

BORDER POINT BUSINESS PARK

**REDUCED
ASKING
RATE**

BORDER POINT BUSINESS PARK

6754 & 6774 CALLE DE LINEA, SAN DIEGO, CA 92154

FOR MORE INFORMATION:

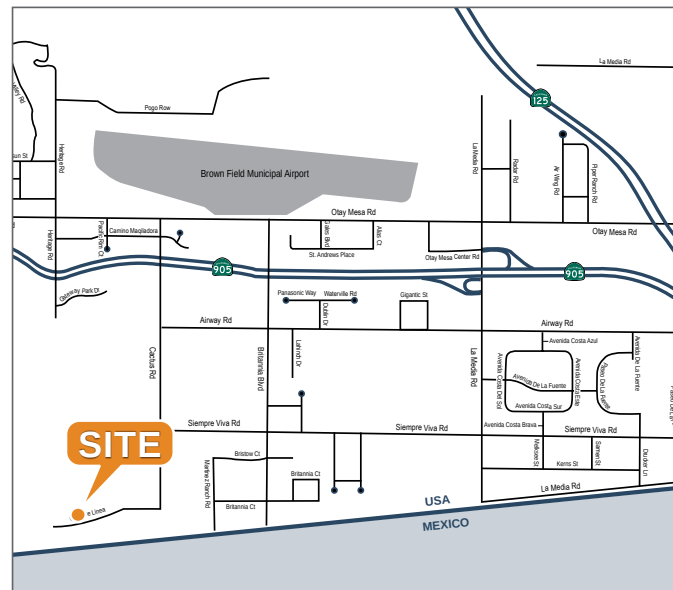
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Voit
REAL ESTATE SERVICES

Professionally
Owned &
Managed By:

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CAPITAL
PARTNERS



PROPERTY FEATURES

- » 171,572 square foot industrial park
- » 3 buildings
- » Flexible industrial suite sizes
- » 104 dock high loading doors
- » 22'-24' warehouse clearance
- » Near Highways I-5, I-805, I-905; SR-125
- » Enterprise & Foreign Trade Zone
- » Adjacent to International Border & commercial truck route
- » \$1.25 NNN (\$0.39 Nets)

BORDER POINT BUSINESS PARK

SITE PLAN



FOR MORE INFORMATION

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AVAILABLE

BUILDING	SUITE	TOTAL SF	OFFICE	WAREHOUSE	COMMENTS	RATE
6754*	C-103*	5,656 SF	378 SF	5,278 SF	2 Dock High Doors, 1 Grade Level Door	\$1.25 NNN
6754	C-104	5,665 SF	623 SF	5,042 SF	3 Dock High Doors	\$1.25 NNN
6754*	C-105*	5,692 SF	370 SF	5,322 SF	2 Dock High Doors, 1 Grade Level Door	\$1.25 NNN
6754*	C-103-105* combined	11,348 SF	748 SF	10,600 SF	4 Dock High Doors, 2 Grade Level Doors	\$1.25 NNN
6774	C-105-106	13,071 SF	3,246 SF	9,825 SF	15 Dock High Doors, 2 Grade Level Door	\$1.25 NNN

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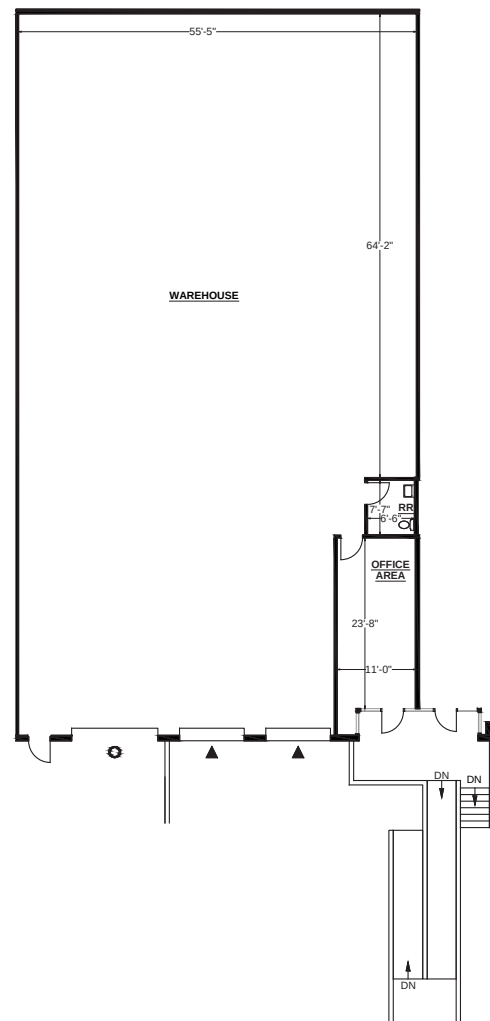
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BORDER POINT BUSINESS PARK

