

# PALISADE SANTEE COMMERCE CENTER



Brand New, Class A, State-of-the-Art Multi-Tenant Industrial Building

#290,618 SF



10990 Woodside Avenue, Santee, CA 92071

**FOR LEASE**

FOR LEASE

# PALISADE SANTEE

COMMERCE CENTER

±290,618 SF Brand New, Class A,  
State-of-the-Art Multi-Tenant Industrial Building



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±290,618 SF

# PALISADE SANTÉE



## RARE SPEC MULTI-TENANT INDUSTRIAL BUILDING IN CENTRAL/EAST COUNTY

Strategically located on ±13.49 acres in a premier Class A business park setting, the project offers institutional-quality design with 36' clear heights, 54 total loading doors, and a shared 185' truck court accommodating tenants from 25,553 to 290,618 square feet.

East County is a strategic and highly desirable industrial submarket with excellent access to major transportation corridors including Interstate 8, State Route 67, and proximity to the Port of San Diego and San Diego International Airport. East County has emerged as a vital industrial hub due to its strong infrastructure and connectivity to regional and cross-border markets. East County's industrial appeal has been further enhanced by a growing base of industrial customers seeking more cost-efficient alternatives to Central County, making East County an increasingly attractive destination for tenants.



±290,618 SF -  
Two Buildings



Can Accommodate Tenants  
±25,553 - 290,618 SF



Divisible up to Eight (8) Units



±13.49 Total Acres



Fifty Four (54)  
Dock High Doors



±36' Clear Height



Excellent Santee Location  
with Regional Connectivity



