



FOR LEASE OR SALE  
±10,000 SF - ±44,278 SF INDUSTRIAL SPACE  
BRAND NEW BUILDING



TODD HOLLEY, SIOR

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**Voit**

REAL ESTATE SERVICES





Voit Real Estate Services is pleased to present the opportunity to Purchase or Lease an approximate ±10,000 - ±44,278 SF brand new building.

Situated on approximately 3 acres, the site is conveniently located near the International Border crossing and minutes from Interstates 5 and 805 and State Route 125.





INTERNATIONAL BUSINESS CENTER

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2548 CACTUS ROAD, SAN DIEGO, CA 92154

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LOT 2

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±10,000 - ±44,278 SF

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±1,139 SF MEZZANINE

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IH-1-1 INDUSTRIAL

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DOCK & GRADE LEVEL LOADING  
36' CLEAR HEIGHT

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2.64/1,000 SF

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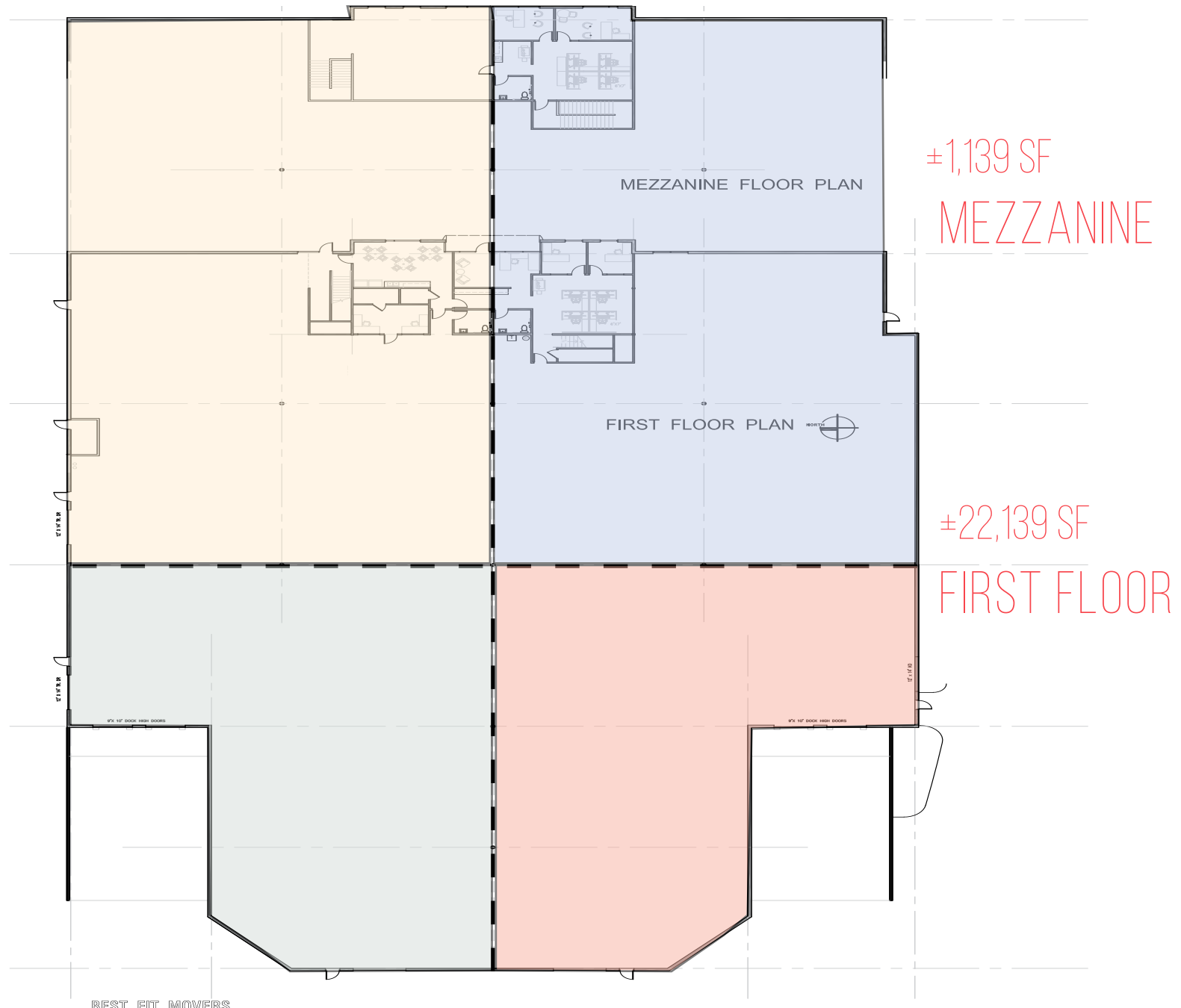
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## PRICING: CONTACT BROKER



