

# For Lease

## New Construction in Progress 11,403 SF Freestanding Building



### 10035 Marathon Pkwy, Lakeside, CA

For more information contact:

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CA Lic # 01702034

# 619-456-2380



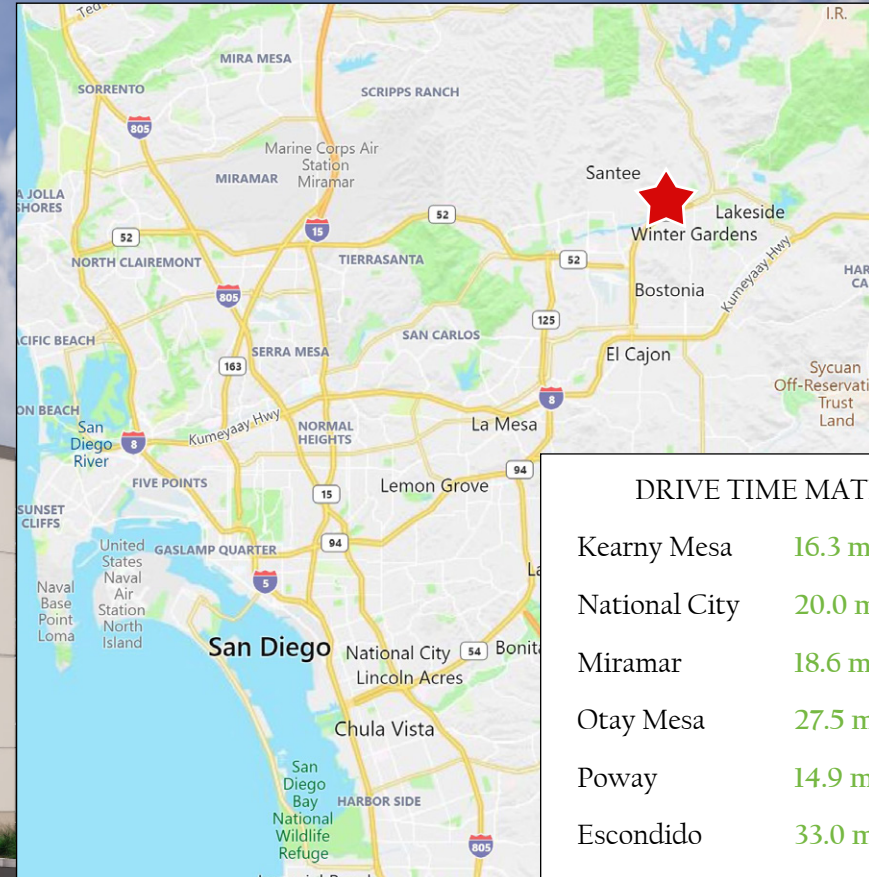
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## Property Features

- Total Building Square Footage: 11,403 SF
- 1,164 SF Proposed Office Area
- Power: 1200 amps / 208/120v / 3 phase
- Warehouse Clear Height: 24'
- Vehicle Parking: 36 spaces
- Freeway Visible from Southbound Hwy 67
- Location: Just off Highway 67 and Riverford Road in Lakeside. 4 minutes from Hwy 52 / Hwy 67 junction
- Completion Date: June 2021
- Lease Rate: \$1.15 (NNN = approx. \$0.24)



### 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

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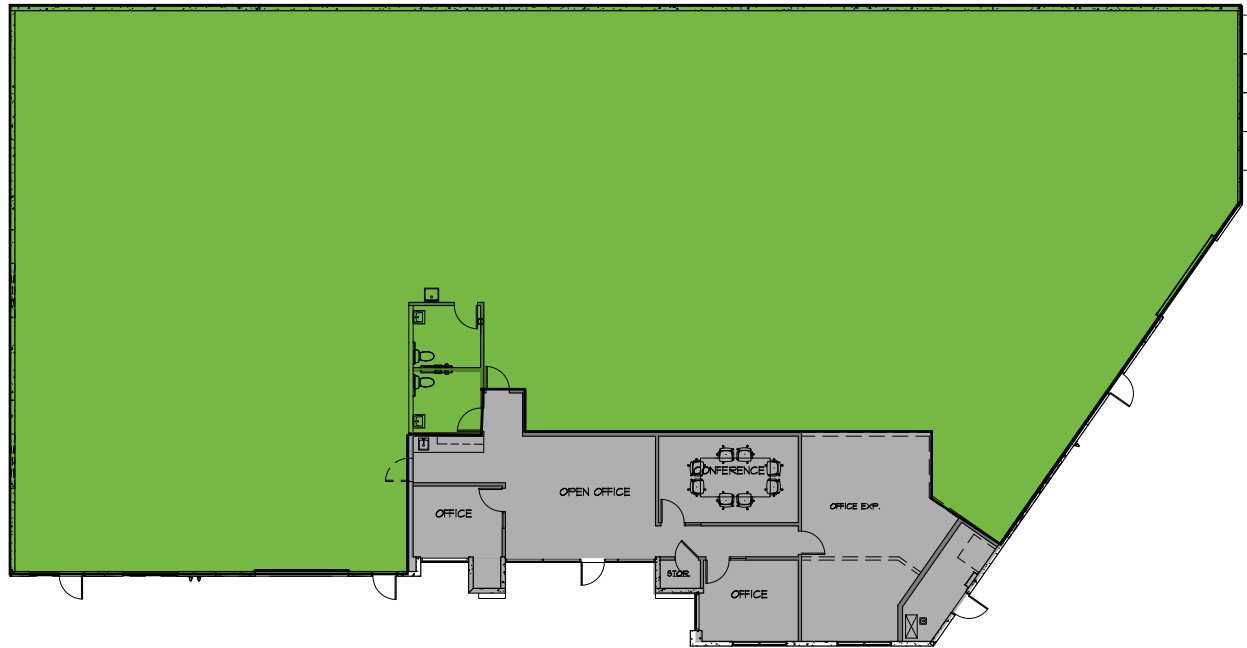
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### Proposed Floor Plan



