

# For Lease

## 48,792 SF Multi-Tenant Industrial Divisible to 3,041 SF



10050 Marathon Pkwy, Lakeside, CA

For more information contact:

**Robbie Cornell**  
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**Mick Toller**  
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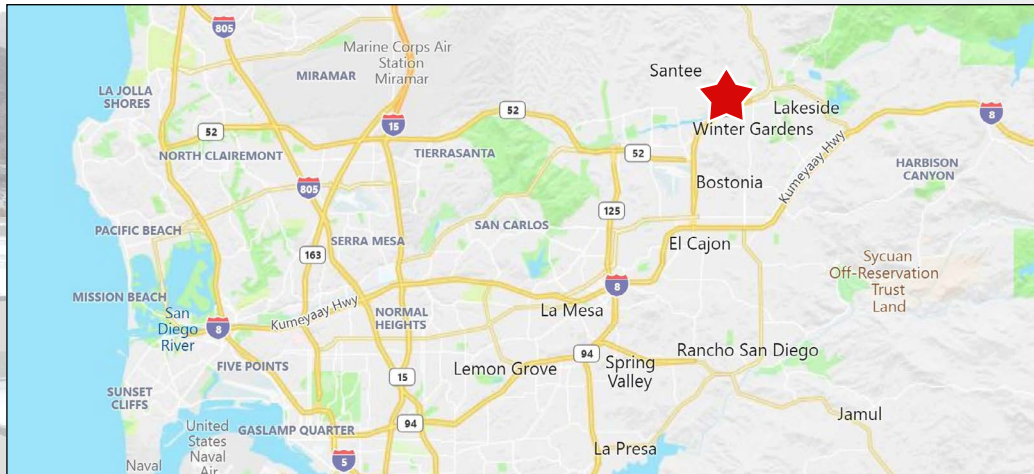
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### DRIVE TIME MATRIX

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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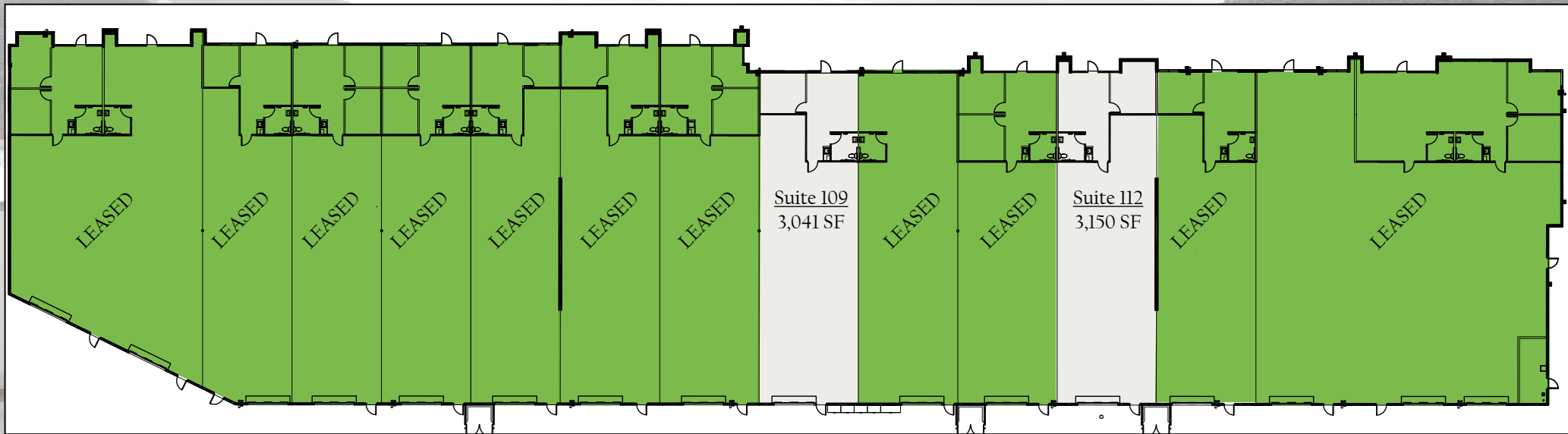
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### AVAILABILITIES