Delivery Date  
Q2 2027



Four (4) Oversized  
Grade Level Doors



±4,000 amps, 277/480V  
Services Power



ESFR Sprinklers K-25



Fenced & Secured Yard  
with 185' Truck Court



Nearby Shopping  
& Restaurants

# PROJECT OVERVIEW



Class A Business  
Park Setting

10990 Woodside Avenue, Santee, CA 92071

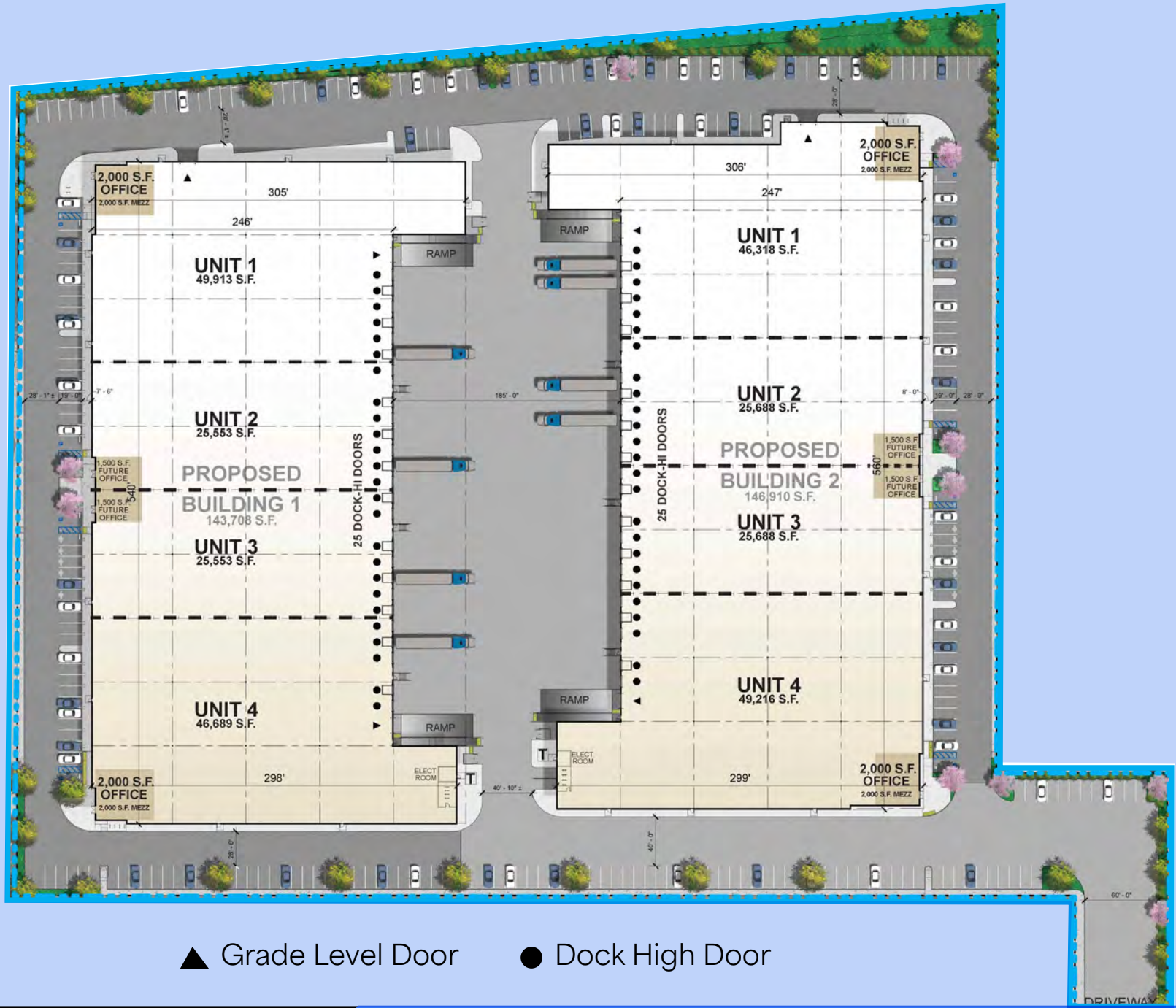
# PALISADE SANTEE



Subject to change after city review/approval

FOR LEASE

Not to scale. For illustration purposes only. Subject to change after city review/approval



▲ Grade Level Door      ● Dock High Door

## PROPERTY OVERVIEW

### Address

10990 N Woodside Avenue Santee, CA 92071

### Market

San Diego

### Submarket

Santee / East County

### Site Area

±13.49 Acres

### APN

381-070-52

### Zoning

I-L (City of Santee Industrial Zoning)

### Parking

1,02/1,000 SF 296 Vehicle Stalls

### Square Feet

±290,618 SF

### Number of Units

Divisible up to Eight (8)

### Two-Story Office SF

8,000 SF Mezzanine 22,000 SF Total Office

### Clear Height

±36'

### Truck Court

185'

### Loading

54 Dock-High Doors; 6 Ground-Level Doors



## BUILDING 1

### Square Feet

±143,708 SF

### Number of Units

Divisible up to Four (4) (±25,553 - 143,708 SF)

### Two-Story Office SF

4,000 SF Mezzanine; 11,000 SF Total Office

### Clear Height

±36'

### Truck Court

185'

### Loading

27 Dock-High Doors; 3 Ground-Level Doors

## BUILDING 2

### Square Feet

±146,910 SF

### Number of Units

Divisible up to Four (4) (±25,688 - 146,910 SF)

### Two-Story Office SF

4,000 SF Mezzanine; 11,000 SF Total Office

### Clear Height

±36'

