

Voit

REAL ESTATE SERVICES

MPG

MOSSMER
PERRY GROUP

REDUCED LEASE RATE

**FOR LEASE
±16,023 SF
INDUSTRIAL SPACE**

**131 WEST 33RD STREET
NATIONAL CITY, CA 91950**

**SUBJECT
AVAILABILITY**

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**±16,023 SF
AVAILABLE FOR LEASE**

**4
DOCK
POSITIONS**

**1
DOCK
PLATFORM**

**3
GRADE LEVEL
DOORS**

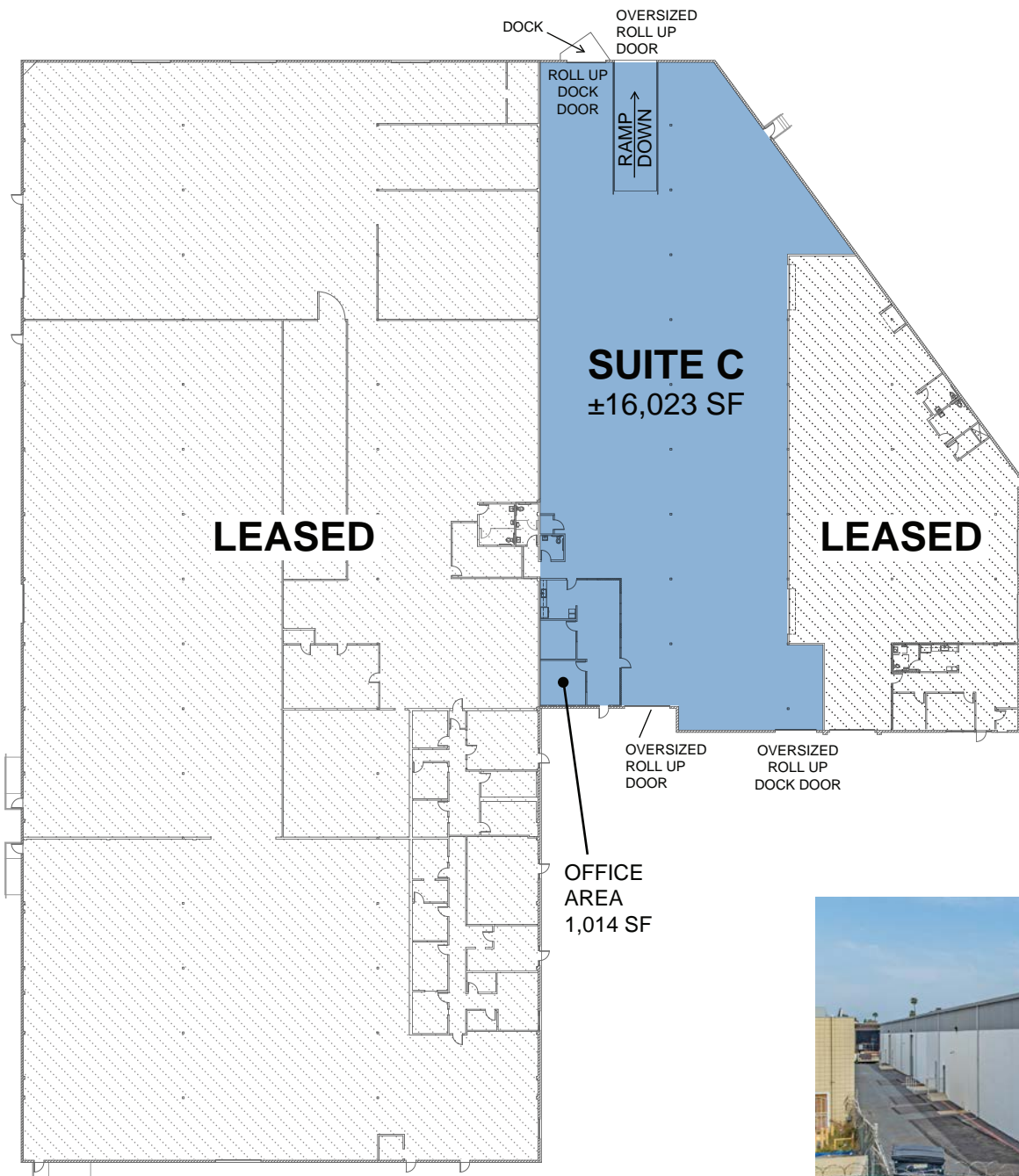


PROPERTY FEATURES

- » ±16,023 SF Available For Lease
- » ±1,200 SF of HVAC office & two (2) restrooms
- » One (1) Dock Platform (with 3 Dock Positions Plus 1 Dock Located at the North Side of the Building) and Three (3) Grade Level Doors
- » Three (3) Oversized Roll-up Doors for Ability to Drive Through the Unit
- » ±18' – ±20' Clear Height
- » 400+ Amps, 3 Phase, 4 Wire, 208/220 Volt Power
- » Fire Sprinklers Throughout
- » Fourteen (14) Parking Spaces Available (0.9/1,000 SF Parking Ratio)
- » Fenced and Secured Yard/Parking with Electronic Gate Access
- » Street Signage Available on West 33rd Street
- » Immediate access to I-5, Hwy 54, and connecting to I-805
- » Minutes to Retail Services Including In-N-Out Burger, Starbucks, Chipotle, Jersey Mike's and More
- » 3 Minute Drive to Naval Station San Diego



