

FOR LEASE | 28425 COLE GRADE ROAD VALLEY CENTER, CA 92082



±2,400 SF ON 0.68 AC
OUTDOOR STORAGE PERMITTED

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Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to offer for lease 28425 Cole Grade Road, a ±2,400 SF industrial property on 0.68 AC located in Valley Center. The property offers a functional mix of warehouse, office and a fenced yard area.

PROPERTY DETAILS

ADDRESS	28425 Cole Grade Road, Valley Center, CA 92082
BUILDING SIZE	±2,400 SF (±1,200 SF of office, ±1,200 SF of warehouse)
LOT SIZE	±0.68 AC of fenced yard area
ZONING	M54 (Heavy Industrial)
CEILING HEIGHT	18'
GRADE LEVEL DOORS	4 (12' x 10')
SPECIAL FEATURES	» Fenced yard area » Outdoor storage permitted

LEASE RATE: \$11,000/MONTH GROSS





LOT LINES ARE APPROXIMATE









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