

**SPACE AVAILABLE FOR LEASE**

# RANCHO SAN DIEGO COMMERCENTRE

2810, 2820 & 2830 Via Orange Way, Spring Valley 91978

## AVAILABLE SPACE

2820 Suite #C - 1,092 SF

2820 Suite #G-H - 6,318 SF

(Avail. Feb 15th)

2830 Suite #A - 2,721 SF



REPRESENTED BY  
Rocket Glass, CCIM  
DRE #01787282

PHONE  
Office: 619.786.7237  
Cell: 858.344.9916

EMAIL  
rocket@rocketrealty.properties



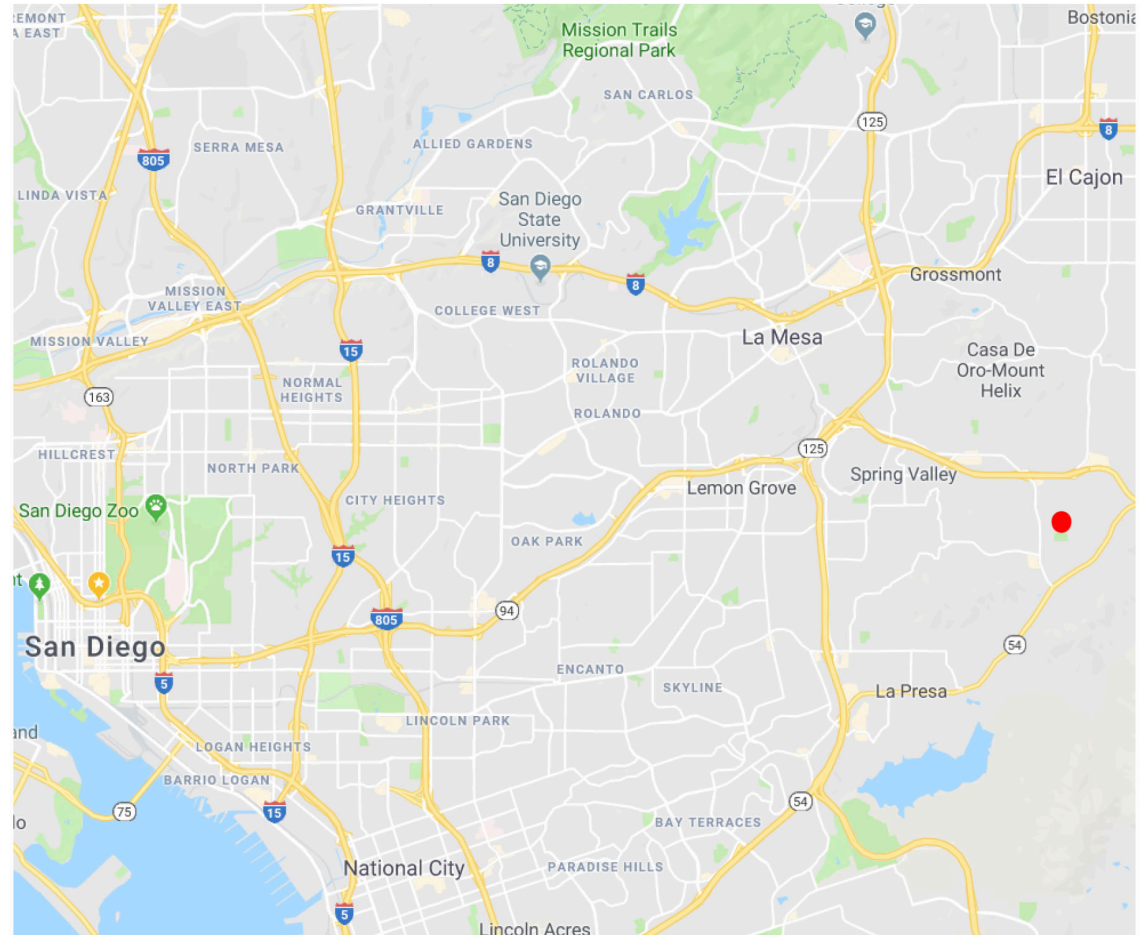
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### PROPERTY FEATURES

- *Close proximity to Highway 94*
- *3.25 per 1,000 sf Parking Ratio*
- *Electric gates at both entry points*
- *3 Phase Power Available*
- *Gas Service Available*
- *Fire Sprinklers (.33 / 3,000)*
- *Approx. 18 ft clear height*
- *High speed internet from COX*
- *Common area dock available*
- *TPO Roof which is extra insulated*
- *Zoning: County of San Diego "M-52"*
- *Estimate NNN Fees \$.36 per sf*



