

COMMERCIAL STREET | FULLY SPRINKLERED WAREHOUSE

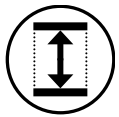
3080 - 3094 COMMERCIAL STREET | SAN DIEGO, CA 92113



Overview



± 17,000 SF Warehouse



Clear Stack Height:
12' to 20'



Zoning: CN-1-4



\$1.30 psf NNN
(NNN est. to be \$0.15 psf)



1200 amp - 208V 3 phase
power



4 Overhead Doors w/
Grade-Level Loading



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Fantastic Layout to Maximize Work Flow & Productivity

- ± 17,000 SF Warehouse
- One small, well-positioned office w/ HVAC
- Private restroom



Optimal Set-Up for Industrial Use

- Clear stack height:
 - 10,000 SF w/ 20' clear stack height
 - 7,000 SF w/ 12' clear stack height
- 1,200 amp - 208V 3 Phase Power
- 4 Overhead Doors w/ Grade Level Loading; 3 with 14' Clearance Height



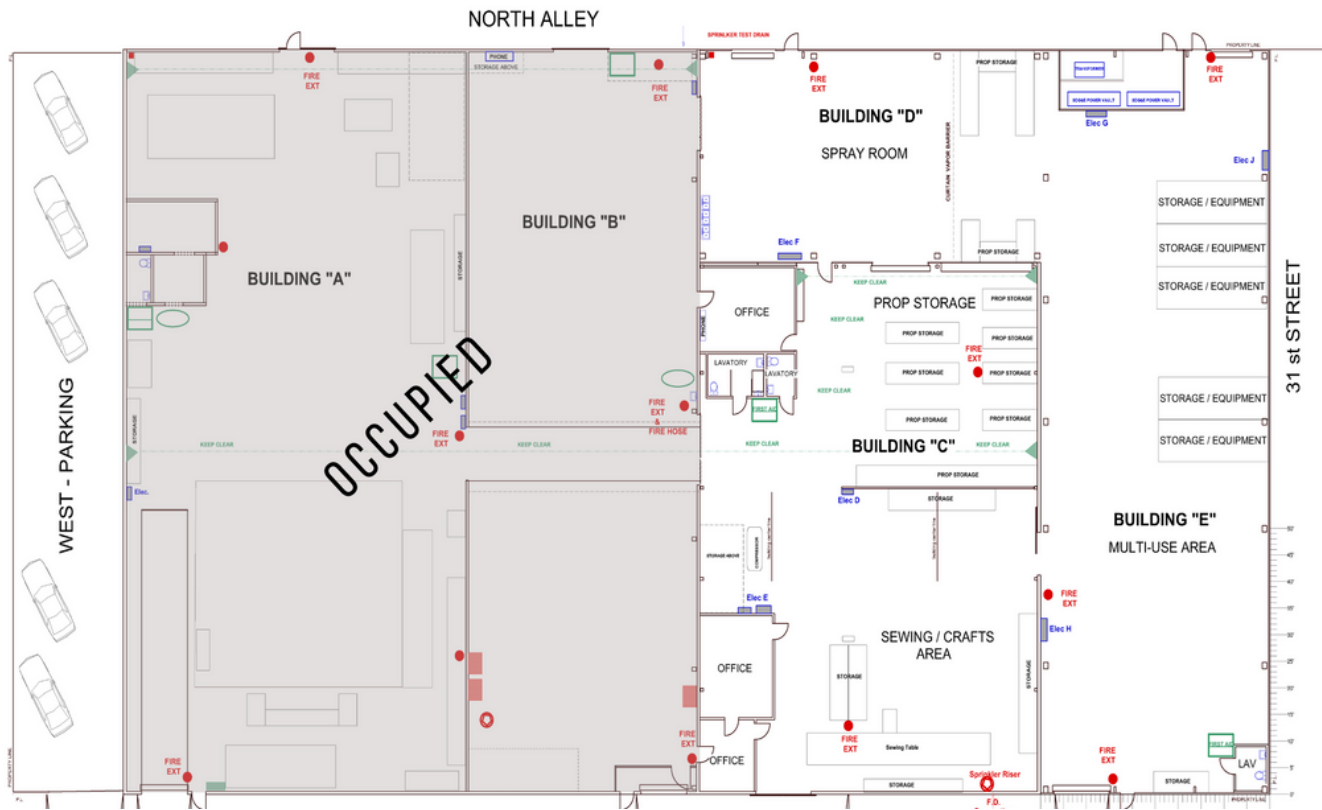
Select Safety Measures Already in Place

- Fully sprinklered
- Well-lit
- Sufficient airflow & ventilation



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Location

- Corner of 31st & Commercial Street, South of the I-94 Freeway
- Easy Access to I-15, I-5, and I-94 Freeways

