

For Lease

±10,440 SF Industrial Warehouse / Refrigerated - Cold Storage

2275 Main Street | San Diego, CA 92154



PROPERTY FEATURES

- ±10,440 SF Freestanding Industrial Warehouse
- Average 16' Ceiling Height in Warehouse
- 3 Large Refrigerated-Cold Storage Units (can be removed)
- 2 Grade-Level Loading Doors
- Sprinklered, Parking and Yard Area
- 5 Office Spaces and 3 Restrooms
- Approximately 400 Amp 3 Phase Power (to be confirmed)
- Zoning IL-2-1; City of San Diego HUB Zone

Comments:

Three (3) large freezer-refrigerated rooms (approx. size: 19 ft X 59 ft; 49 ft X 37 ft; 40 ft X 55 ft) designed for full scale food distribution and/or processing. Uses include seafood, vegetable, meat or any other perishable food processing and/or distribution company, Units can be removed.

Lease Rate:

\$0.72 PSF / Modified Gross per Mo.

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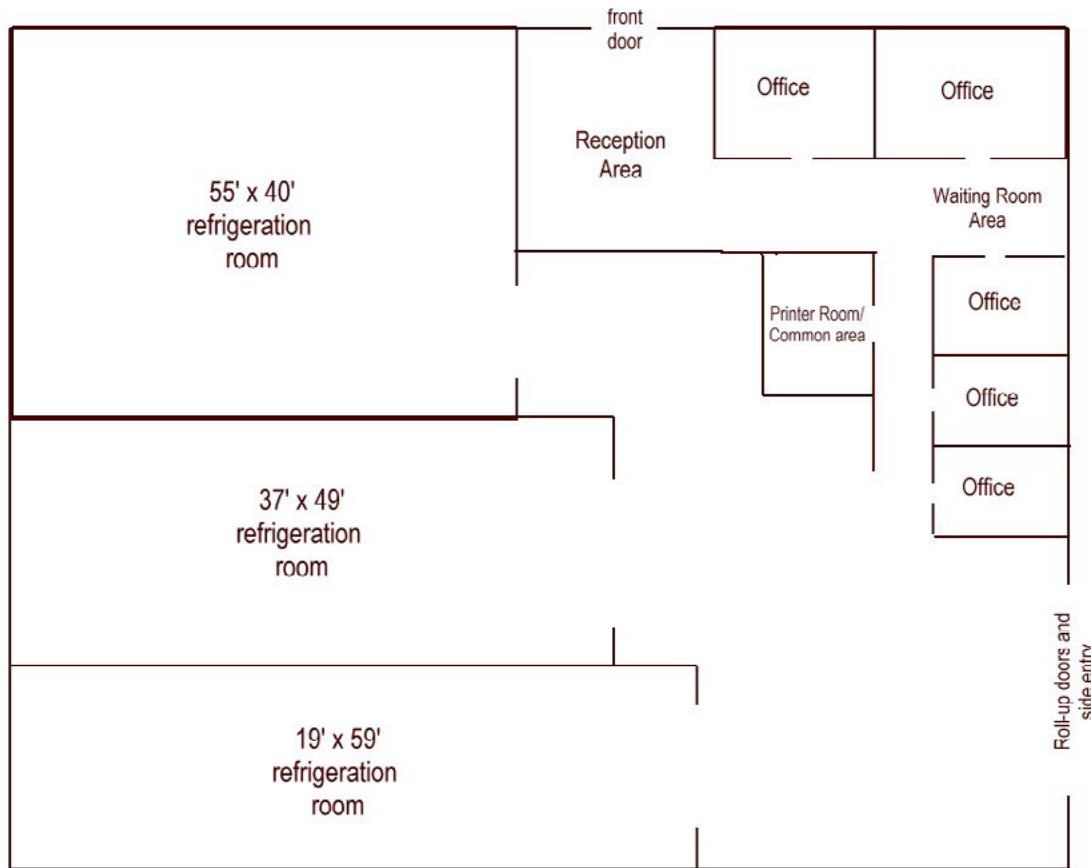
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International