FLOOR PLAN

BUILDING	6754
SUITE	C-103
TOTAL SF	5,656 SF
OFFICE AREA	378 SF

WAREHOUSE AREA	5,278 SF
CLEAR HEIGHT	22'-0"
COMMENTS	2 Dock High Doors; 1 Grade Level Doors



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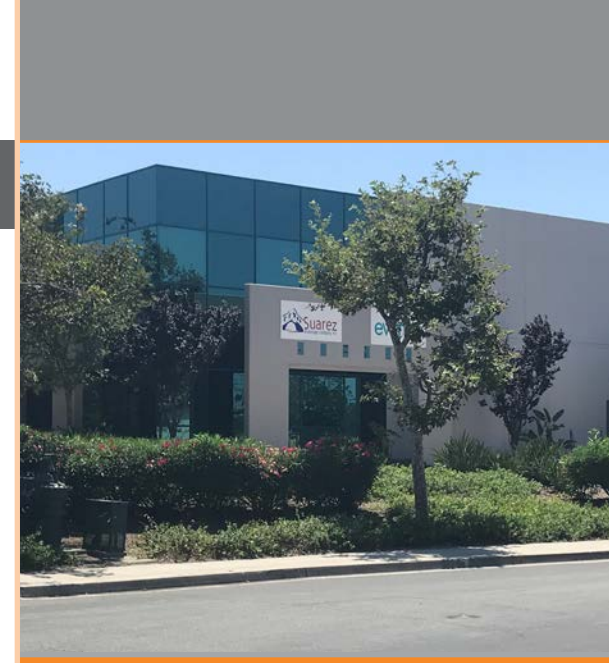
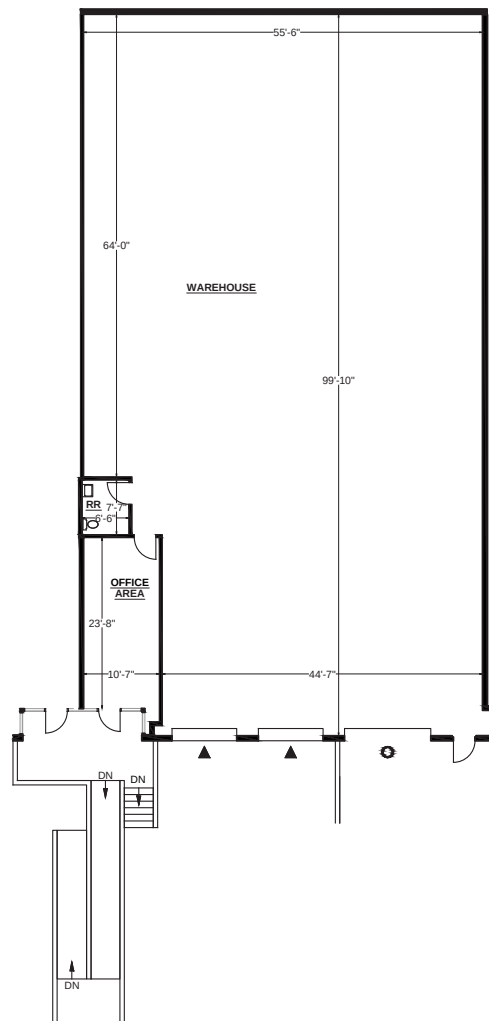
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BORDER POINT BUSINESS PARK

FLOOR PLAN

BUILDING	6754
SUITE	C-105
TOTAL SF	5,692 SF
OFFICE AREA	370 SF

WAREHOUSE AREA	5,322 SF
CLEAR HEIGHT	22'-0"
COMMENTS	2 Dock High Doors; 1 Grade Level Doors



