

4% BROKER BONUS!*

**For Transactions in August - September, 2026*

AVAILABLE



FOR LEASE
±8,815 SF WAREHOUSE

453 54TH STREET
SAN DIEGO, CA 92114

REX A. HUFFMAN

Senior Vice President/Partner | 619.840.2943
rhuffman@voitco.com | Lic. #00658675

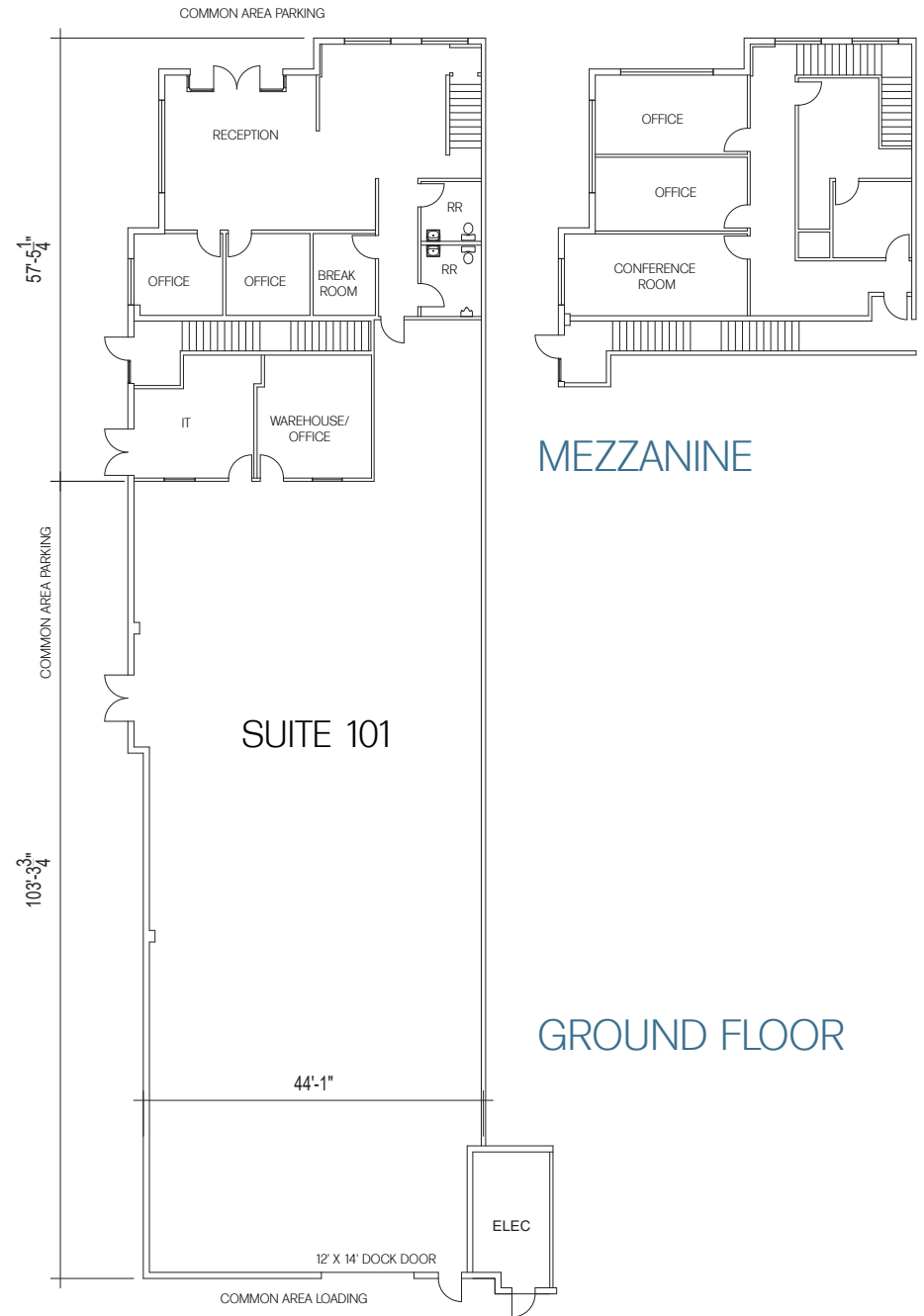
MICHAEL MOSSMER

Senior Vice President/Partner | 858.405.4284
mmossmar@voitco.com | Lic #00998326

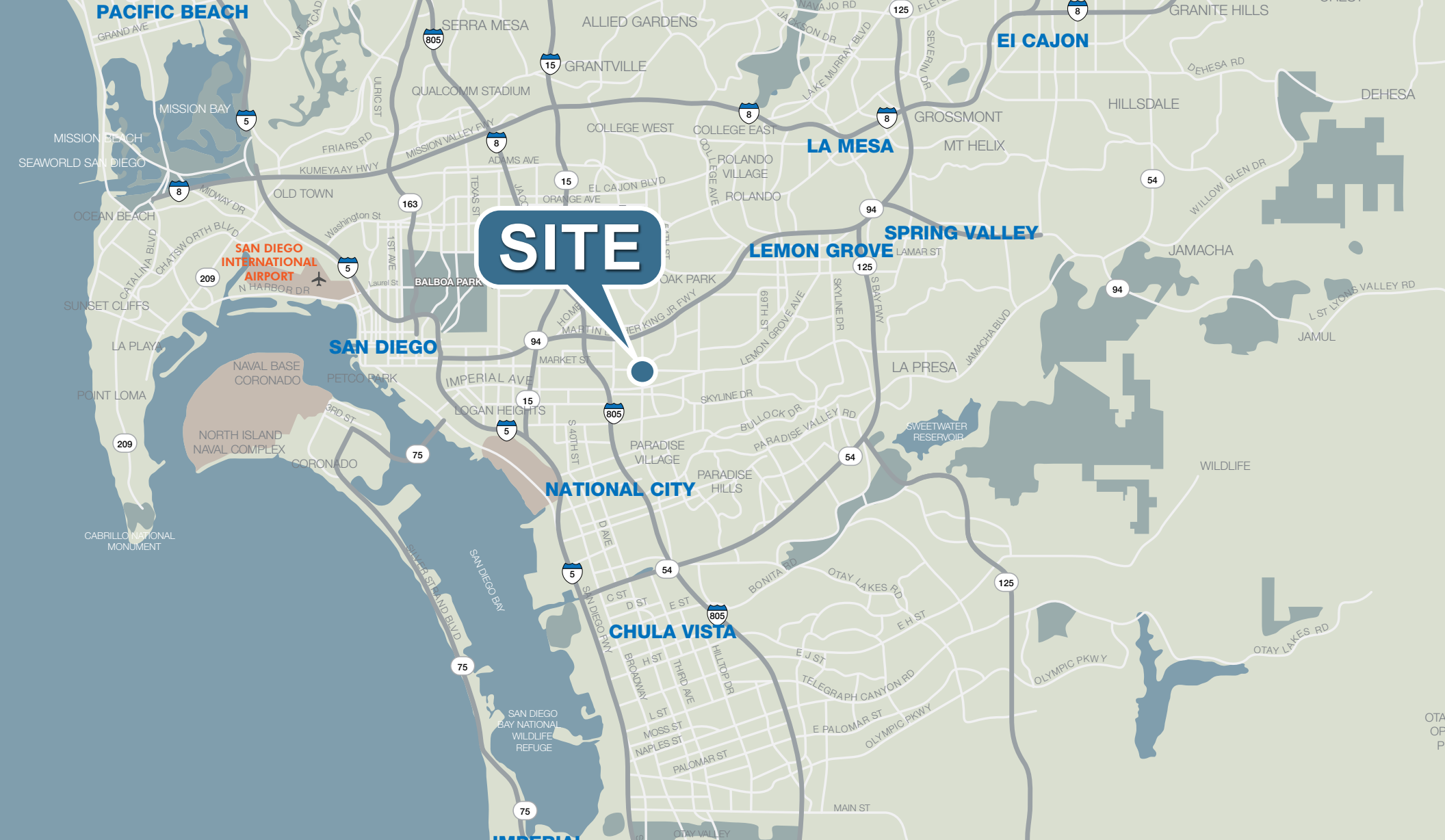
Voit
REAL ESTATE SERVICES



TOTAL BUILDING SIZE	±17,629 SF
AVAILABLE SIZE/SUITE	±8,815 SF / Suite 101
LOT SIZE	±1.00 Acres
CLEAR HEIGHT	22' - 24'
POWER	400 amps; 3 phase (Tenant to verify)
PARKING RATIO	2.5/1,000 SF
GRADE LEVEL DOOR	One (12' x 14')
ZONING	IL-3-1 (View Zoning)
SECURED PARKING	Fenced Yard
FREEWAY ACCESS	Hwy 94 & I-5 & I-805
ENTERPRISE ZONE	Yes
AVAILABLE	August 2026
LEASE RATE	\$1.30 + (+/- \$0.18 CAM)



Not To Scale



REX A. HUFFMAN

Senior Vice President/Partner

619.840.2943 | rhuffman@voitco.com | Lic. #00658675

MICHAEL MOSSMER

Senior Vice President/Partner

858.458.3347 | mmossmer@voitco.com | Lic #00998326

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
REAL ESTATE SERVICES