| SUITE | SIZE | ASKING LEASE RATE | AVAILABILITY | LOADING DOORS |
|---------|------------|---|--------------|--|
| Suite C | ±16,023 SF | <p style="text-align: center;">REDUCED</p> <p style="text-align: center;">\$1.55 \$1.70 NNN</p> <p style="text-align: center;">(2025 Est: NNN's = \$0.33/SF)</p> | NOW | 1 dock platform (4 shared dock positions); 3 grade level doors, 200 amps of 120/208 volt power |



POSSIBLE FLOOR PLAN

SUITE C | ±16,023 SF | \$1.70 NNN

- 1 dock platform (3 shared dock positions)
- 3 grade level doors
- 400+ amps of 208/220 volt power
- ±1,200 SF of HVAC office



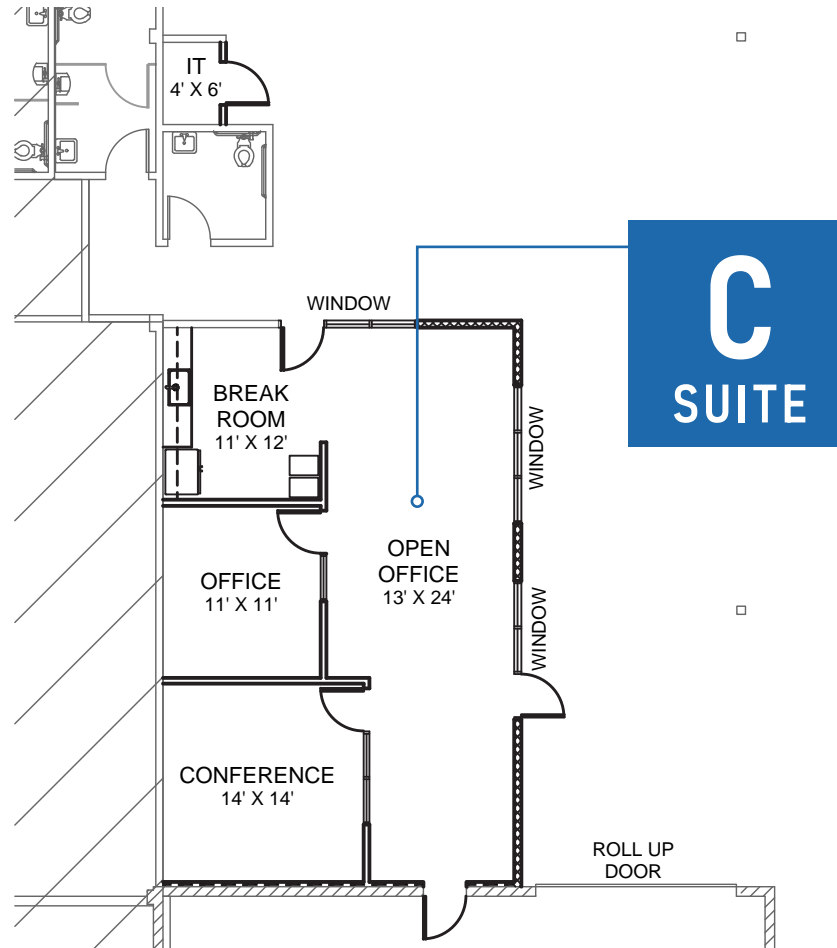


3 SHARED DOCK POSITIONS

PROPOSED OFFICE FLOOR PLAN

(TO BE BUILT)

SUITE C
±16,023 SF





INTERIOR PHOTOS





| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| Population | 18,341 | 155,989 | 407,721 |
| # of Households | 6,071 | 47,043 | 126,404 |
| Median Household Income | \$67,538 | \$74,019 | \$78,776 |
| Median Age | 31.6 | 32.9 | 33.8 |
| Average Household Size | 2.95 | 3.13 | 3.11 |



TRAFFIC COUNTS

**210,609 CPD
HIGHWAY 54**

**150,000 CPD
INTERSTATE 5**



11 Min

Naval Shipyard

16 Mins

Border Crossing

17 Mins

Downtown

19 Mins

San Diego Intl Airport



**SUBJECT
AVAILABILITY**

BAE SYSTEMS

GENERAL DYNAMICS

NAVSEA

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SITE

54

SARTA
INTERCONNECT

GENERAL DYNAMICS