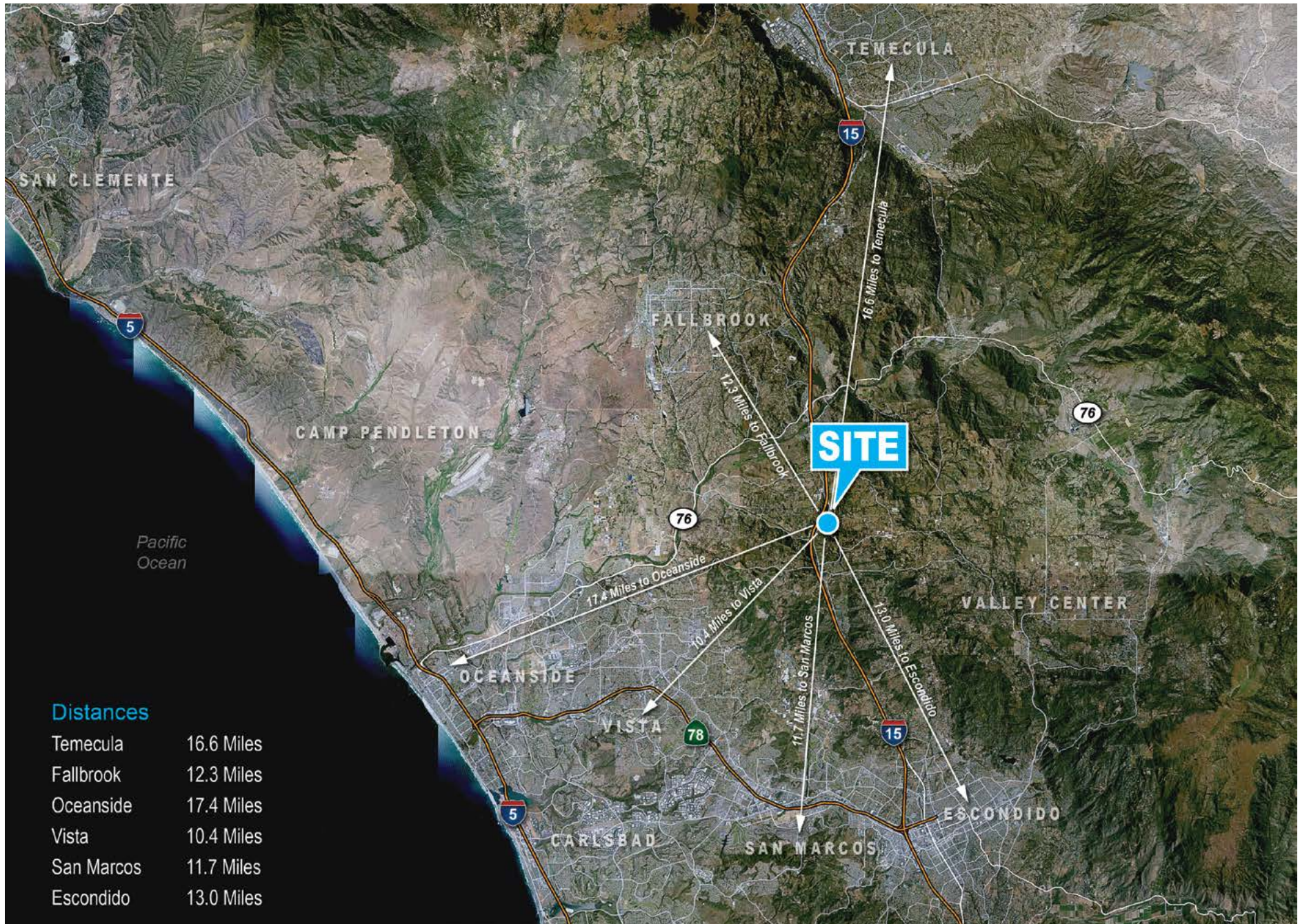


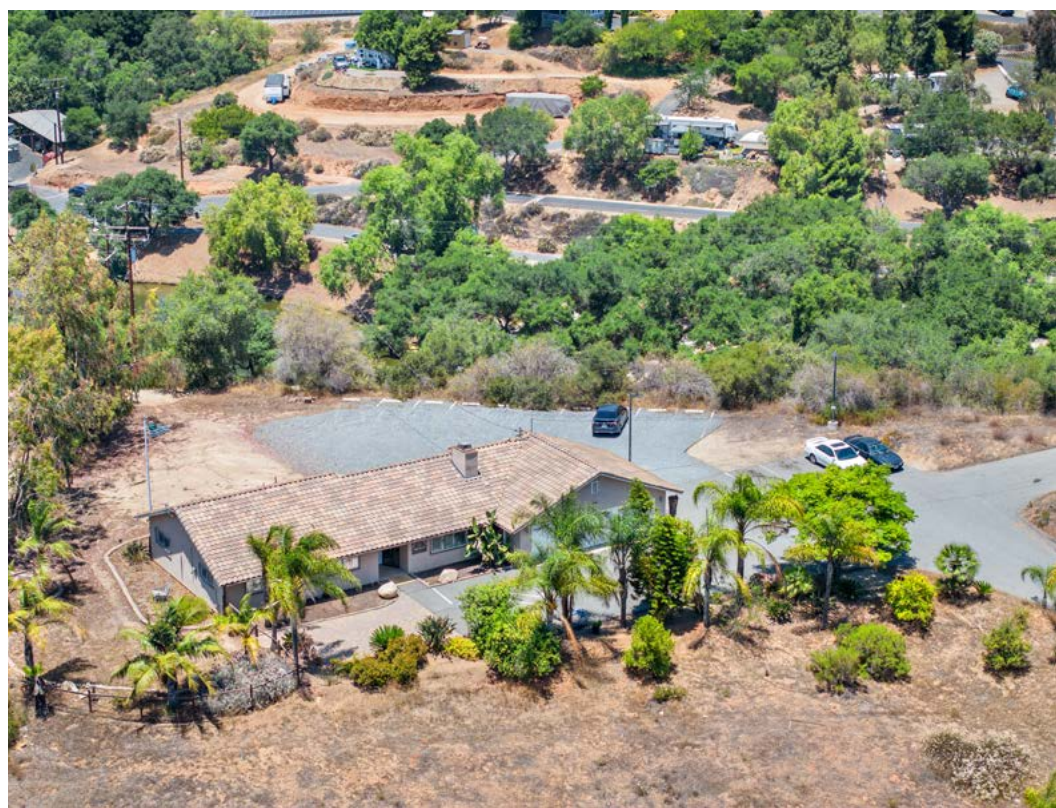
142,292 CPD

NELSON WAY

LOT LINES ARE APPROXIMATE

LOCATION









ZONING

M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

A. CIVIC USE TYPES.

- Ambulance Services
- Community Recreation
- Emergency Shelters (see Section 6911)
- Essential Services
- Fire Protection Services (Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

B. COMMERCIAL USE TYPES.

- Administrative and Professional Services
- Automotive and Equipment: Parking
- Participant Sports and Recreation: Indoor
- Business Equipment Sales and Services
- Business Support Services
- Recycling Processing Facility, Wood and Green Materials
- Communications Services
- Laundry Services
- Research Services
- Wholesaling, Storage & Distribution: Mini-Warehouses (see Section 6300 & 6909)

C. INDUSTRIAL USE TYPES. Custom Manufacturing (see Section 6300)

D. AGRICULTURAL USE TYPES.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops
- Packing and Processing "Limited"
- Packing and Processing "Winery"
- Packing and Processing "General"

A. COMMERCIAL USE TYPES.

- Adult Entertainment Establishments "19"
- Agricultural & Horticultural Sales "8" (all types)
- Automotive & Equipment: Cleaning "8"
- Automotive & Equipment: Repairs, Heavy Equipment "8"
- Recycling Collection Facility, Small or Large "2"
- Automotive & Equipment: Repairs, Light Equipment "8"
- Automotive & Equipment: Sales/Rentals, Farm Equipment "9"
- Automotive & Equipment: Sales/Rentals, Heavy Equipment "9"