SUITE	SF	DESCRIPTION	EST. COMPLETION
109	3,041	Reception, one office, restroom, coffee bar	5/1/2021
112	3,150	Reception, one office, restroom, coffee bar	5/1/2021

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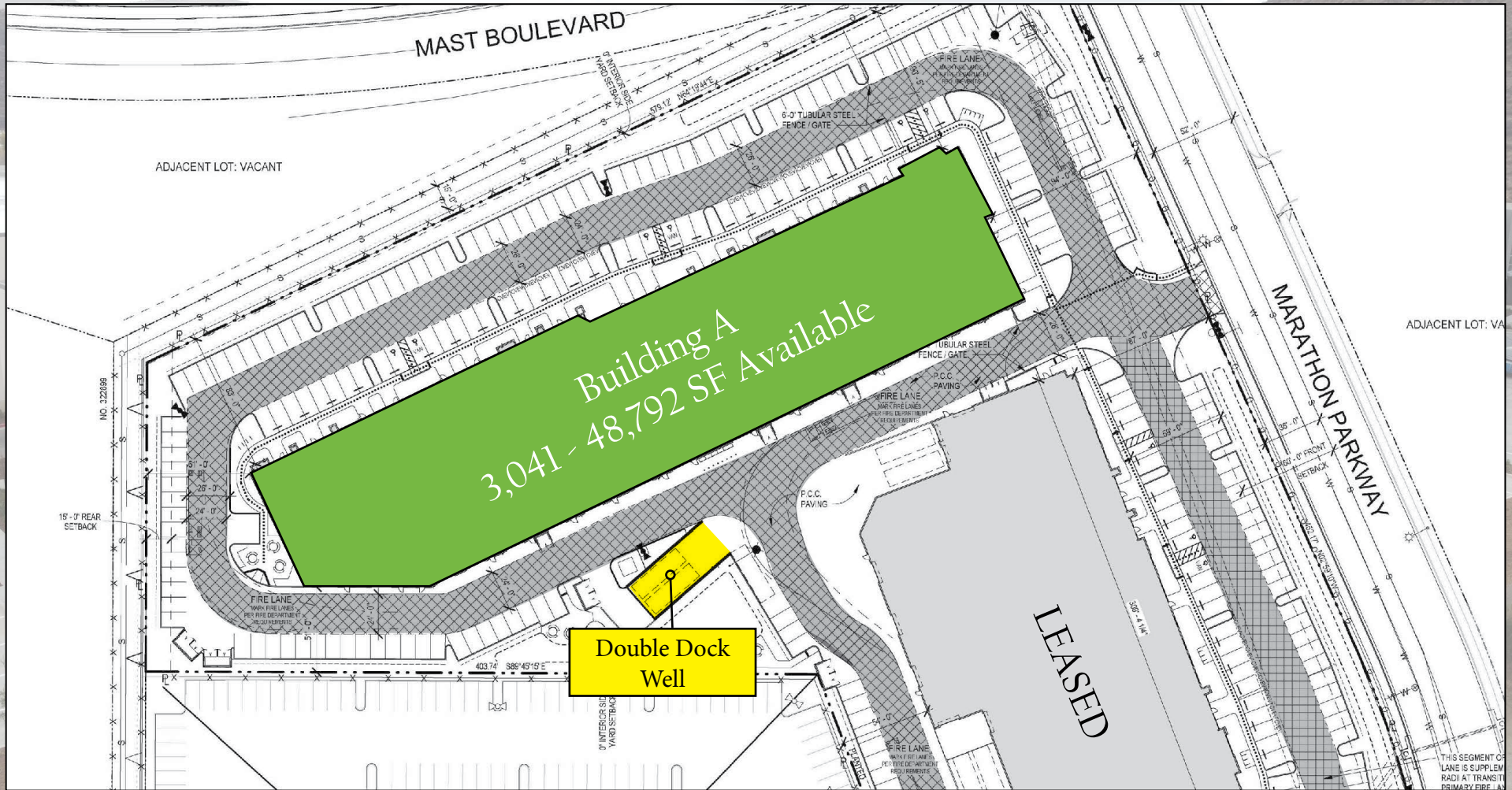
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