

FOR LEASE

5,622 SqFt with Grade Level Loading

**Heavy Power
800 amps 277/480 volt*



11649 Riverside Drive, Suite 139, Lakeside, Ca

For more information contact:

Robbie Cornell
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619-456-2380



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do no guarantee it

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Property Type: High Quality Industrial Building
Construction: Concrete Tilt-Up
Available: Approx. 5,622 SqFt
Office Area: See Floor Plans for Current and Proposed Layout
Clear Height: Approx. 24'
Fire System: Sprinklers
Building Power: 800 amps 3 Phase Power 277/480v
Loading: One (1) 12' x 14' Grade Level Loading
Zoning: County of San Diego S-88 Zoning
Additional Features: Updated Warehouse Lighting
Location: Minutes from the Highway 67 exit Riverford Road
Lease Rate: \$1.50 per SF NNN (NNN = \$.28 per SF)



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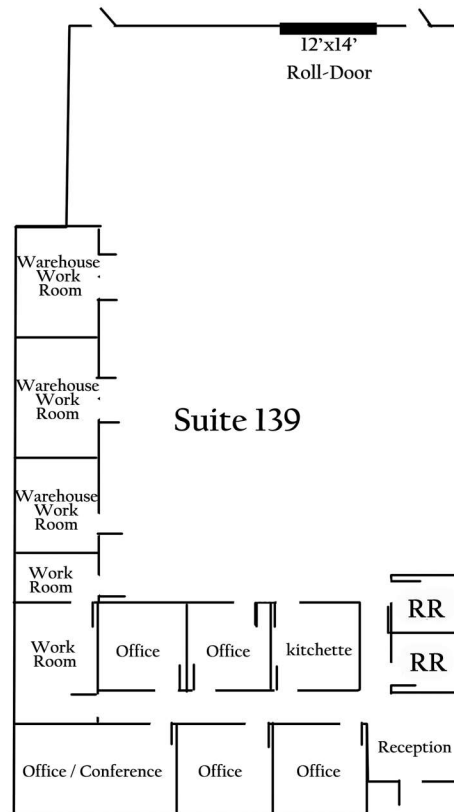


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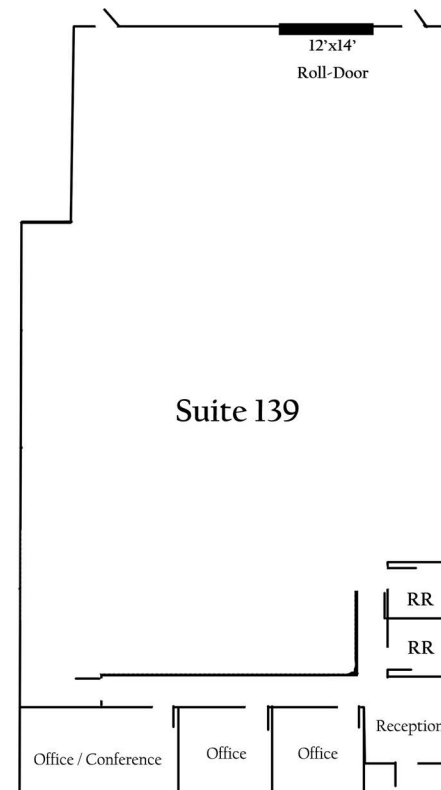
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Current Floor Plan



Proposed Floor Plan



*Not to Scale

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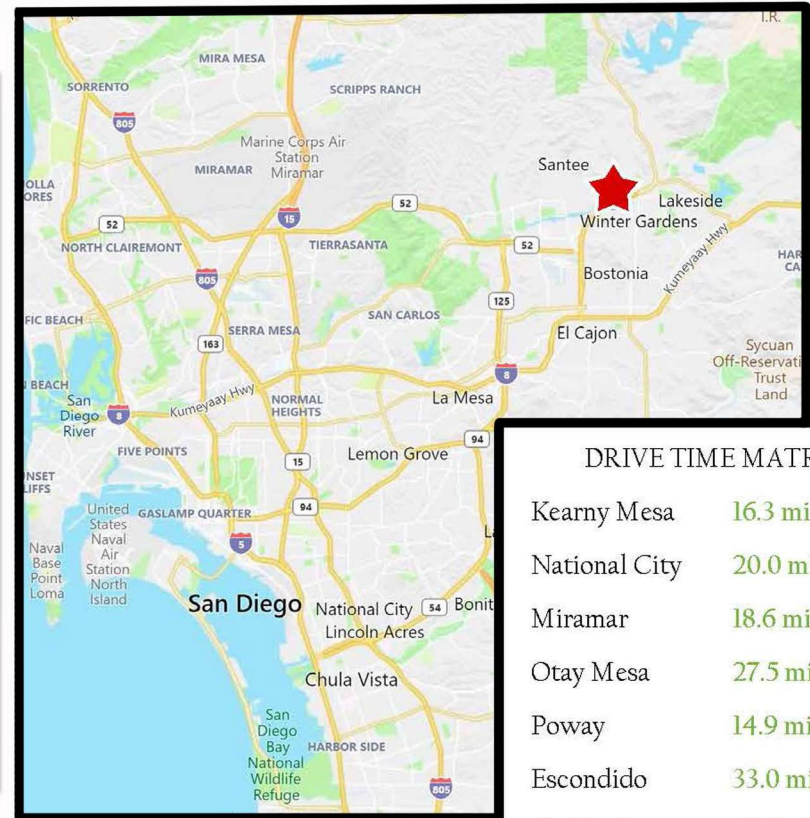
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DRIVE TIME MATRIX

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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