

FOR LEASE

5,627 SqFt with Grade and Dock Loading



11649 Riverside Drive, Suite 141, Lakeside, Ca

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

FOR LEASE

5,627 SqFt with Grade and Dock Loading

Property Type: High Quality Industrial Building
Construction: Concrete Tilt-Up
Available: Approx. 5,627 SqFt
Office Area: Reception Area and Two Private Offices
Restrooms: One Office and One Warehouse Area Restroom
Clear Height: Approx. 24'
Fire System: Sprinklers
Building Power: 200 amps 3 Phase Power 480v
Loading: Two 12' x 14' Grade Level Loading Doors, One 10' x 12' Dock Loading Door
Zoning: County of San Diego S-88 Zoning
Additional Features: Great Semi Truck Access, Dock Area is Fenced with razor wire and can be used for storage
Location: This Property is Minutes from the Highway 67 exit Riverford Road, turn right on Riverside Drive and the property is a short drive on the right.
Lease Rate: \$1.39 per SF NNN (NNN = \$.25 per SF)



11649 Riverside Drive, Suite 141, Lakeside, Ca

For more information contact:

Robbie Cornell
robbie@tollercornell.com
CA Lic # 01702034

Mick Toller
mick@tollercornell.com
CA Lic # 01355557

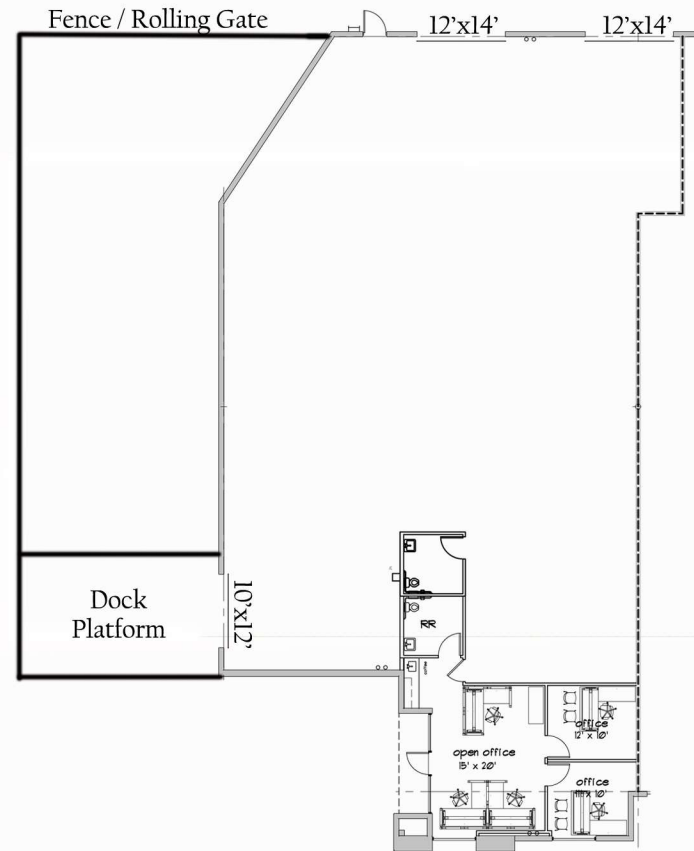
619-456-2380



TOLLER CORNELL
COMMERCIAL REAL ESTATE

FOR LEASE

5,627 SqFt with Grade and Dock Loading



*Current Floor Plan

11649 Riverside Drive, Suite 141, Lakeside, Ca

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