

AVAILABLE FOR SALE OR LEASE

6260-6280 Riverdale St
San Diego, CA



Owner-User, Re-Development, or Investment Opportunity

For more information, please contact:



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Property Highlights

RARE Centrally-Located Commercial Property

Total Building(s) Size: 15,482 SF
Office: 9,600 SF
Warehouse: 5,882 SF

Total Lot Size: 36,397 SF (.84 AC) Lot

- **Large Fenced In Yard**
- Two (2) 200 Amp 4-wire 3-phase panels to warehouse
- Immediate access from I-15 and I-8 Freeways
- 1 Dock-Height, 1 Grade Level, and 1 Grade/Dock-Height (accessible via ramp) Rollup Door
- ZONING: CC-3-6
- APNs: 458-510-33-00 & 458-510-32-00



SALE

\$4,600,000 (\$297 psf)

LEASE

\$1.90 psf/mo MG

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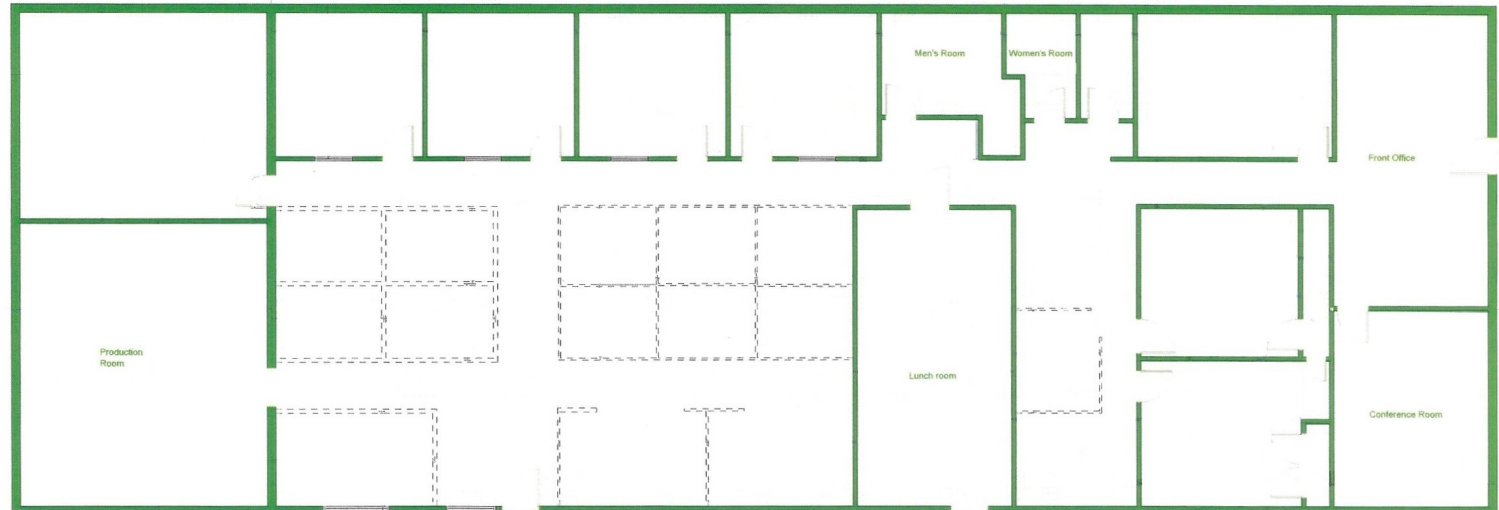
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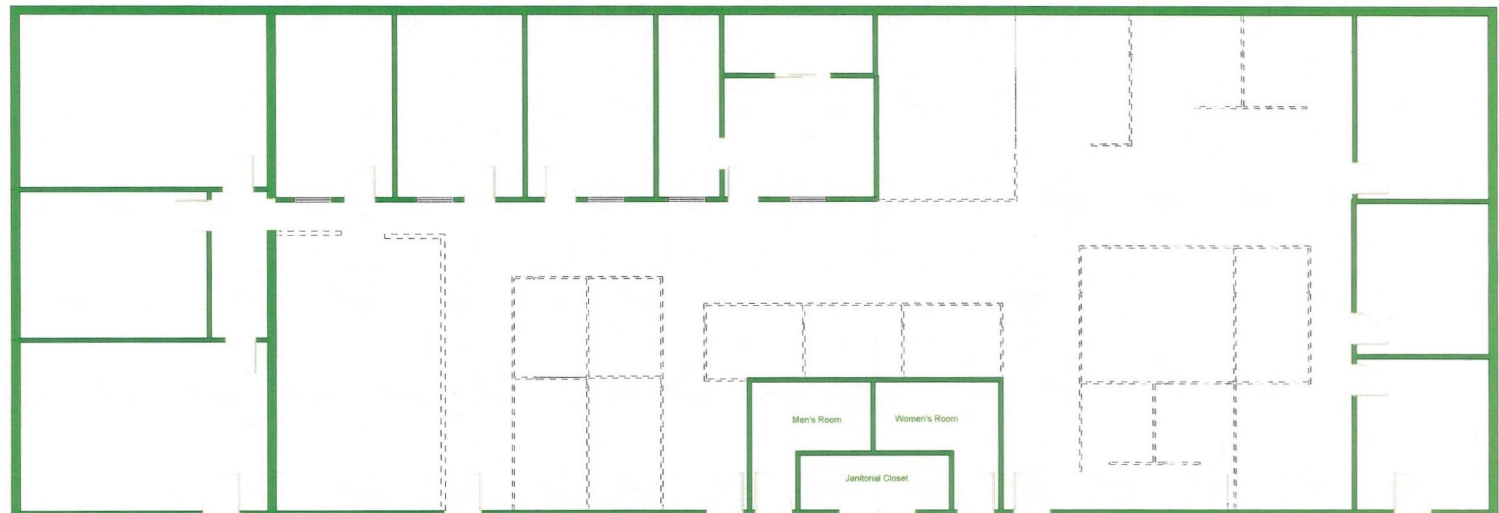
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Floor Plans - OFFICE

