

FOR LEASE

4,542 SqFt with Dock & Grade Level Loading



11643 Riverside Drive, Suite 121, Lakeside, Ca

For more information contact:

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619-456-2380



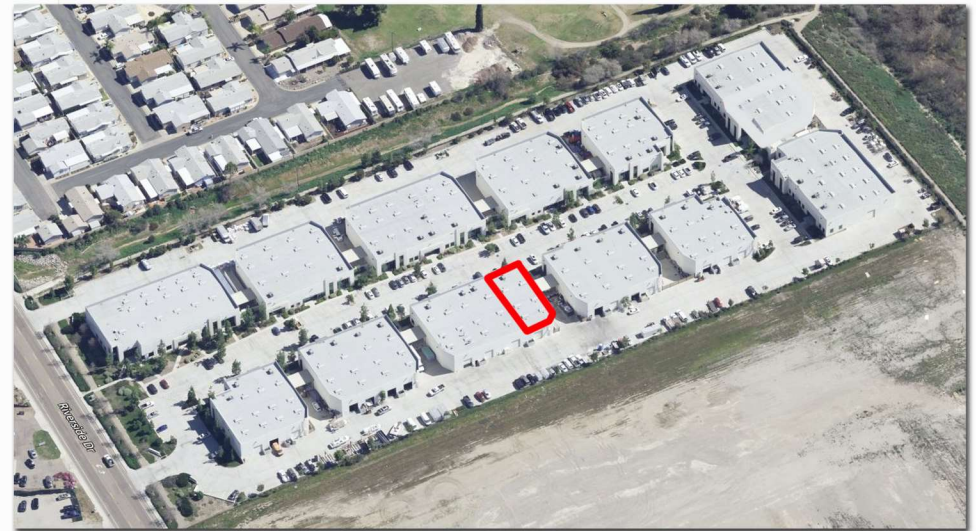
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Property Type:	High Quality Industrial Building
Construction:	Concrete Tilt-Up
Available:	Approx. 4,542 SqFt
Office Area:	Large Reception Area, Two (2) Private Office, Two (2) Restrooms
Clear Height:	Approx. 24'
Fire System:	Sprinklers
Building Power:	200 amps 3 Phase Power 480v
Loading:	One (1) 12' x 14' Grade Level Loading Doors and One 10' x 12' Dock Loading door
Zoning:	County of San Diego S-88 Zoning
Additional Features:	Warehouse Lighting, Dock position can be used as fenced parking
Location:	Minutes from the Highway 67 exit Riverford Road
Lease Rate:	\$1.50 per SF NNN (NNN = \$.28 per SF)



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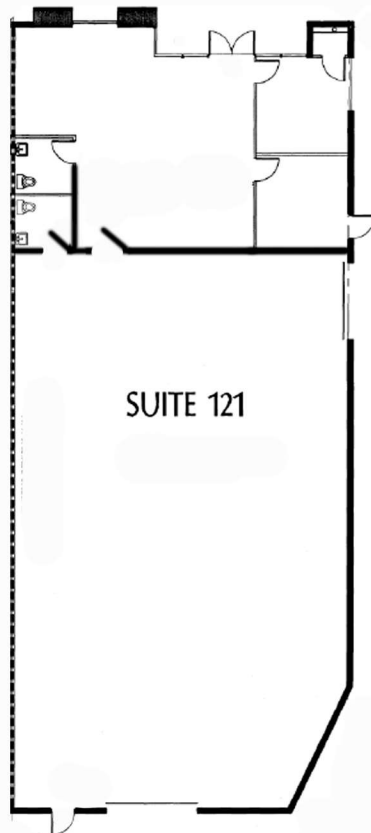
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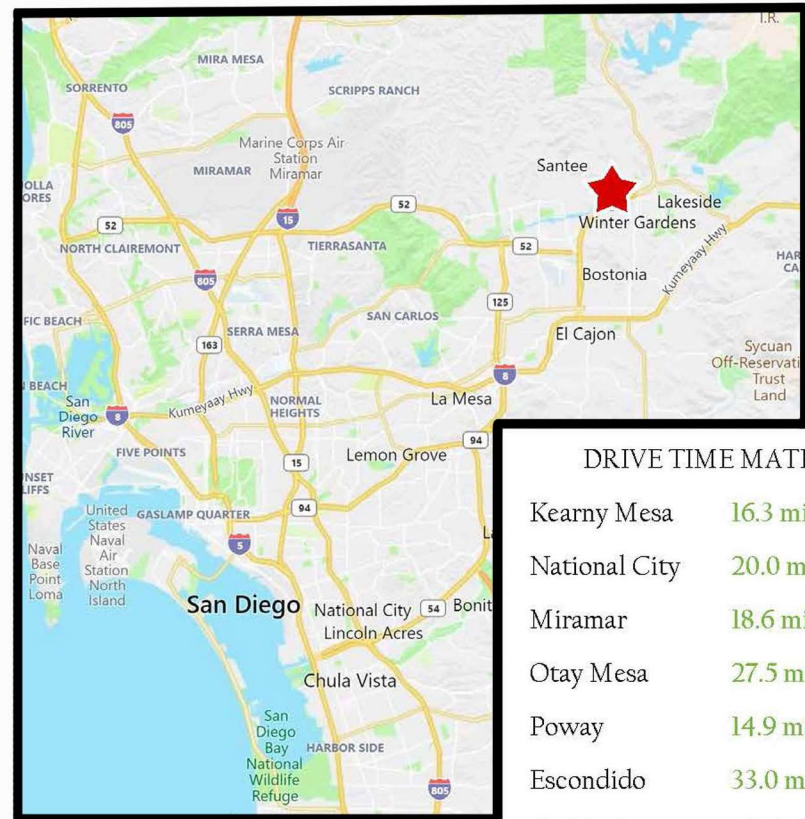
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SUITE 121

*Not to Scale



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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