# FLOOR PLAN

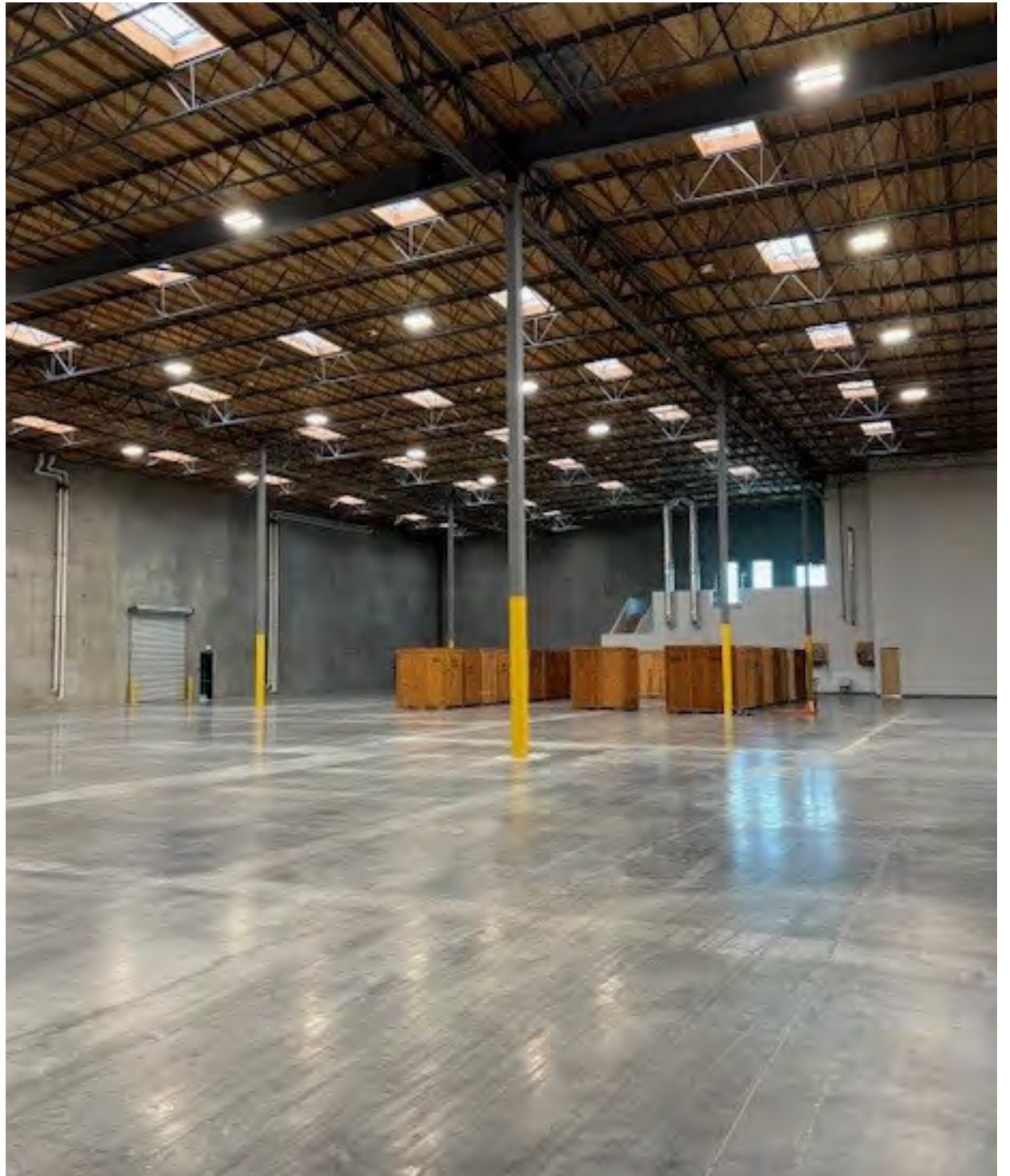
DIVISIBLE INTO QUATERS FOR LEASING FLEXIBILITY





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 POPULATION	42	17,051	132,345
2028 POPULATION PROJECTION	42	17,241	132,758
2023 HOUSEHOLDS	10	3,353	34,274
2028 HOUSEHOLD PROJECTION	10	3,399	34,441
AVG HOUSEHOLD INCOME	\$176,000	\$123,490	\$106,078
MEDIAN HOME VALUE	\$708,333	\$655,314	\$552,868
MEDIAN YEAR BUILT	2005	2005	1994









Terra Nova Plaza

BED, BATH & BEYOND

Smart & Final

CVS pharmacy

DICK'S SPORTING GOODS

Marshall's

Otay Ranch Town Center

macys

BARNES & NOBLE BOOKSELLERS

KREI

Apple

DSW

SHOE WAREHOUSE

BEST BUY

ALDI

KOHL'S

Pier 1 Imports

STAPLES

PETSMART

2548 CACTUS ROAD

SAN DIEGO, CALIFORNIA 92108

Las Americas Outlets

Forever 21

Ralph Lauren

TJ Maxx

H&M

Gap Outlet

Nike

Under Armour

Banana Republic





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