

FLEX/INDUSTRIAL FOR LEASE

± 9,200 SF

3148 5th Ave & 431 Spruce St
San Diego, CA 92103



Rare Banker's Hill Location!



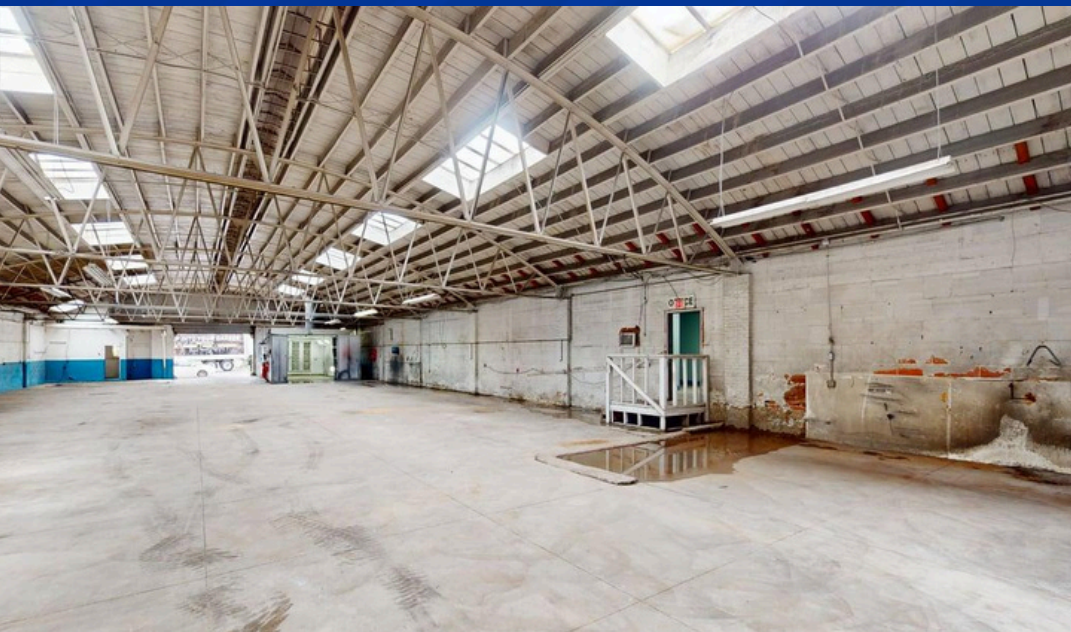
5th Ave Storefront



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Overview

This expansive ±9,200 sq. ft. industrial property at 3148 Fifth Avenue in San Diego offers significant potential for adaptive reuse. The single-story structure features high, vaulted ceilings with exposed wooden trusses and beams, creating an open and airy interior accentuated by skylights that allow natural light to pour in. The walls are a mix of painted brick and concrete, highlighted by a distinctive blue stripe in several areas, while the unfinished concrete floors reflect the space's industrial history.

The building includes basic restroom facilities in need of renovation and shows evidence of existing electrical and plumbing systems. Large doorways and potential loading zones hint at its former industrial use and offer flexibility for future commercial applications. With direct street access, nearby greenery, and solid structural bones despite signs of age, this property presents a strong opportunity for revitalization in a prime urban location.

Highlights

- +/- 9,200 SF (1,100 SF of office/ 8,000 SF open space)
- 10' (height) x 14' (wide) Roll up/Bay Door
- Three -Phase Power
- Paint Booth inside Warehouse
- Two (2) Restrooms
- Zoning: CC-3-6



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\$ 11,500/mo



Suite Highlights

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Financials

- **Rate:** \$11,500 per month (\$1.63/sf)
- **Expenses:** Modified Gross Lease No CAM Charges. Tenant pays its directly billable utilities such as electricity, water, internet, etc.
- **Lease Term:** 36 months
- **Security Deposit:** Equal to 1 month's of rent

