

# For Lease

## New Construction 20,545 SF Freestanding Building



### 10046 Marathon Pkwy, Lakeside, CA

For more information contact:

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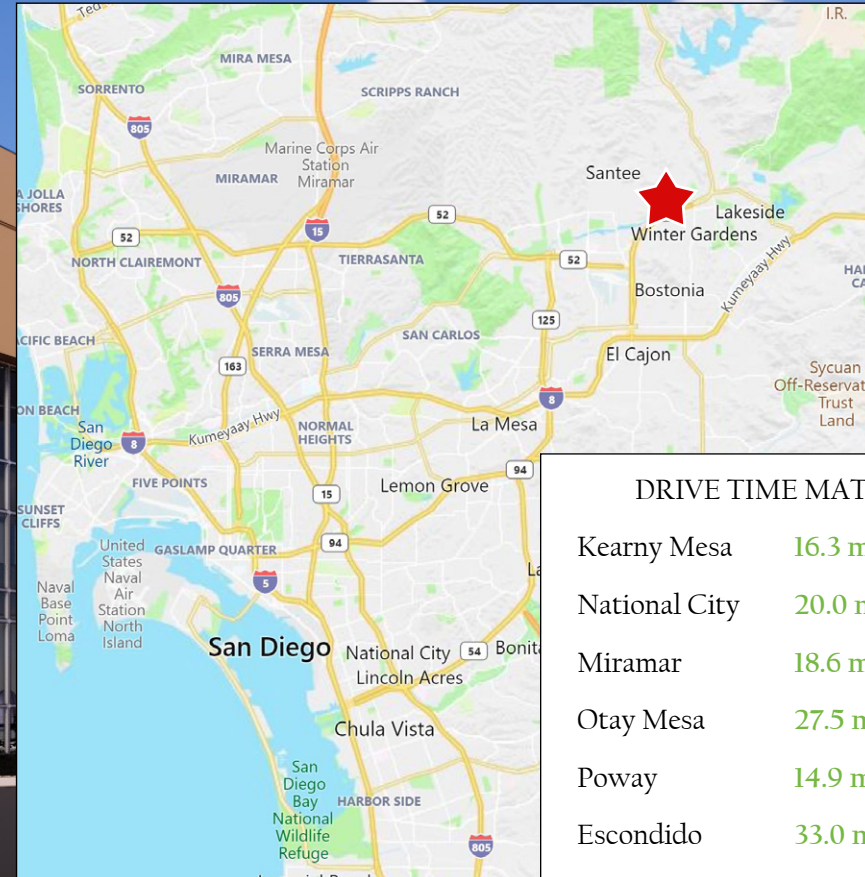
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### Property Features

- Total Building Square Footage: 20,545 SF
- Power: 1,600 amps / 480v / 3 phase
- Proposed Office Area: 1st floor: 1,564 SF and 2nd floor 1,577 SF
- Divisible to 9,071 SF
- Loading: Seven (7) 12' x 14' Grade Level Doors
- Warehouse Clear Height: 24'
- Parking Ratio: 3.0 / 1,000 SF
- Location: Just off Highway 67 and Riverford Road in Lakeside. 4 minutes from Hwy 52 / Hwy 67 junction
- Lease Rate: \$1.05 NNN (NNN = approx. \$0.24)



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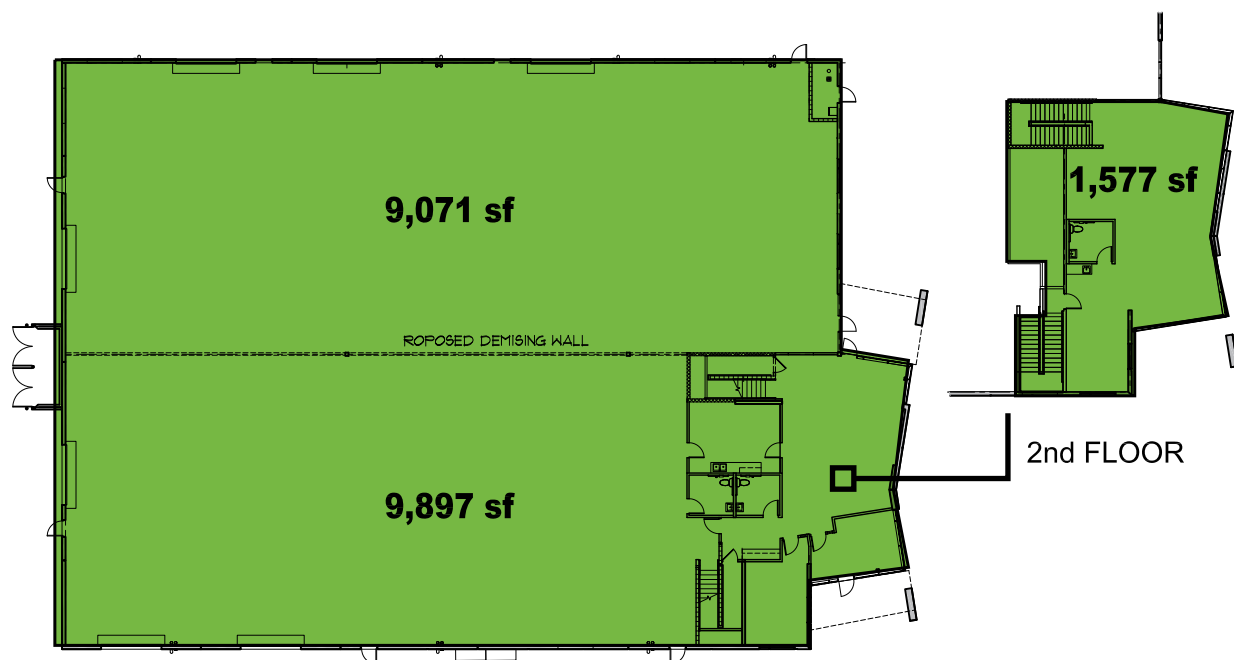
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### Proposed Divisibility