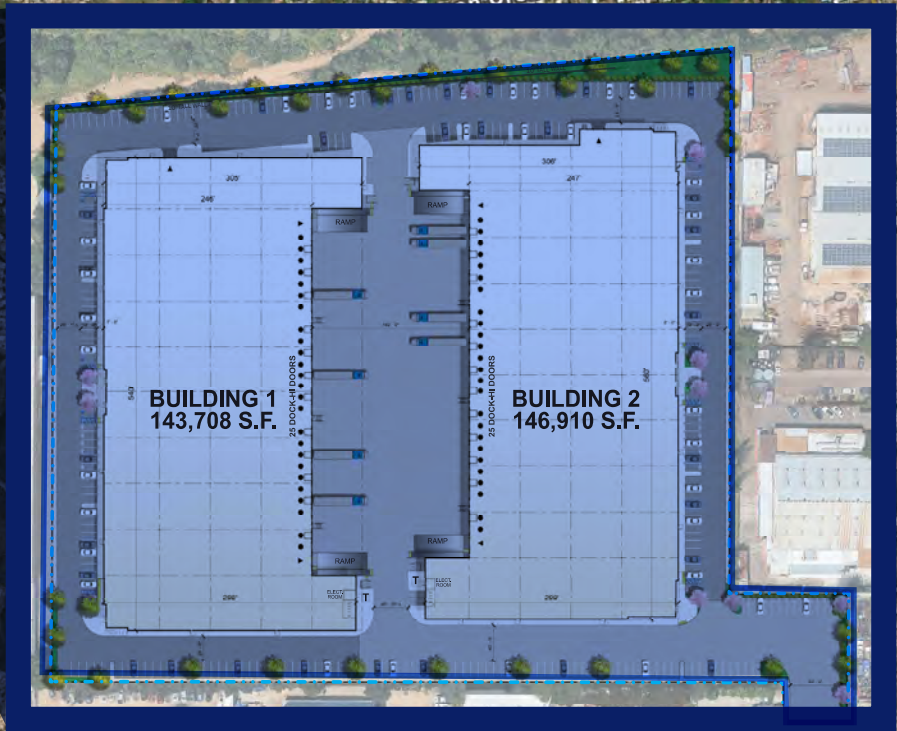
### Truck Court

185'

### Loading

27 Dock-High Doors; 3 Ground-Level Doors

# CORPORATE NEIGHBORS



10990 Woodside Avenue, Santee, CA 92071



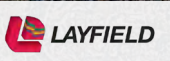
# LOCAL AMENITIES

Trolley Square  
Santee Town Center

Walmart, Lowe's, PETCO, Denny's, Barnes & Noble, chilis, IN-N-OUT BURGER, Buffalo Wild Wings, Target, COSTCO WHOLESALE, FITNESS, CVS/pharmacy, IHOP, Vite E.O., Chick-fil-A, TRADER JOE'S