- Automotive & Equipment: Sales/Rentals, Light Equipment "9" (see Section 6800)
- Recycling Processing Facility, Light or Heavy "3"
- Building Maintenance Services "8"
- Construction Sales & Services "8" (see Section 6300)
- Food & Beverage Retail Sales "10"
- Gasoline Sales "12"
- Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

B. INDUSTRIAL USE TYPES. General Industrial "14"

ZONING

2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

A. CIVIC USE TYPES.

- Minor Impact Utilities
- Small Schools

B. COMMERCIAL USE TYPES.

- Convenience Sales and Personal Services
- Eating and Drinking Establishments

2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

A. CIVIC USE TYPES.

- Administrative Services
- Clinic Services
- Civic, Fraternal or Religious Assembly
- Major Impact Services and Utilities
- Cultural Exhibits and Library Services
- Child Care Center

B. COMMERCIAL USE TYPES.

- Funeral and Interment Services: Cremating
- Participant Sports and Recreation: Outdoor
- Transient Habitation: Campground (see Section 6450)
- Wholesaling, Storage and Distribution: Heavy (see Section 6300)

C. EXTRACTIVE USE TYPES.

Site Preparation

[VIEW FULL ZONING](#)



CHRISTOPHER MOUSSA

P: (858) 458-3321 | C: (858) 449-0650

cmoussa@voitco.com | Lic #02111997

PETER KIES

P: (760) 472-5071 | C: (760) 504-8928

pkies@voitco.com | Lic #02100353

662 Encinitas Boulevard, Suite 216, Encinitas, California 92024 • (760) 472-5620 • Lic #01991785 • www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
REAL ESTATE SERVICES