

# FOR LEASE

## 2,468 SqFt with Grade Level Loading



11643 Riverside Drive, Suite 135, Lakeside, Ca

For more information contact:

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**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE



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Property Type: High Quality Industrial Building

Construction: Concrete Tilt-Up

Available: Approx. 2,468 SqFt

Office Area: Reception Area and One Private Office, One Restroom

Clear Height: Approx. 24'

Fire System: Sprinklers

Building Power: 200 amps 3 Phase Power 480v

Loading: One 12' x 14' Grade Level Loading Doors

Zoning: County of San Diego S-88 Zoning

Additional Features: End Cap Suite with Great Semi Truck Access

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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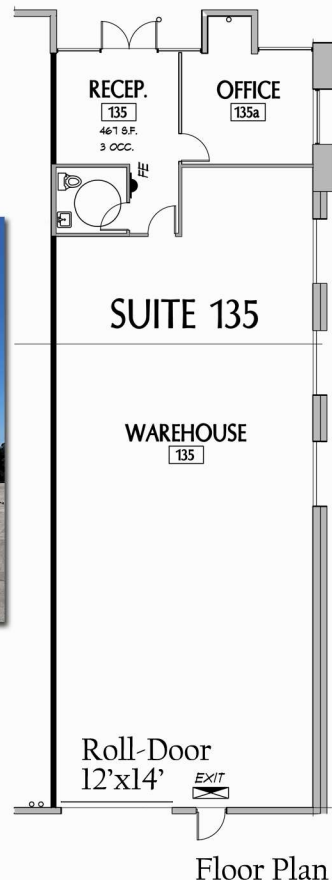
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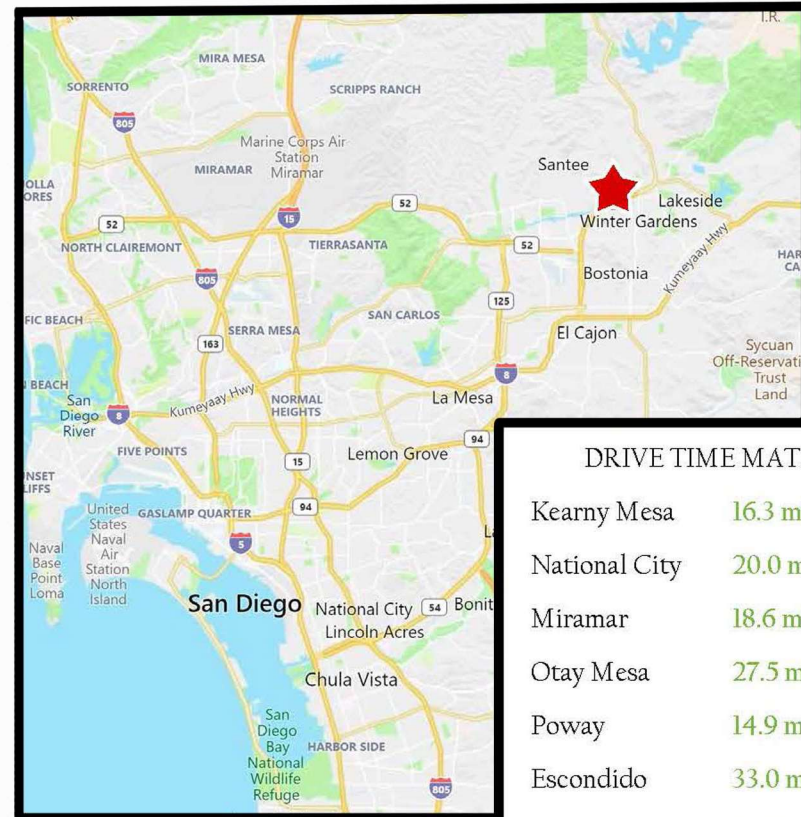
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Floor Plan



## 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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