



**± 7,139 SF DISTRIBUTION SUITE
AVAILABLE FOR SUBLEASE**

285 ROOD ROAD, SUITE 104, CALEXICO, CALIFORNIA 92231

JOSH WEST, SIOR

Senior Vice President, Partner | Lic. #01923375
858.458.3358 | jwest@voitco.com

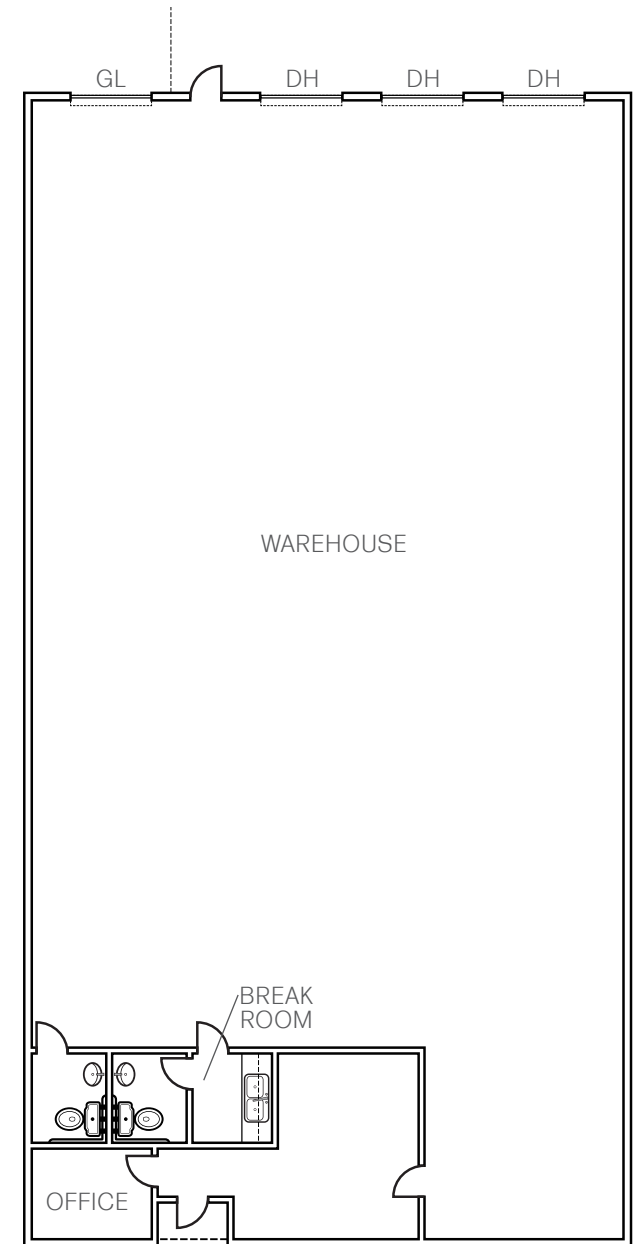
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PROPERTY SPECIFICATIONS

TOTAL BUILDING SIZE	± 104,496 SF
CURRENT AVAILABILITY	Suites 104 (± 7,139 SF)
LOT SIZE	± 7.58 Acres
YEAR BUILT	2014
CLEAR HEIGHT	± 24 Feet



PREMISE SPECIFICATIONS

SUITE 104 SIZE	±7,139 SF
SUBLEASE RATE	\$1.35 + CAM
SUBLEASE EXPIRATION	October 31, 2028
LOADING DOORS	Three (3) - Docks / One (1) - Grade
DESCRIPTION	Office (1), Restroom (2), Break Room

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4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | Lic.#01991785 | www.voidco.com

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