

# For Lease

Freestanding Industrial Buildings  
3,500 SF + Yard / 9,200 SF / 12,700 SF + Yard



8107-8109 & 8151-8153 Commercial, La Mesa, CA 91942

For more information contact:

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## Property Features

- 2 contiguous industrial buildings totaling 12,700 SF
- Can be leased separately or together
- 8151-8153 Commercial Street: 9,200 SF freestanding building
- 8107-8109 Commercial Street: 3,500 SF building with small yard
- Grade level loading
- Immediate access to Interstate 8
- Building signage available



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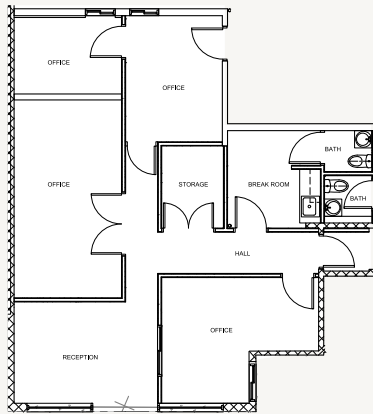
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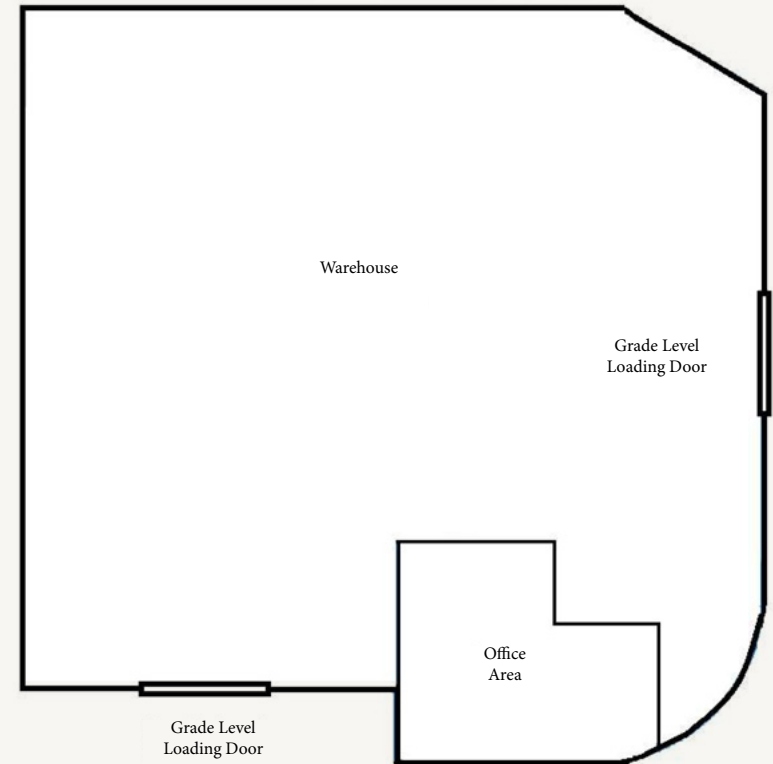
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## 8151-8153 Commercial Street

- ± 9,200 SF Freestanding Building
- ±15% office / 85% warehouse
- (2) grade level loading doors
- One 200 amp / 3 phase service/meter
- One 100 amp / 1 phase service/meter
- ~~\$1.30 PSF NNN~~ **\$1.50 Gross**



Office  
Buildout



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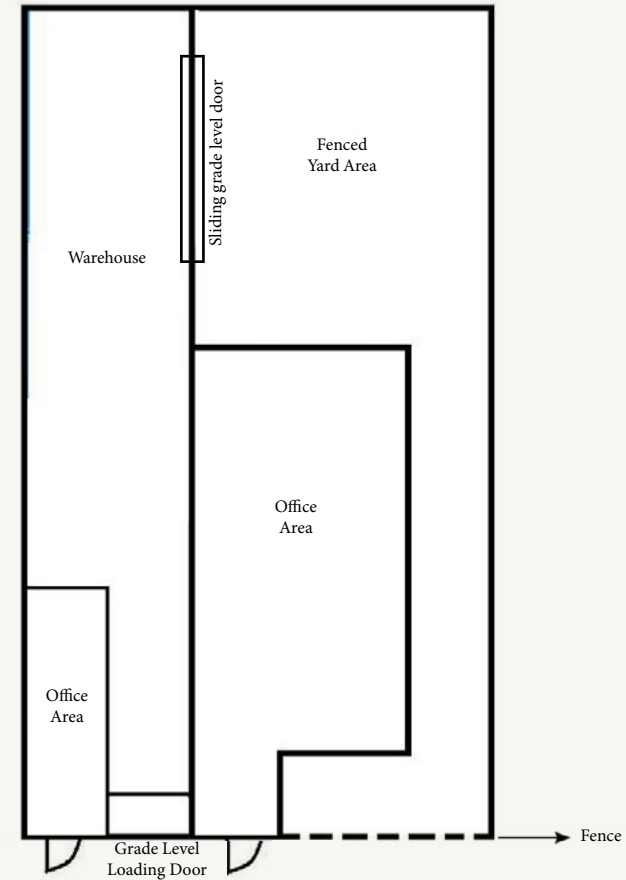
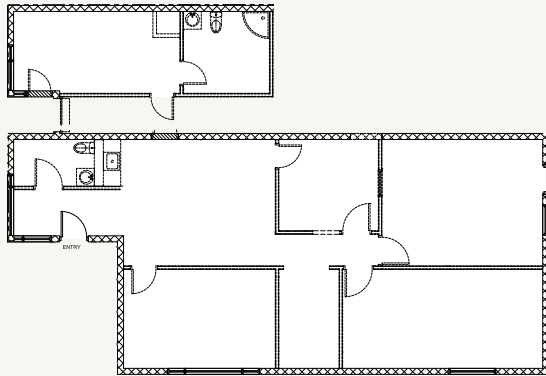
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## 8107-8109 Commercial Street

- ± 3,500 SF Freestanding Building
- Small Fenced yard
- Approximately 50% Office / 50% Warehouse
- (2) grade level loading doors
- Two 60 amp / 1 phase electrical services/meters
- Potential for additional 3 phase service
- \$1.85 Gross

Office  
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