1,164 SF of Improved Area

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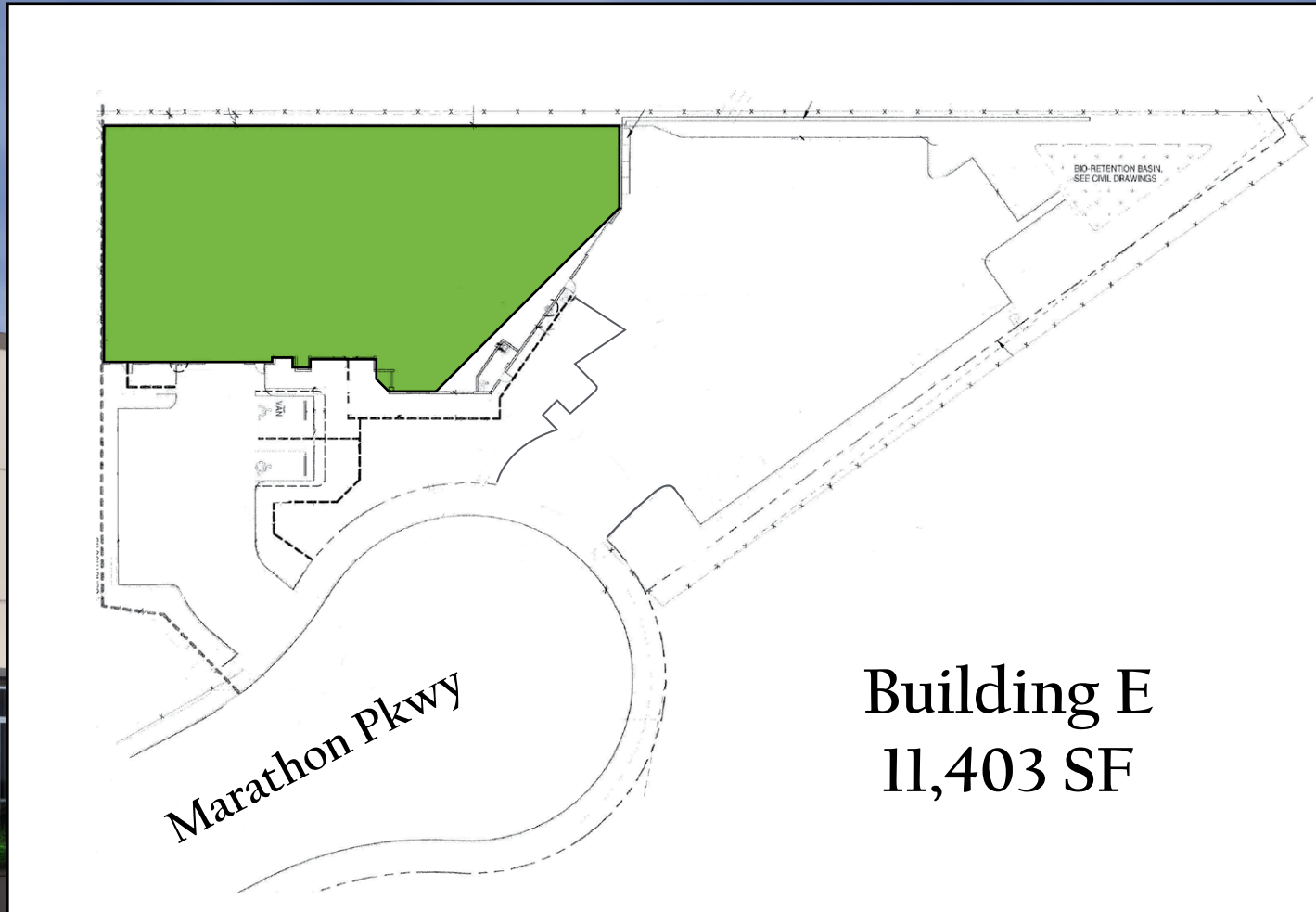
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**Building E**  
**11,403 SF**

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