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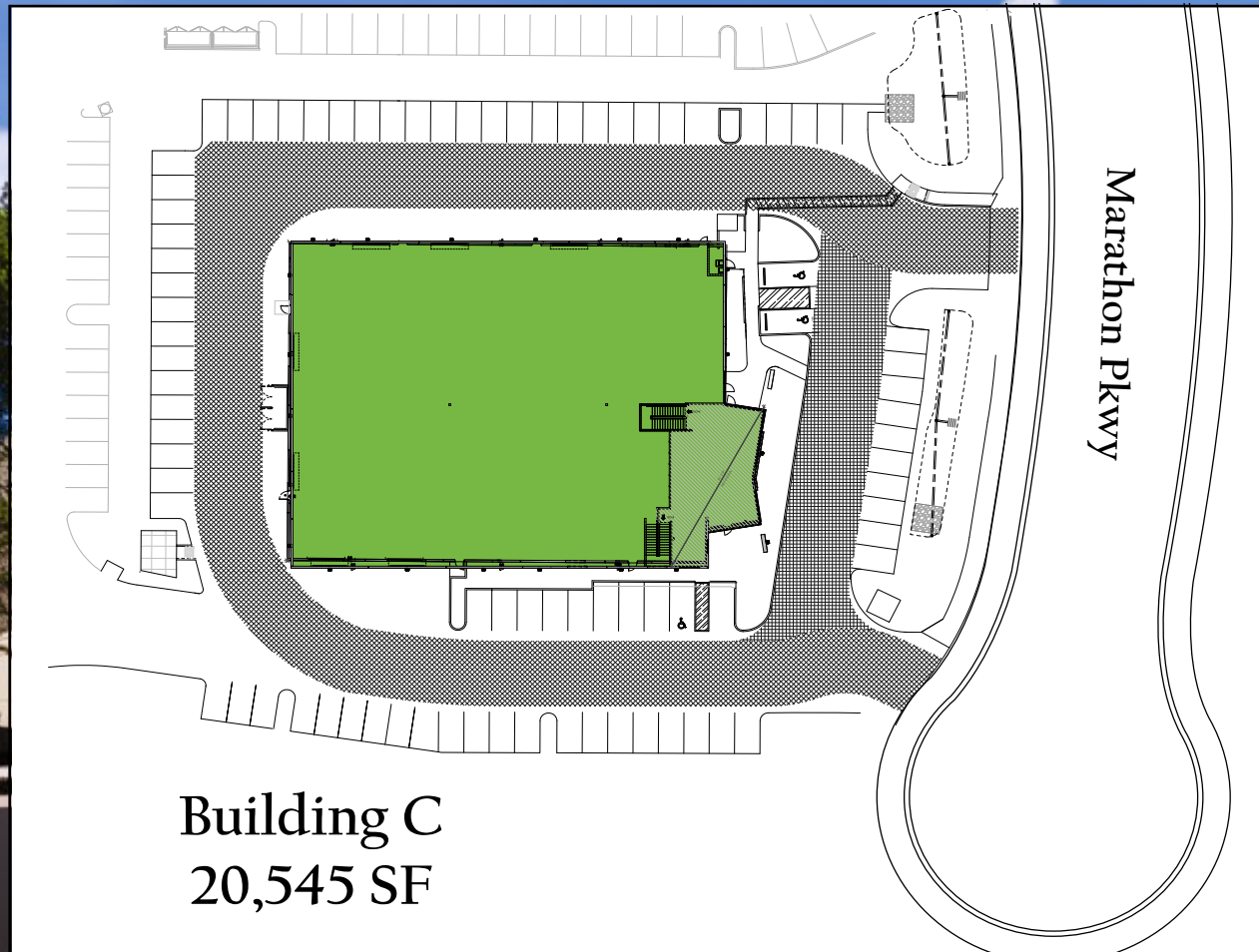
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