

# FOR LEASE

11645 Riverside Drive, Suite 125, Lakeside, Ca



## 2,478 SqFt with Level Grade Loading

For more information contact:

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# 619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

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11645 Riverside Drive, Suite 125, Lakeside, Ca

Property Type: High Quality Industrial Building  
Construction: Concrete Tilt-Up  
Available: Approx. 2,478 SqFt  
Office Area: Reception Area, One Private Office, Conference room, Kitchenette and Two restroom  
Clear Height: Approx. 24'  
Fire System: Sprinklers  
Building Power: 200 amps 3 Phase Power 480v  
Loading: One 12' x 14' Grade Level Loading Door  
Zoning: County of San Diego S-88 Zoning  
Additional Features: Great Semi Truck Access with large concrete truck apron  
Location: This Property is Minutes from the Highway 67 exit Riverford Road, turn right on Riverside Drive and the property is a short drive on the right.  
Lease Rate: \$1.50 per SF NNN (NNN = \$.28 per SF)



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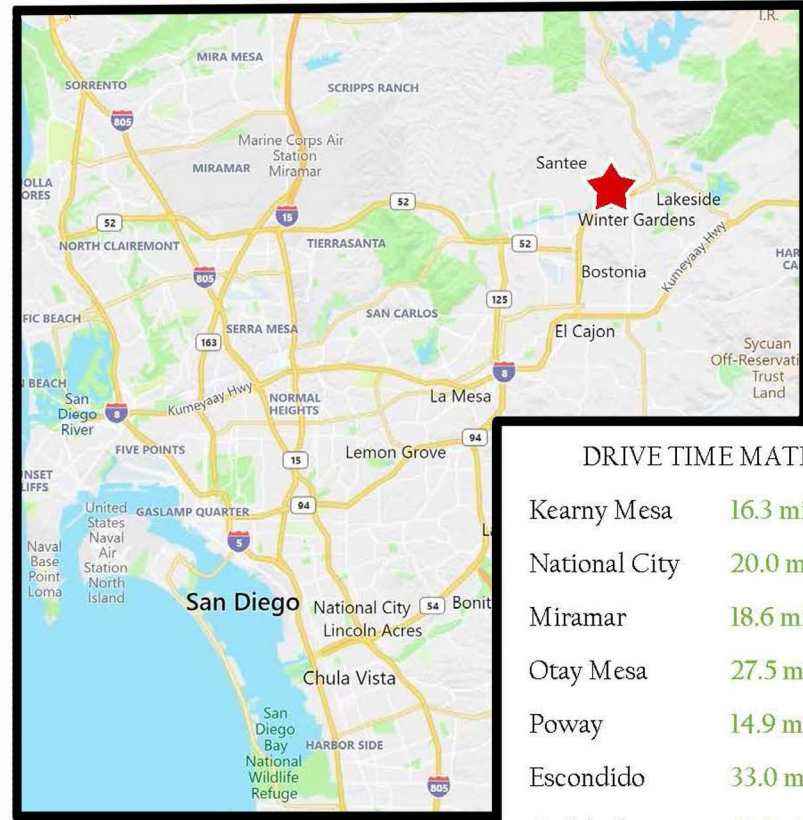
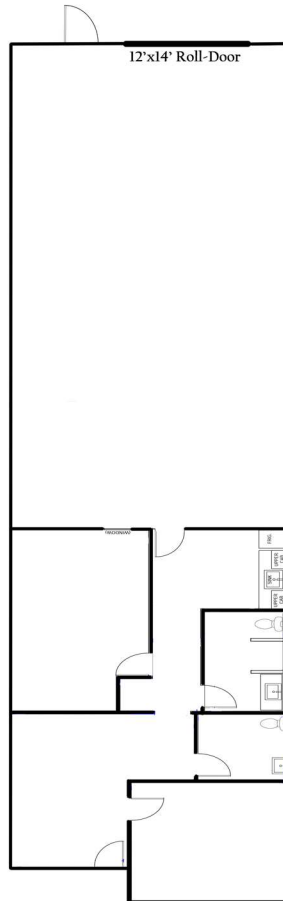
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# FOR LEASE

## 11645 Riverside Drive, Suite 123, Lakeside, Ca



DRIVE TIME MATRIX	
Kearny Mesa	16.3 mi, 19 mins
National City	20.0 mi, 25 mins
Miramar	18.6 mi, 21 mins
Otay Mesa	27.5 mi, 33 mins
Poway	14.9 mi, 23 mins
Escondido	33.0 mi, 39 mins
Carlsbad	41.3 mi, 45 mins

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