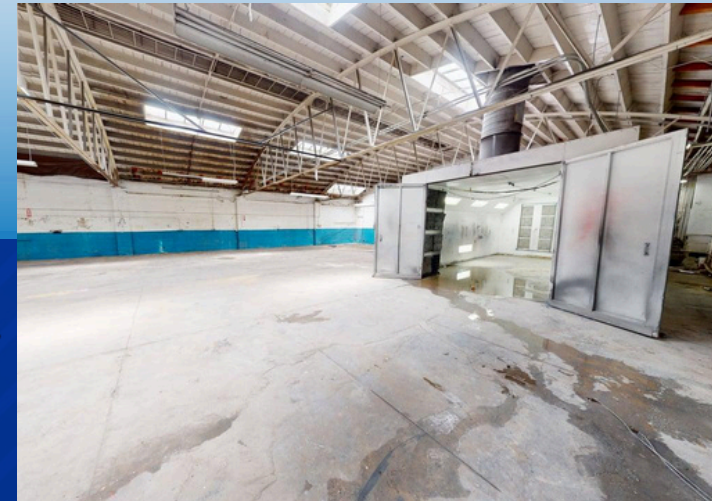
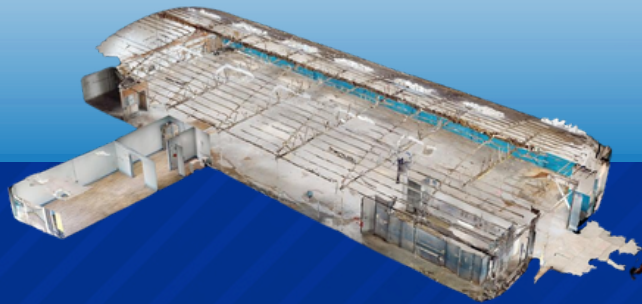
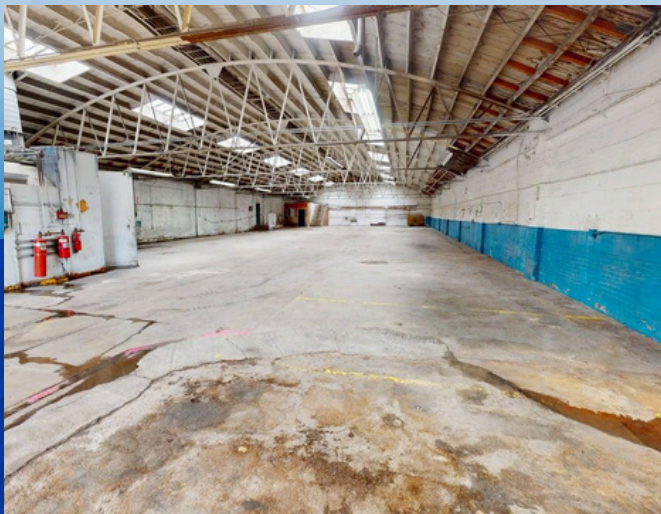
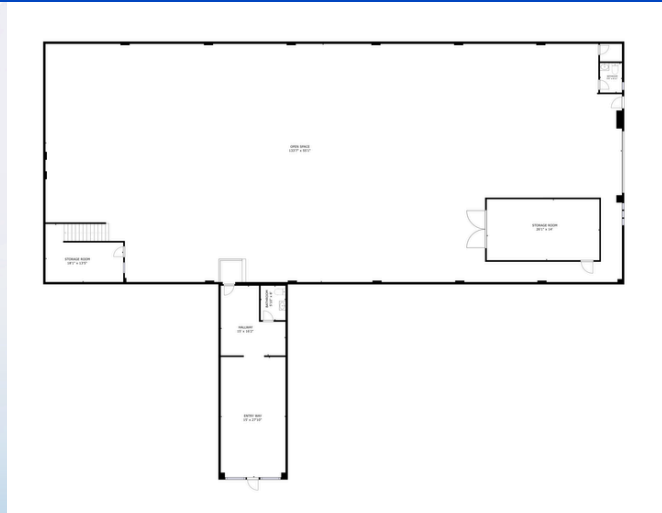


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Gallery



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Disclaimer:

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