

WAREHOUSE & YARD!

1640 Hoover Ave | National City, CA

FOR LEASE



THE SPACE

Location	1640 Hoover Ave National City, CA 91950
Size	8,341 SF (Can split in half)
Space	Available 11/1/2026
Lease Rate	\$1.50 PSF (Monthly)
Lease Type	NNN

Notes Freestanding Building! Or can be split in half for two tenants.

HIGHLIGHTS

- +/- 8,341 Square Foot Freestanding Building
- Large Fenced Yard!
- 4 - 20' x 14' oversize grade level roll-up doors
- Offices and 3 restrooms
- +/- 18' Clear Height
- 400 amp Power (Tenant to verify)
- Can be divided in half!
- \$1.50/sf, NNN (\$1.13/sf)
- Available November 1, 2026



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PROPERTY DESCRIPTION

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	8,341
LAND SF	14,845
YEAR BUILT	1988
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	18
GRADE LEVEL DOORS	4
COLUMN SPACING	Clear Span
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	600

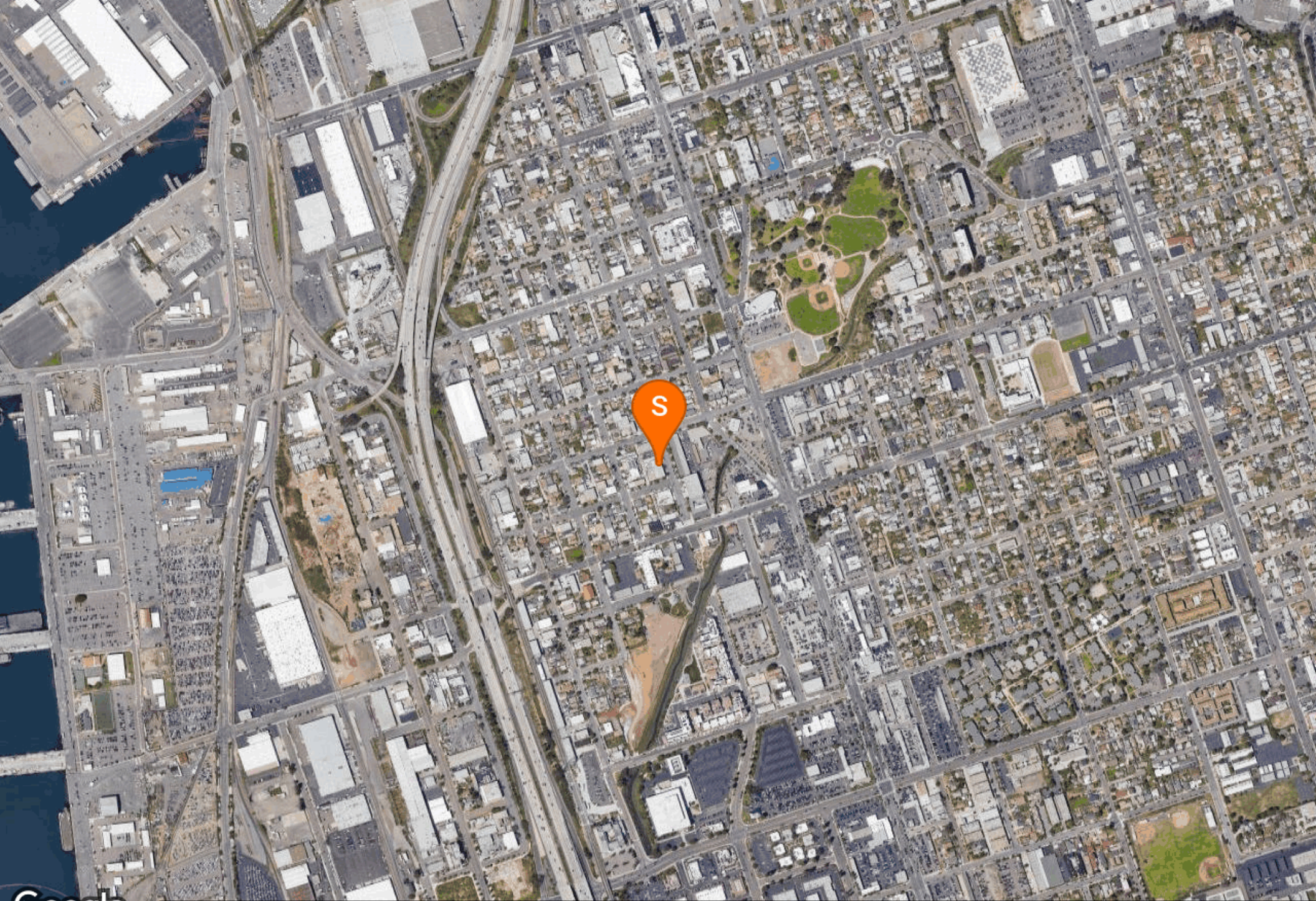
MECHANICAL

HVAC	none
FIRE SPRINKLERS	none
ELECTRICAL / POWER	400 amp 240v (verify)

TENANT INFORMATION

LEASE TYPE	NNN
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1615

Sanctuary Club, Inc

Sandy Braidin
& Beauty Studio

Labor O

The Mustang Shop
of San Diego, Inc
Car repair and maintenance service

Hoover Ave

Hoover Ave
1635

W 17th St

W 17th St

Dantes Modular
Performance



Warehouse & YARD!

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Exclusively Marketed by:



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