

# FOR LEASE

## 6,194 SqFt with Grade & Dock Loading



### 11659 Riverside Drive, Suite 171-173, Lakeside, Ca

For more information contact:

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# 619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

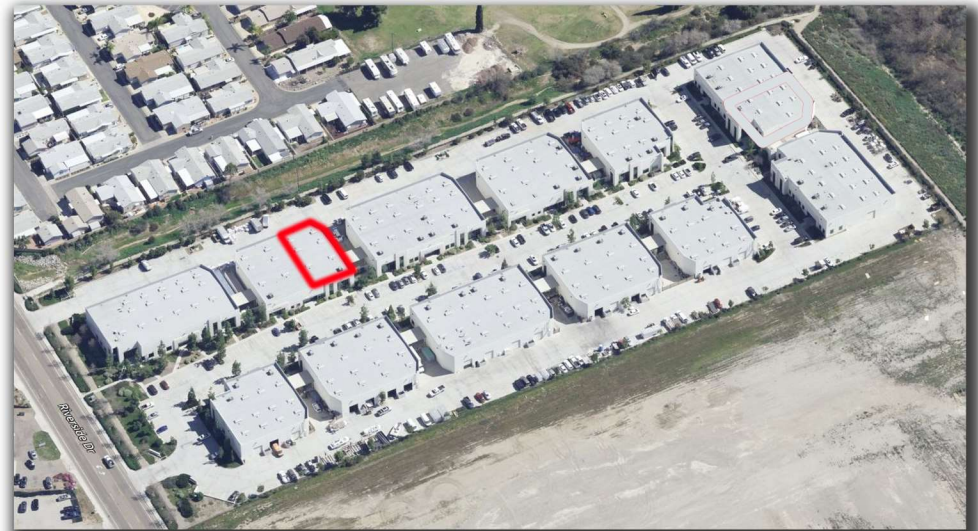
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Property Type: High Quality Industrial Building  
Construction: Concrete Tilt-Up  
Available: Approx. 6,194 SqFt  
Office Area: Approx. 10%  
Clear Height: Approx. 24'  
Fire System: Sprinklers  
Building Power: 200 amps 3 Phase Power 208v  
Loading: Two 12' x 14' Grade Level Loading Doors  
One 10' x 10' Dock Platform Door with one (1) dock loading position.  
Zoning: County of San Diego S-88 Zoning  
Additional Features: Dock area could be used as a fenced yard area.  
Location: This Property is Minutes from the Highway 67 exit Riverford Road, turn right on Riverside Drive and the property is a short drive on the right.  
Lease Rate: \$1.45 per SF NNN (NNN = \$.25 per SF)



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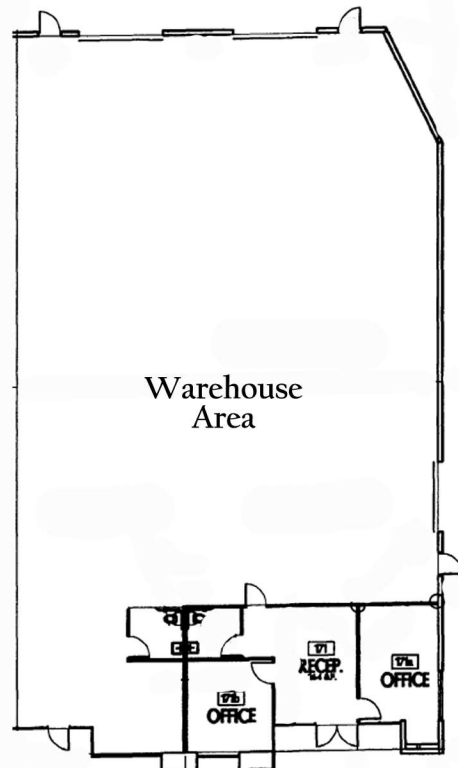
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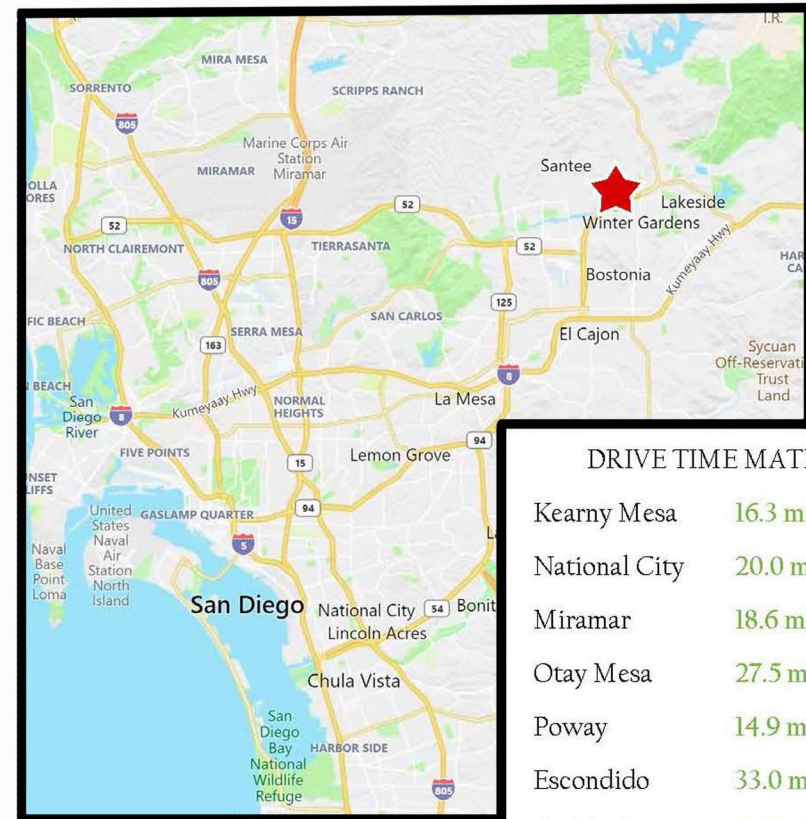
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\*Not to Scale



### 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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