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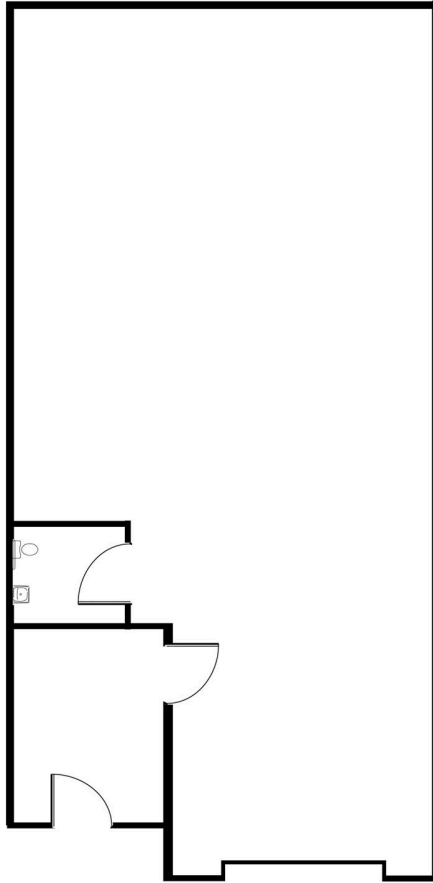
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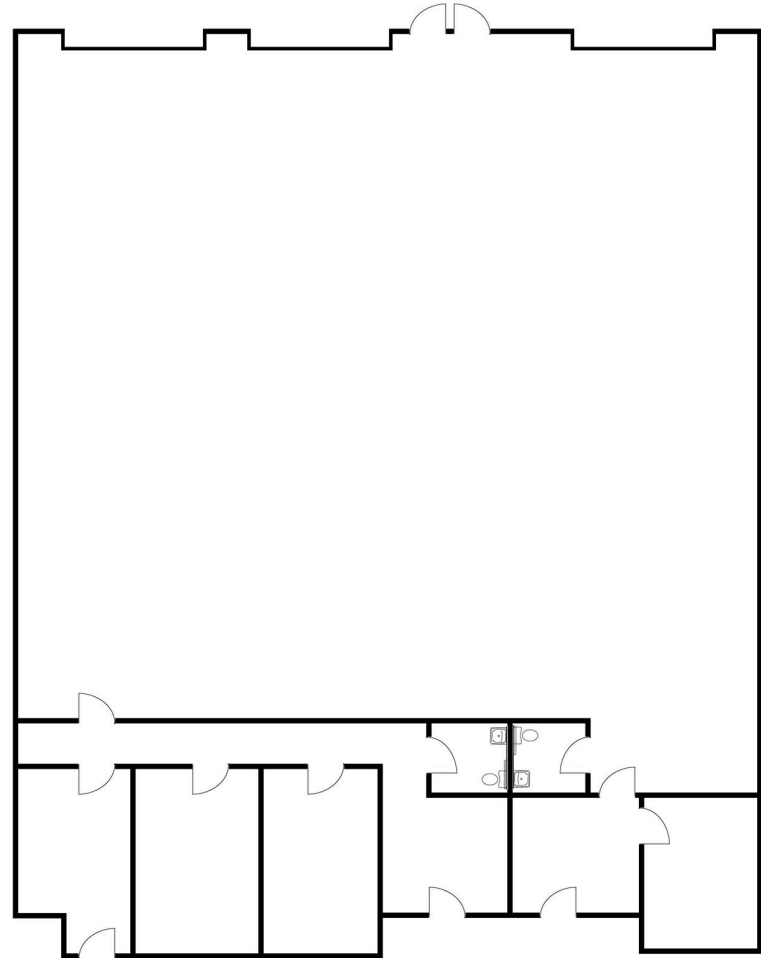
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2820 Via Orange Way #C - 1,092 SF - \$1.65 NNN



2820 Via Orange Way #G-H - 6,318 SF - \$1.55 NNN

Avail. Feb 15th



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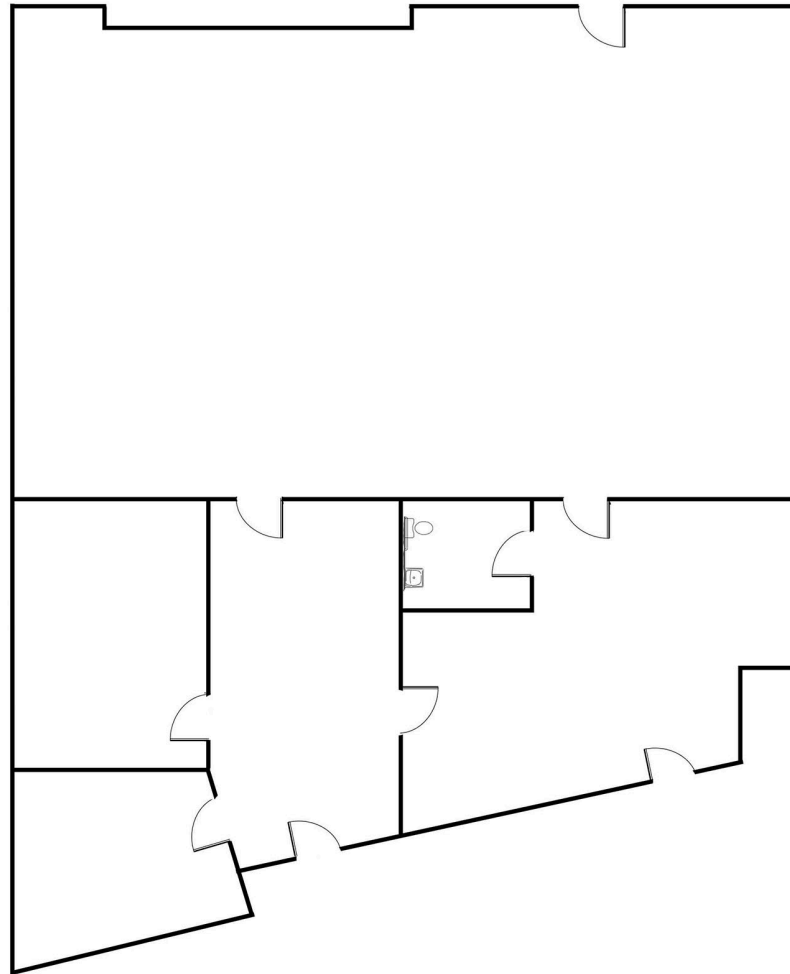
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2830 Via Orange Way #A - 2,721 SF - \$1.60 NNN