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FLOOR PLAN



NOT TO SCALE



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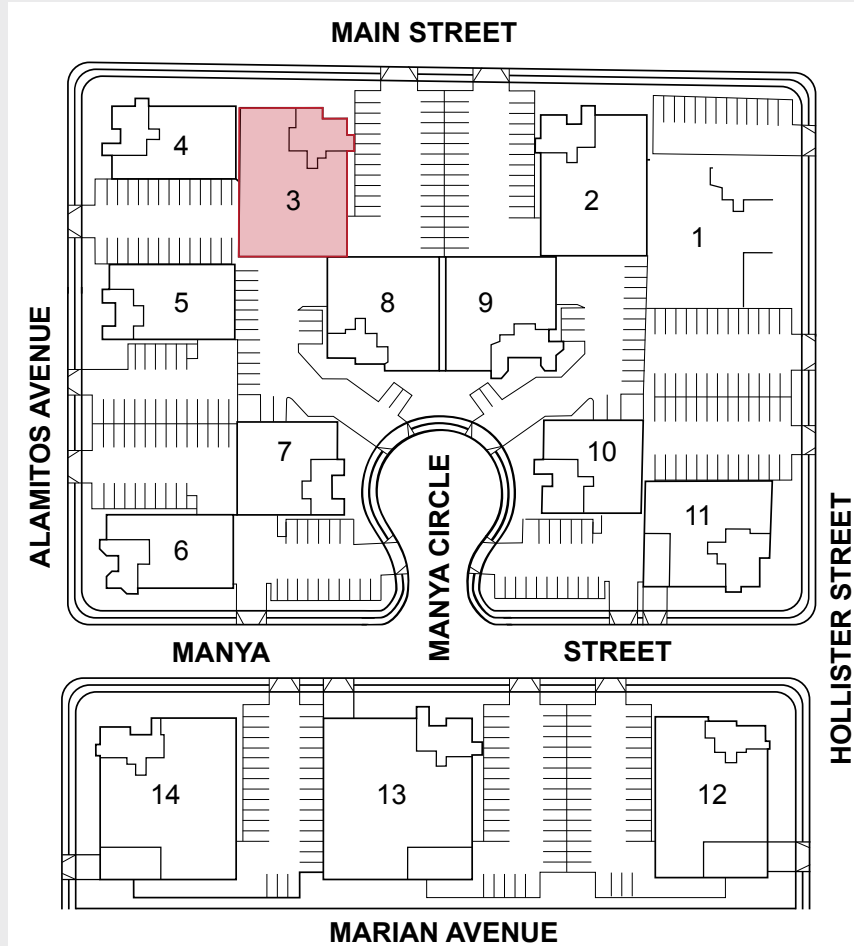
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SITE PLAN



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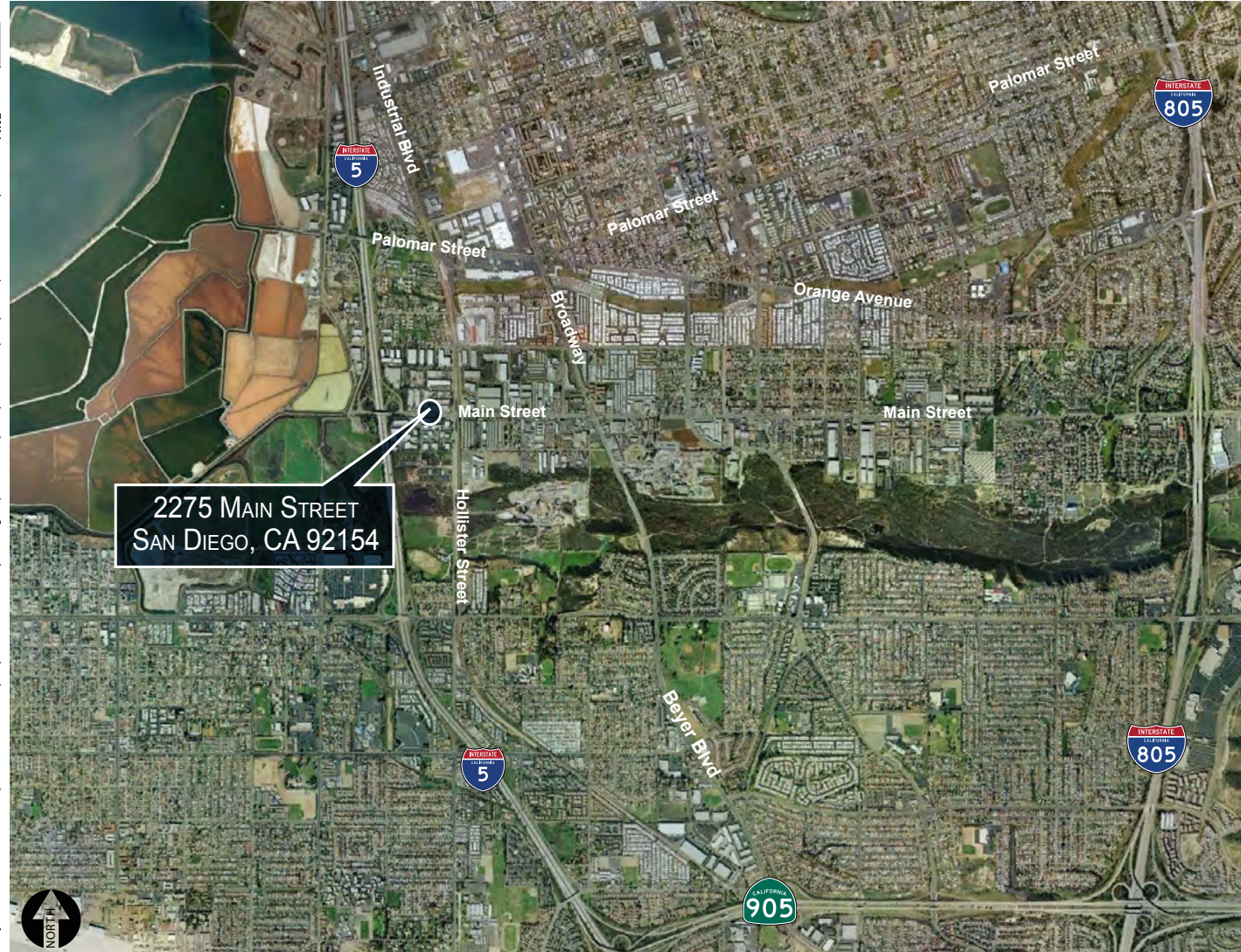
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