

# FOR LEASE

# 8140 Commercial Street, La Mesa, Ca



\* Modern Energy Efficient Building  
Built to Exceed Title 24 requirements

## 2,750 SqFt

For more information contact:

**Robbie Cornell**  
robbie@tollercornell.com  
CA Lic # 01702034

**Mick Toller**  
mick@tollercornell.com  
CA Lic # 01355557

# 619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE



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**Property Type:** Brand new industrial building with energy efficient improvements built to exceed title 24 requirements

**Available:** Approx. 2,750 SF

**Office Area / Warehousing:** Currently built as a modern open work space with 2 ADA restrooms

**Energy Efficient Features Include:** EV Car charging Station  
Dual pain glass  
State of the art HVAC units (High Efficiency)  
LED lighting  
R33 Insulation

**Building Power:** 200 amp 3 Phase panel

**Loading:** One 10ftx12ft Glass Grade Level Loading Door

**Zoning:** City of La Mesa M Zone

**Additional Features:** Property is fully fenced and secure with a gate at entrance of the premises.

**Location:** This property is just off interstate 8 and Center Street. Short drive on Center Street and turn left on Commercial Street.

**Lease Rate:** \$5,800 per month Gross.



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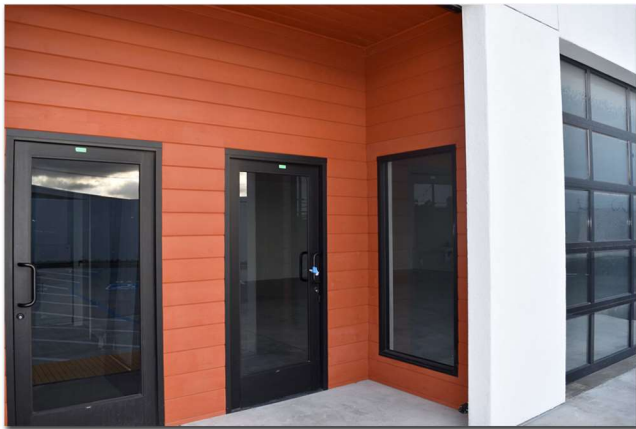
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