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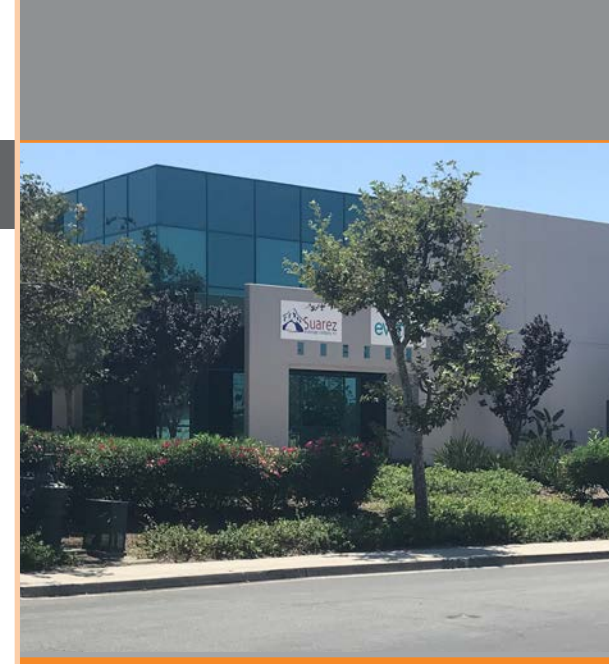
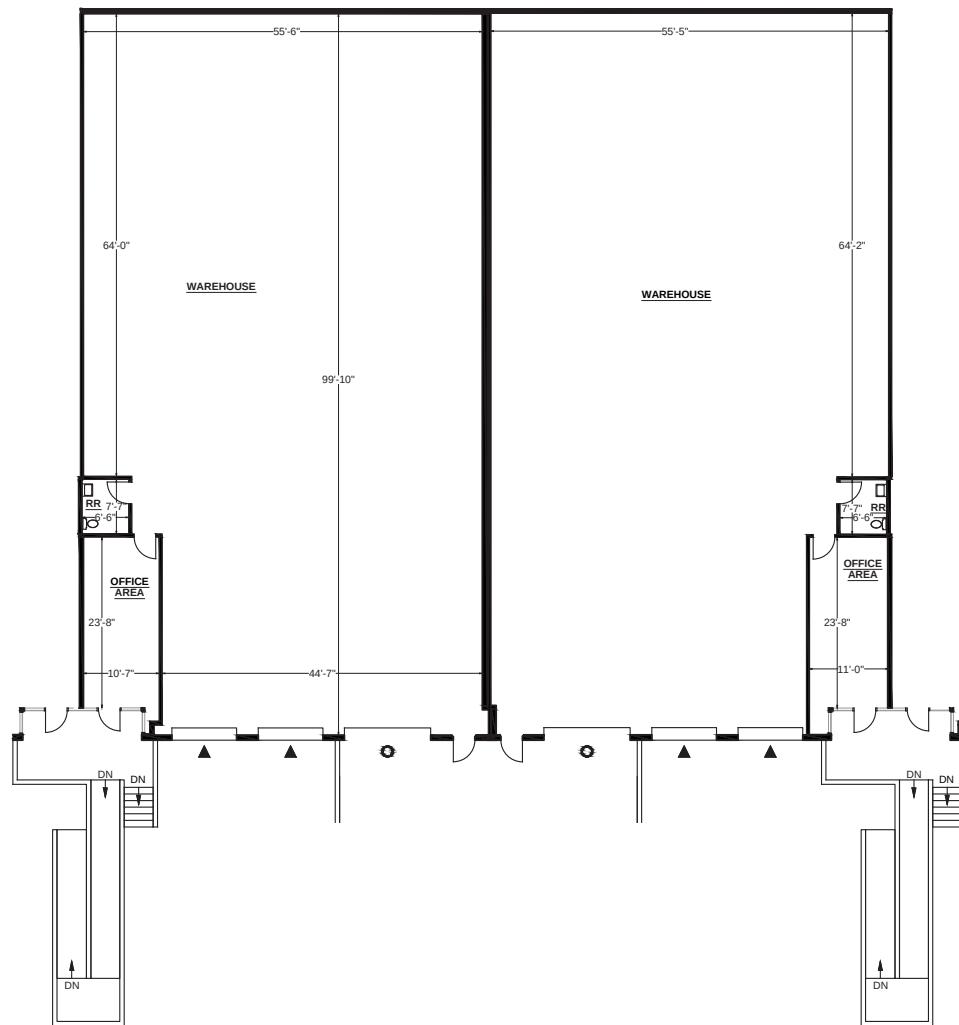


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FLOOR PLAN

BUILDING	6754
SUITE	C-105
TOTAL SF	11,348 SF
OFFICE AREA	748 SF

WAREHOUSE AREA	10,600 SF
CLEAR HEIGHT	22'-0"
COMMENTS	4 Dock High Doors; 2 Grade Level Doors