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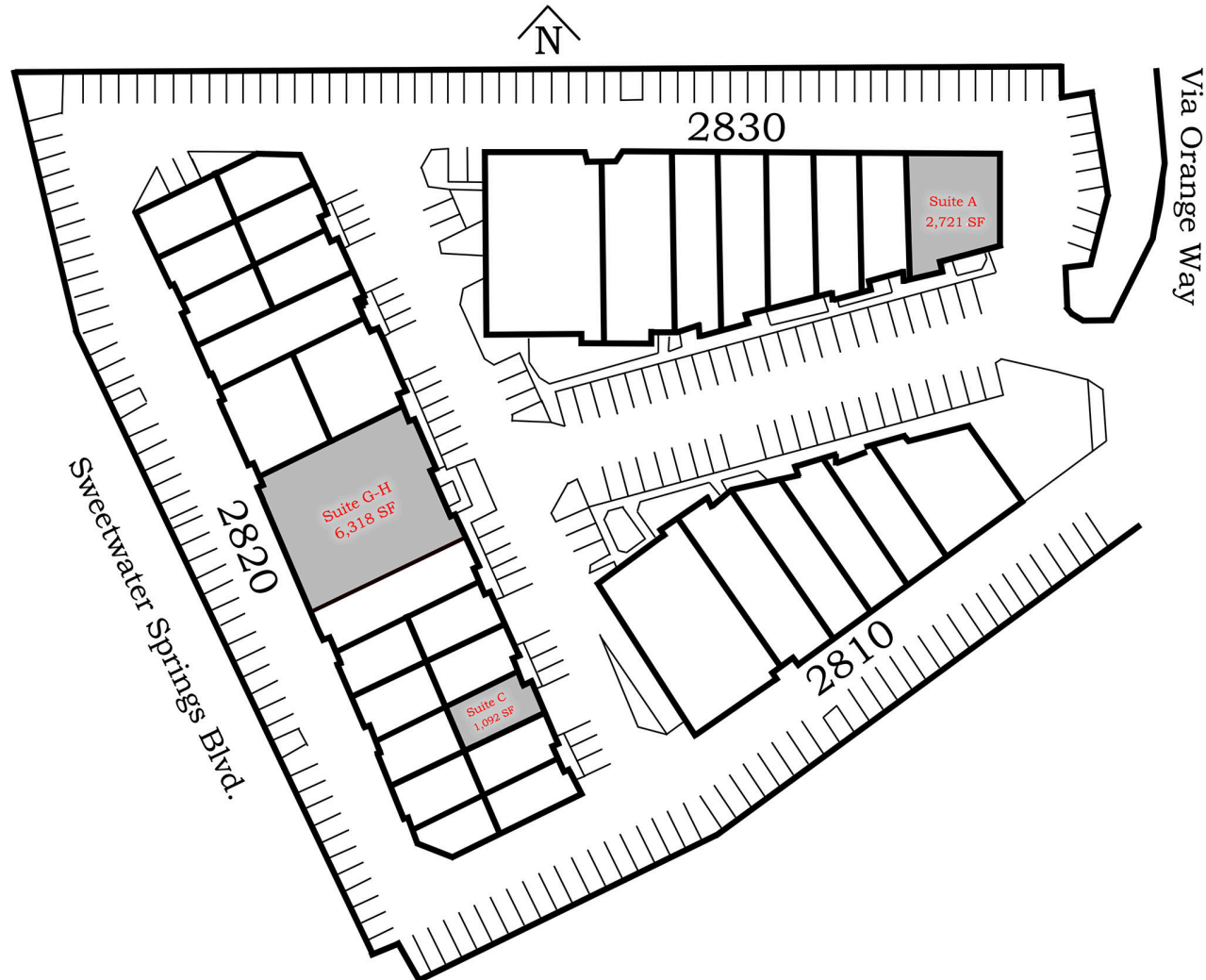
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