

# For Lease

## 48,792 SF Multi-Tenant Industrial Divisible to 2,945 SF



### 10050 Marathon Pkwy, 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

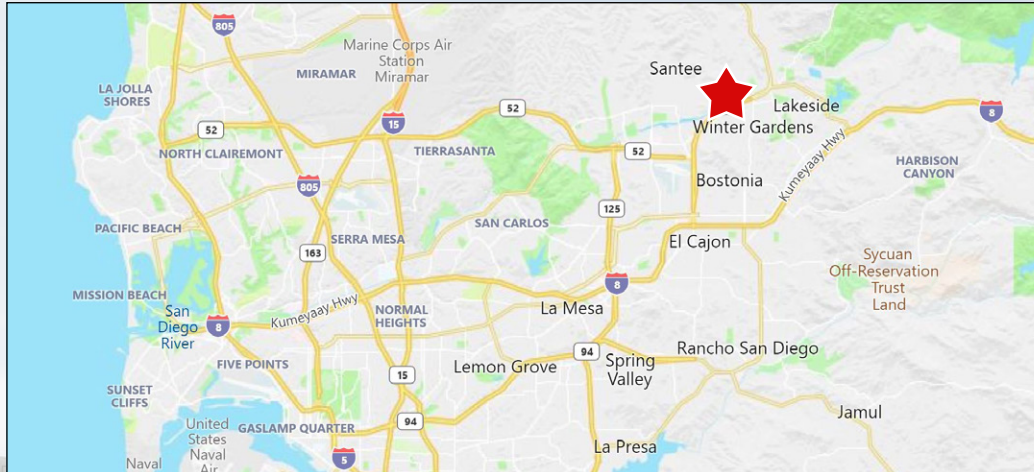


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### DRIVE TIME MATRIX

Kearny Mesa	16.3 mi, 19 mins
National City	20.0 mi, 25 mins
Miramar	18.6 mi, 21 mins
Otay Mesa	27.5 mi, 33 mins
Poway	14.9 mi, 23 mins
Escondido	33.0 mi, 39 mins
Carlsbad	41.3 mi, 45 mins

New Concrete Tilt-Up  
Construction

Concrete Driveways

ESFR Sprinkler System

24' Warehouse Clear Height

12' X 14' Roll Doors

200 amps | 120/208v | 3 Phase  
Power Per Suite

3.3 / 1000 Parking Ratio

Common Double Dock Well

\$0.265 NNN's

# \$1.07/SF NNN

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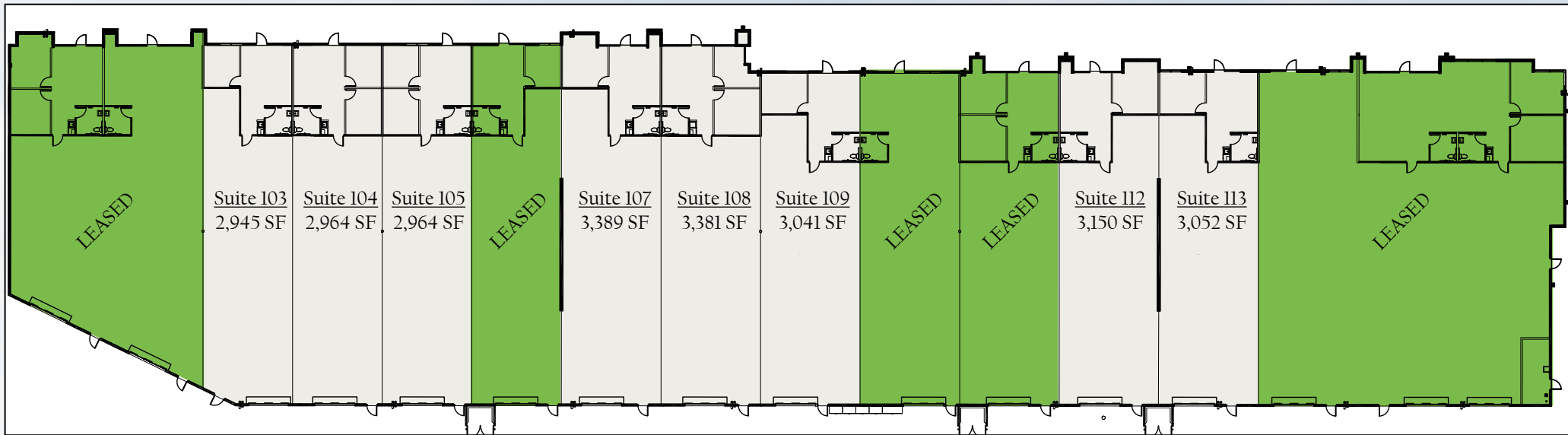
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### AVAILABILITIES

