



AVAILABLE

**FOR LEASE**  
±8,815 SF WAREHOUSE

**453 54<sup>TH</sup> STREET**  
SAN DIEGO, CA 92114

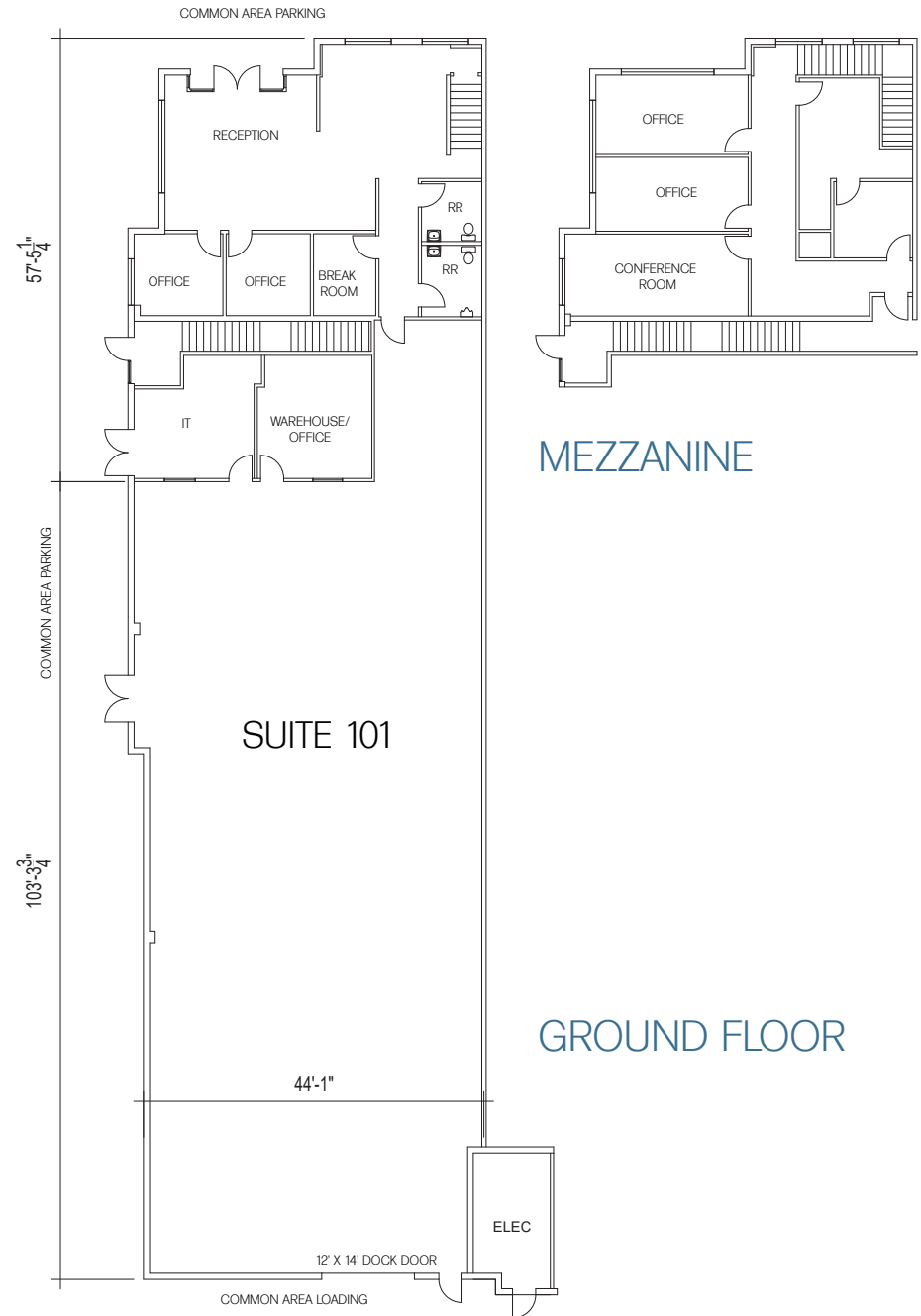
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