FIRST FLOOR



SECOND FLOOR



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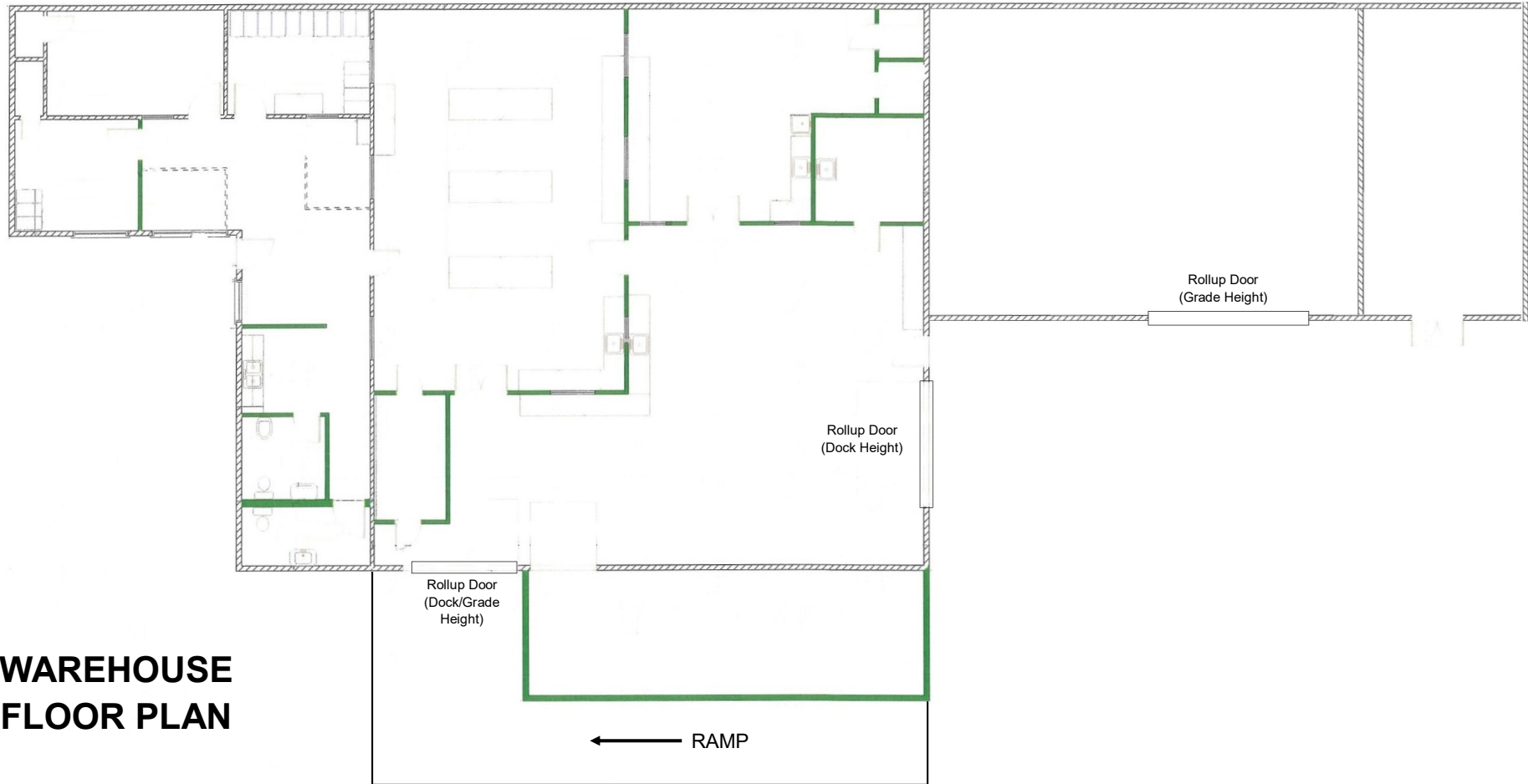
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Floor Plan - WAREHOUSE



WAREHOUSE FLOOR PLAN

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Photos



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Surrounding Market



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