SUITE	SF	DESCRIPTION	EST. COMPLETION	SUITE	SF	DESCRIPTION	EST. COMPLETION
103	2,945	Reception, one office, restroom, coffee bar	6/1/2021	108	3,381	Reception, two offices, restroom, coffee bar	6/1/2021
104	2,964	Reception, two offices, restroom, coffee bar	6/1/2021	109	3,041	Reception, one office, restroom, coffee bar	6/1/2021
105	2,964	Reception, two offices, restroom, coffee bar	6/1/2021	112	3,150	Reception, one office, restroom, coffee bar	4/1/2021
107	3,389	Reception, one office, restroom, coffee bar	4/1/2021	113	3,052	Reception, one office, restroom, coffee bar	6/1/2021

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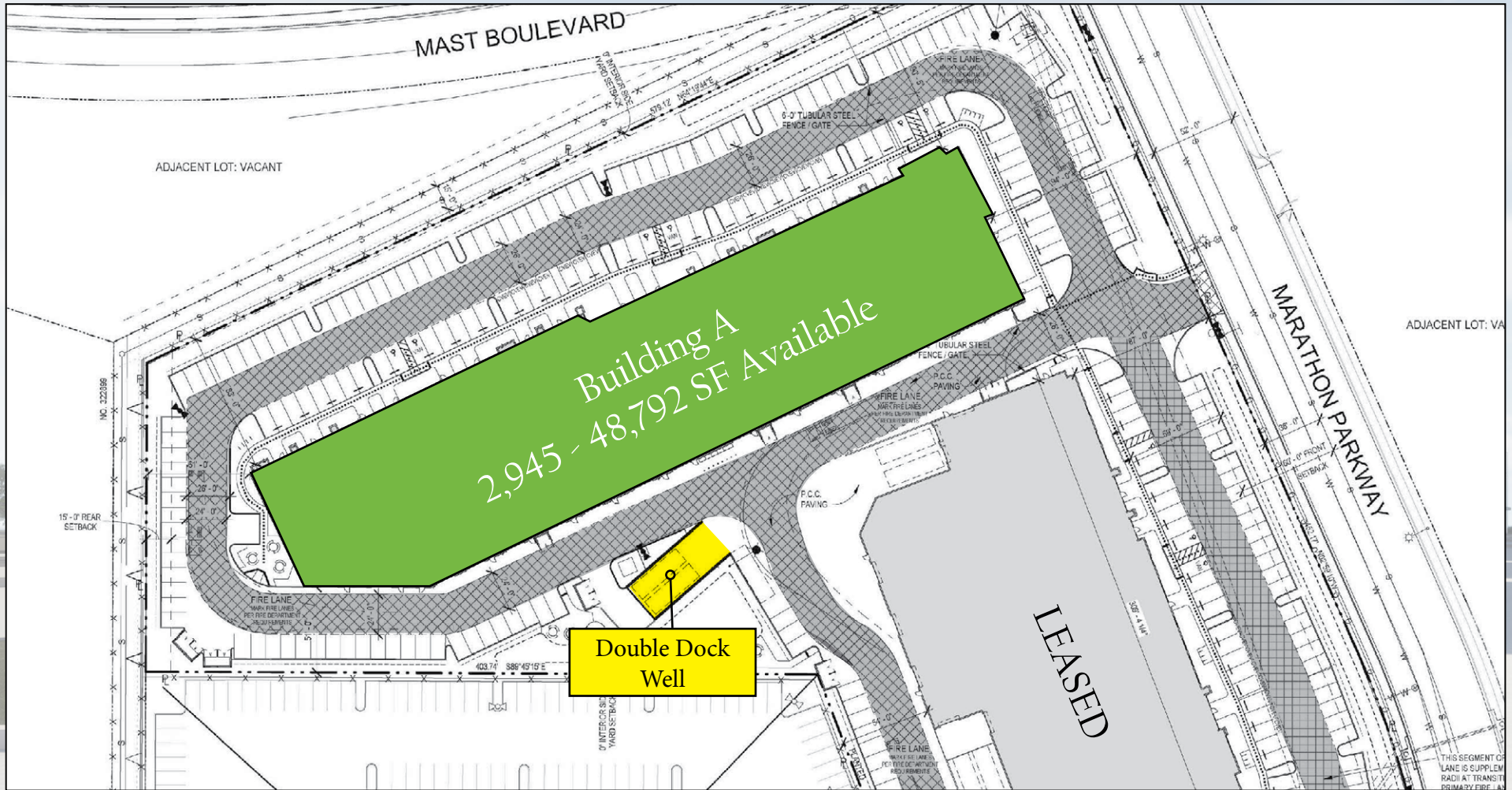


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