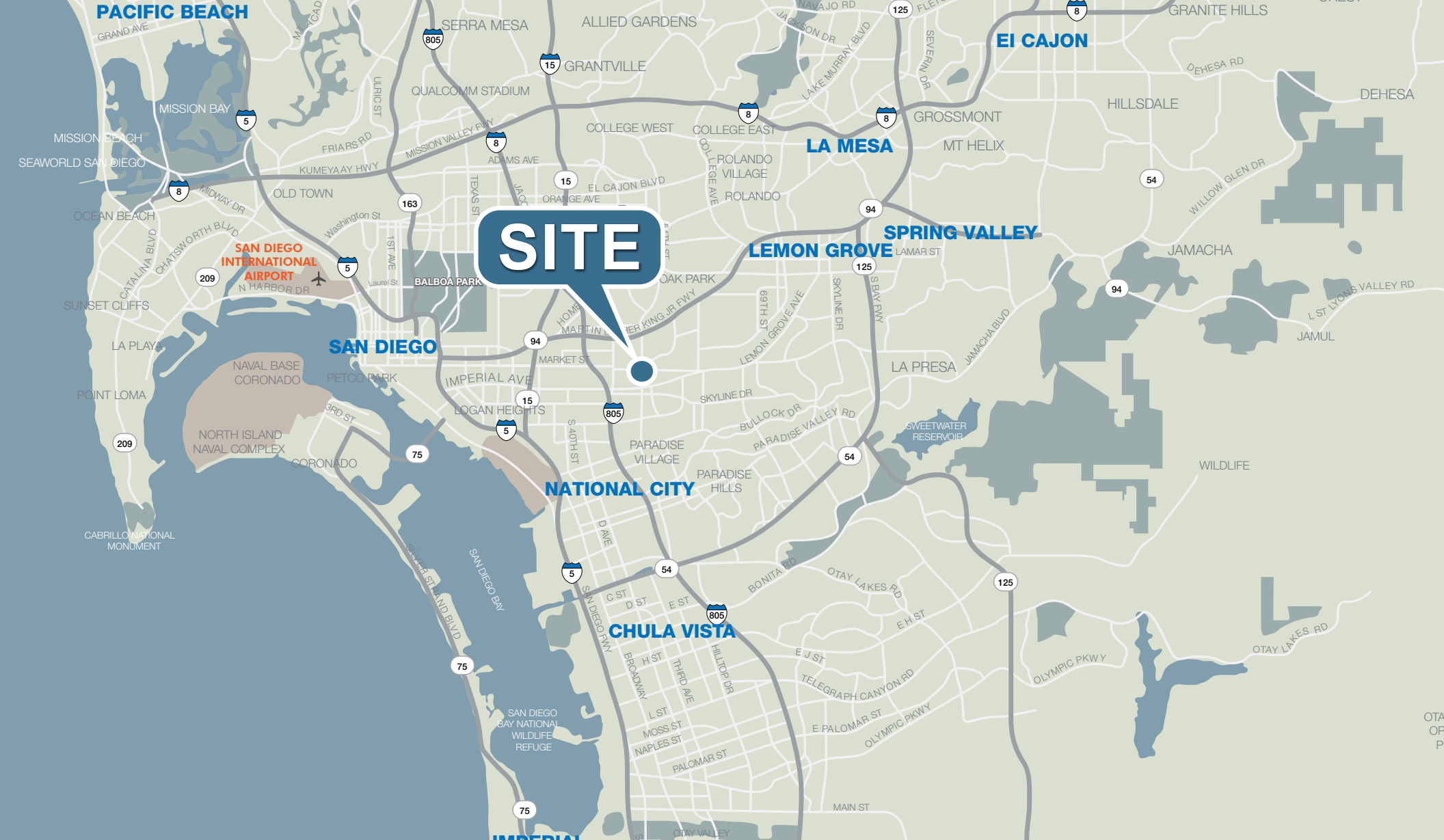
**Voit**  
REAL ESTATE SERVICES



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



Not To Scale



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