PEPSI BOTTLING GROUP



# PALISADE SANTEE

COMMERCE CENTER

MISSION GORGE RD



Taco Bell, Grocery Outlet, Cane's, McDonald's, VONS, K&N



Bekins, Taylor Cutlery

Gillespie Field

GROSSMONT COLLEGE

Cuyamaca Business Park

WEST COAST HEATING, AIR CONDITIONING, AND SOLAR, AJM 45 YEARS STRONG, WWM WASTE MANAGEMENT, GKN AEROSPACE



Parkway Plaza

Marshalls, TEXAS CHICKEN, HOME DEPOT, Walmart, IN-N-OUT BURGER, DICK'S SPORTING GOODS, BEST BUY

El Cajon Town & Country

Walmart, GROCERY OUTLET, PETCO, SPROUTS FARMERS MARKET

FLETCHER PKWY

BROADWAY

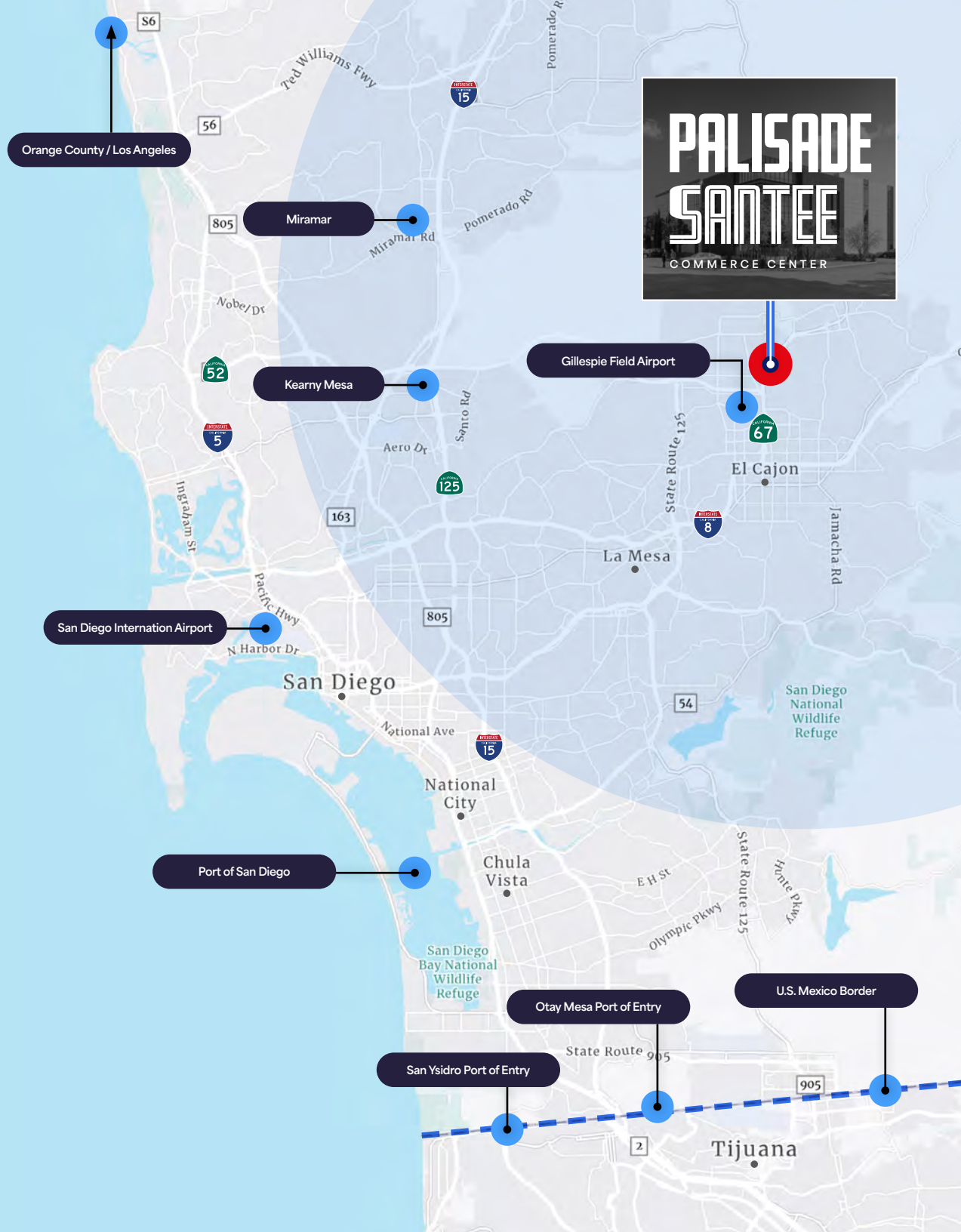
N 2ND ST



**WITH IMMEDIATE ACCESS TO FOUR MAJOR FREEWAYS, PALISADE SANTEE COMMERCE CENTER OFFERS PROMPT CONNECTION TO THE BROADER SAN DIEGO METROPOLITAN AREA.**

Regional connectivity to abundant amenities is one of the main reasons San Diego's prominent industrial users call Santee home.

The central location accounts for the area's long-time popularity among numerous San Diego tenants and business owners, and convenient access to all points in the county allows San Diego's large labor force to access Santee easily.





## DRIVE TIMES

- 5 MIN**  
Gillespie Field Airport
- 12 MIN**  
Kearny Mesa
- 22 MIN**  
Port of San Diego
- 22 MIN**  
San Diego International Airport
- 35 MIN**  
Otay Mesa Port of Entry
- 35 MIN**  
San Ysidro Point of Entry
- 1 HR 15 MIN**  
John Wayne Airport
- 1 HR 30 MIN**  
Ontario International Airport
- 1 HR 40 MIN**  
Port of Los Angeles/Long Beach



**EXCELLENT  
CONNECTIVITY  
TO THE REGION**

U.S. Mexico Border

MEXICO



  
**69,000**  
VEHICLES  
PER DAY



**PALISADE  
SANTEE**  
COMMERCE CENTER



# REGIONAL OVERVIEW

## EAST COUNTY

East County serves as a natural extension of Central San Diego's industrial hub, offering lower rents, reduced occupancy, and strong potential for new development. With direct access to major transportation routes like SR-52 and SR-67, the area supports a growing base of light industrial and logistics users seeking cost-effective alternatives to more saturated submarkets. Santee, in particular, stands out for its available land, favorable zoning, and proximity to both workforce and infrastructure.

The region benefits from ongoing investment in mobility and infrastructure, enhancing connectivity and freight access across East County. As demand for functional, affordable industrial space continues to rise, East County offers a compelling opportunity for investors targeting long-term growth in San Diego's evolving industrial landscape.



### KEY FACTS



131,481

Workforce in  
East County



1%

Class-A Product  
in East County



22%  
Lower Rent

in East County than  
Central County



1980

Average Age of Building  
in East County



2.7%

Vacancy Rate in  
East County

# LET'S TALK

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