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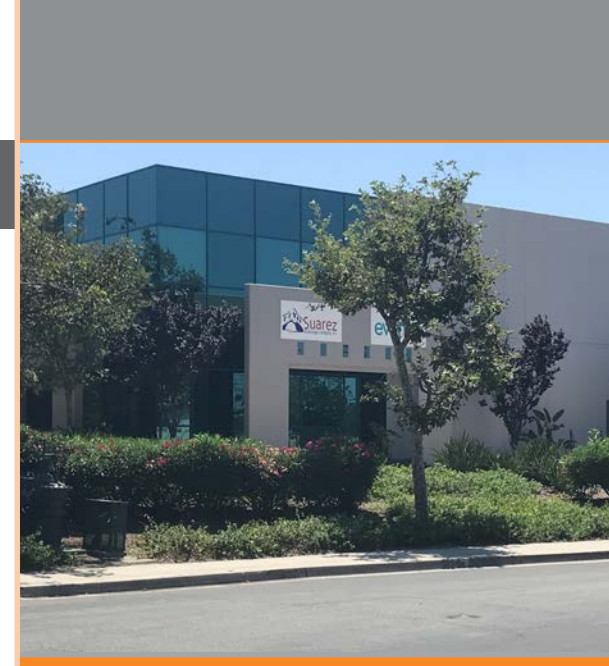
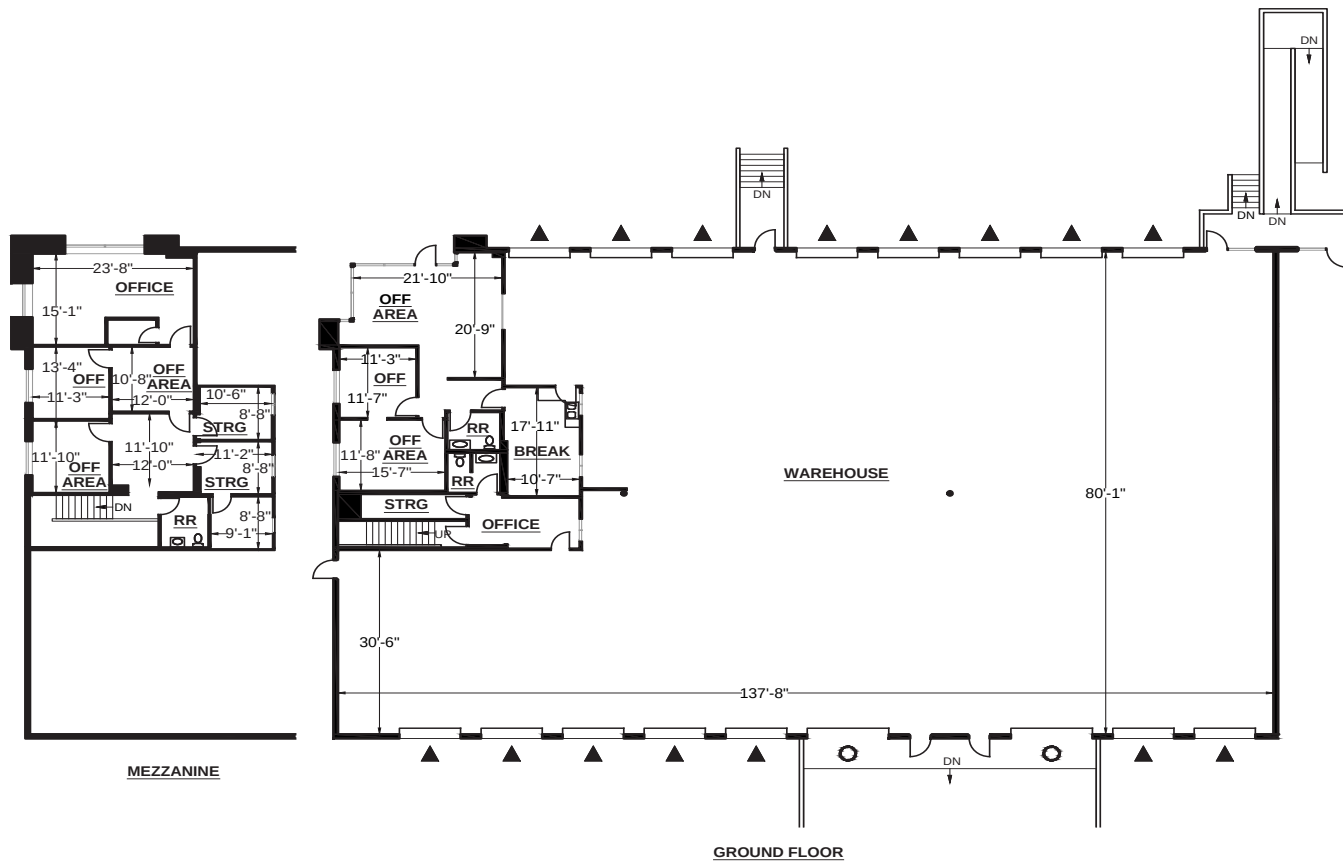
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FLOOR PLAN

BUILDING	6774
SUITE	B-105-106
TOTAL SF	13,071 SF
OFFICE AREA	3,246 SF

WAREHOUSE AREA	9,825 SF
CLEAR HEIGHT	22'-0"
COMMENTS	15 Dock High Doors; 2 Grade Level Doors



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AMENITIES



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NEARBY AMENITIES

BORDER POINT BUSINESS PARK

PROPERTY PHOTOS



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