

FOR SUBLEASE

9902 Channel Road, Lakeside, Ca 92040



9,628 SqFt Freestanding Building

For more information contact:

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# 9902 Channel Road, Lakeside, Ca 92040

**Property Type:** High quality free-standing industrial Building

**Construction:** Metal framing and stucco

**Building SF:** Approx. 9,628 SF.

**Office Area:** 1st Floor: Reception Area, 3 Private offices, 12 Person Conference Room, Kitchen, Lunch Room, 2 Restrooms, Copy Room  
2nd Floor: 9 private office, 2 restrooms

**Building Power:** 3 phase available

**Loading:** Two 14W x 12H Grade level loading door

**Additional Features:** Concrete driveways, Rolling gates at the entrance of the building, Drought tolerant landscaping

**Location:** This property is located just off Highway 67 and minutes to Channel Road

**Sublease Rate:** Call Agent For Sublease Rate



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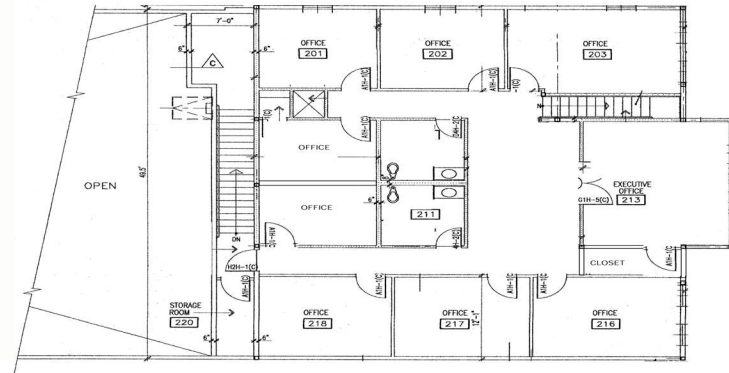
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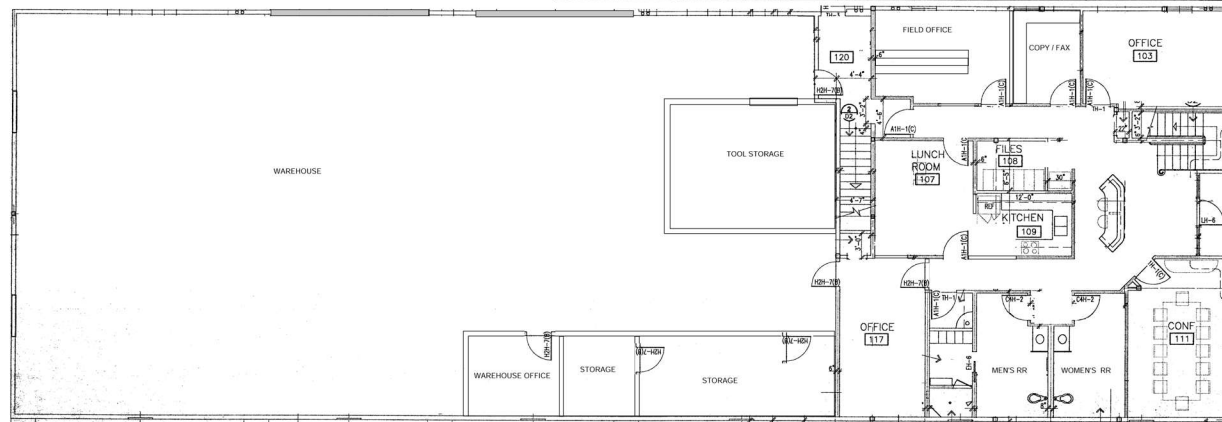
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Building Floor Plan



**2ND FLOOR PLAN**  
F.F. D.L. + 11'-7" 3/16" = 1'-0"



**1ST FLOOR PLAN**  
F.F. D.L. 0'-0" 3/16" = 1'-0"

\*Not to Scale

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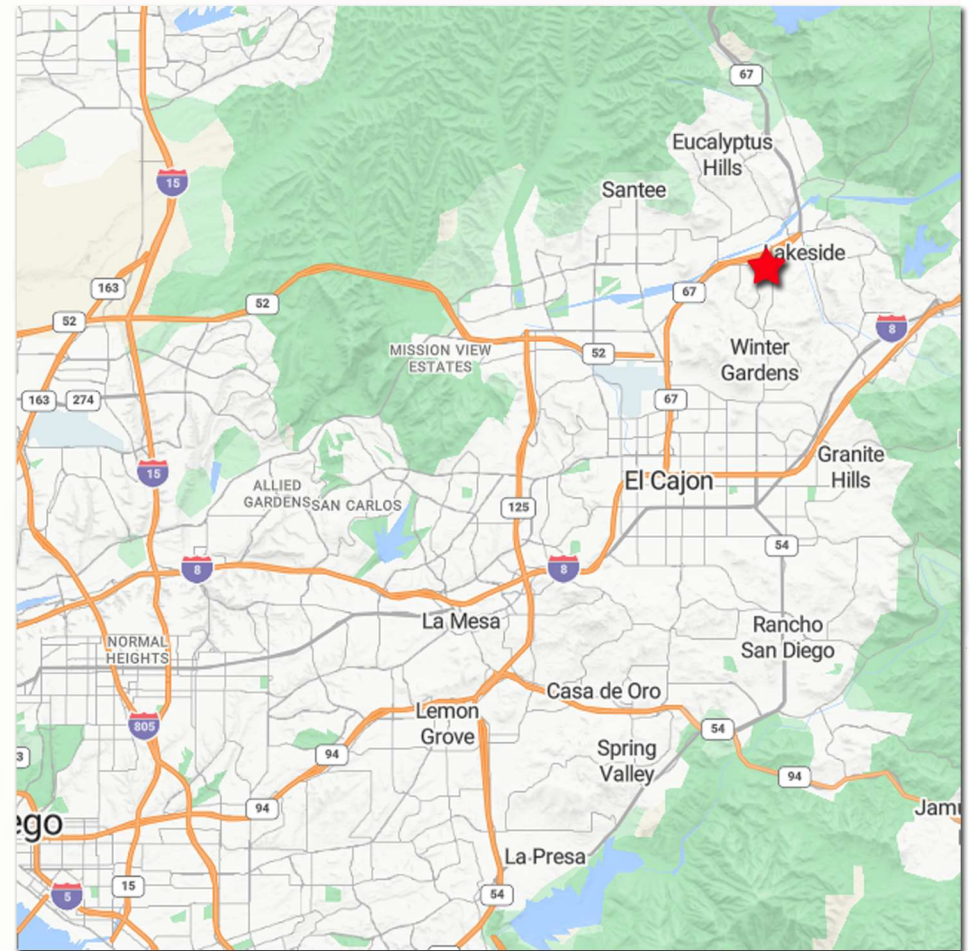
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