



$\pm 10,000$ SF - $\pm 44,278$ SF INDUSTRIAL SPACE

FOR LEASE OR SALE
BRAND NEW BUILDING



TODD HOLLEY, SIOR

SENIOR VICE PRESIDENT/PARTNER | LIC. #01046508

858.458.3349 | THOLLEY@VOITCO.COM

Voit
REAL ESTATE SERVICES



Voit Real Estate Services is pleased to present the opportunity to Purchase or Lease an approximate $\pm 10,000$ - $\pm 44,278$ 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

2548 CACTUS ROAD, SAN DIEGO, CA 92154

LOT 2

±10,000 - ±44,278 SF

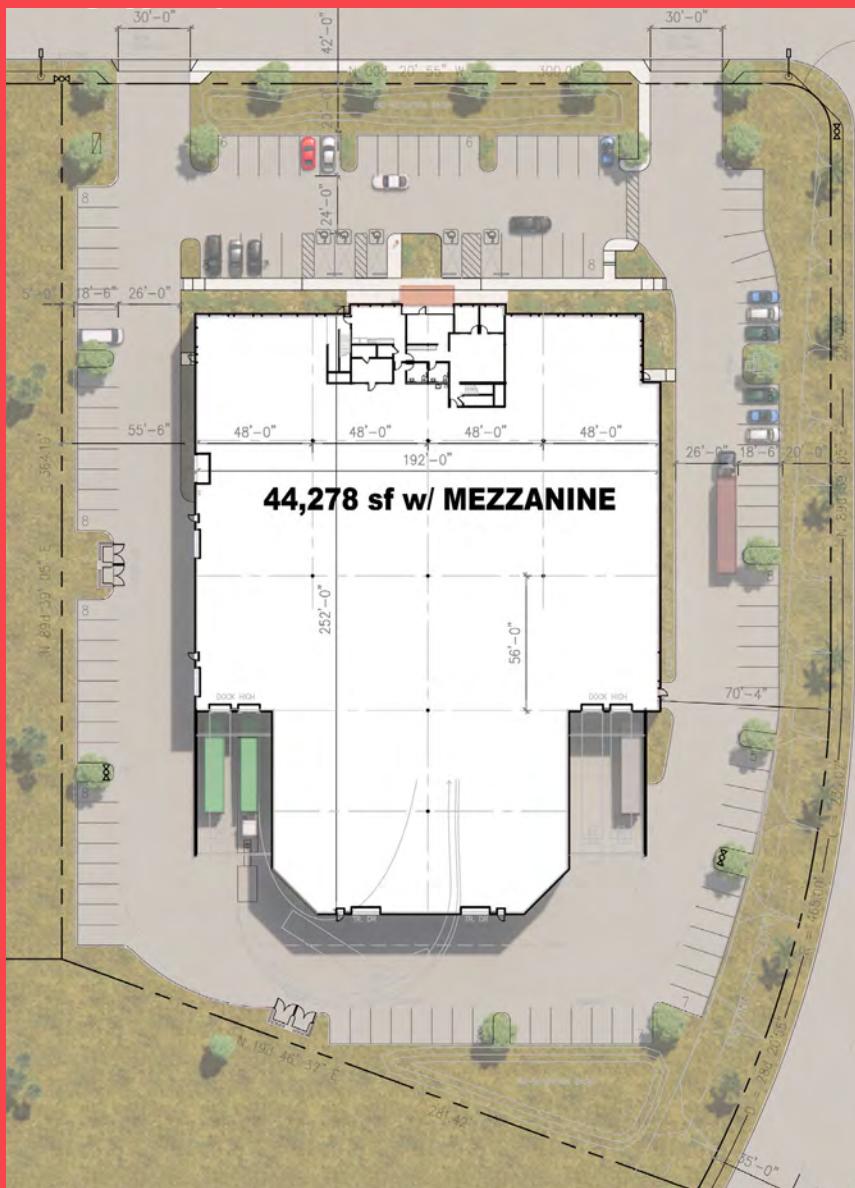
±1,139 SF MEZZANINE

IH-1-1 INDUSTRIAL

DOCK & GRADE LEVEL LOADING
36' CLEAR HEIGHT

2.64/1,000 SF

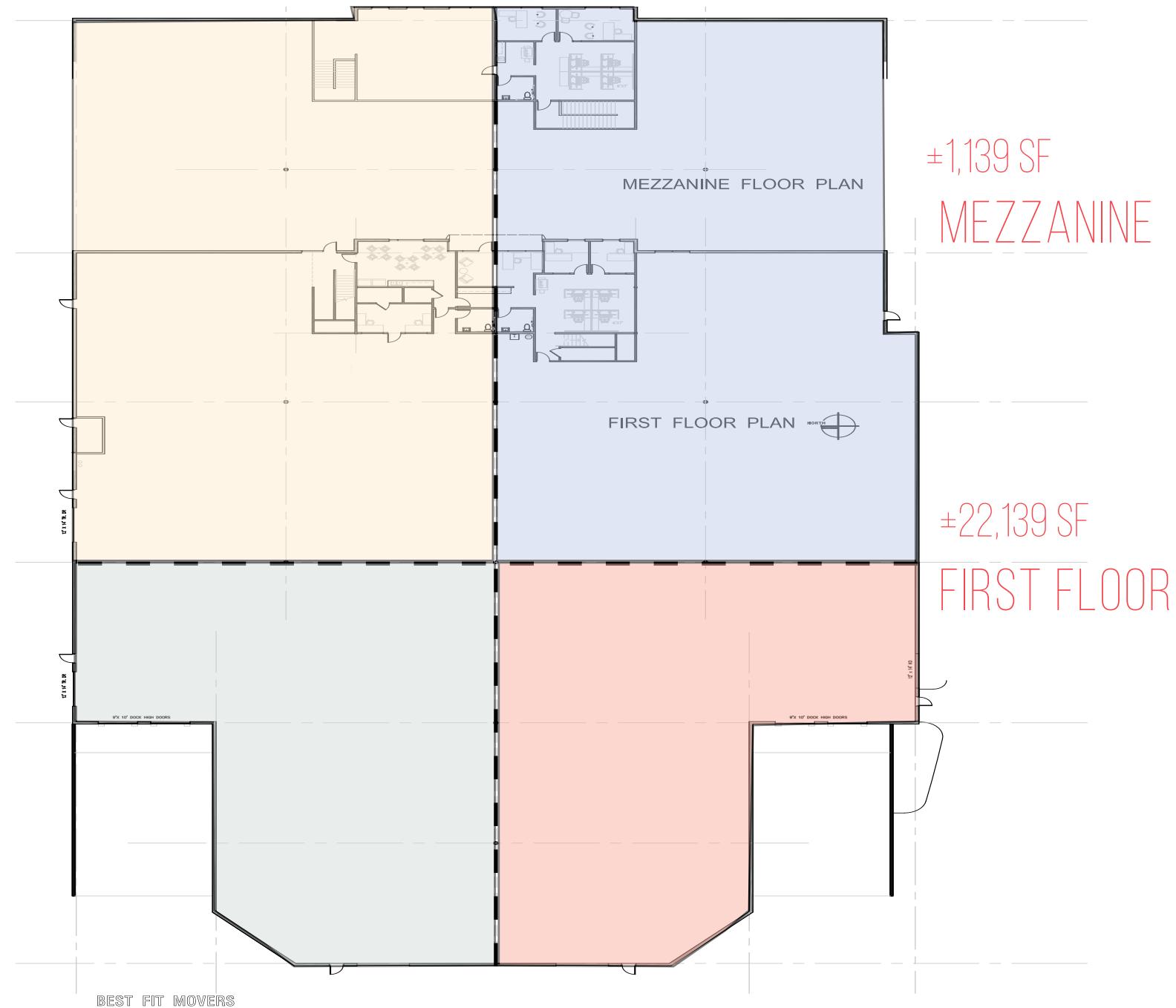
SITE PLAN



PRICING: CONTACT BROKER

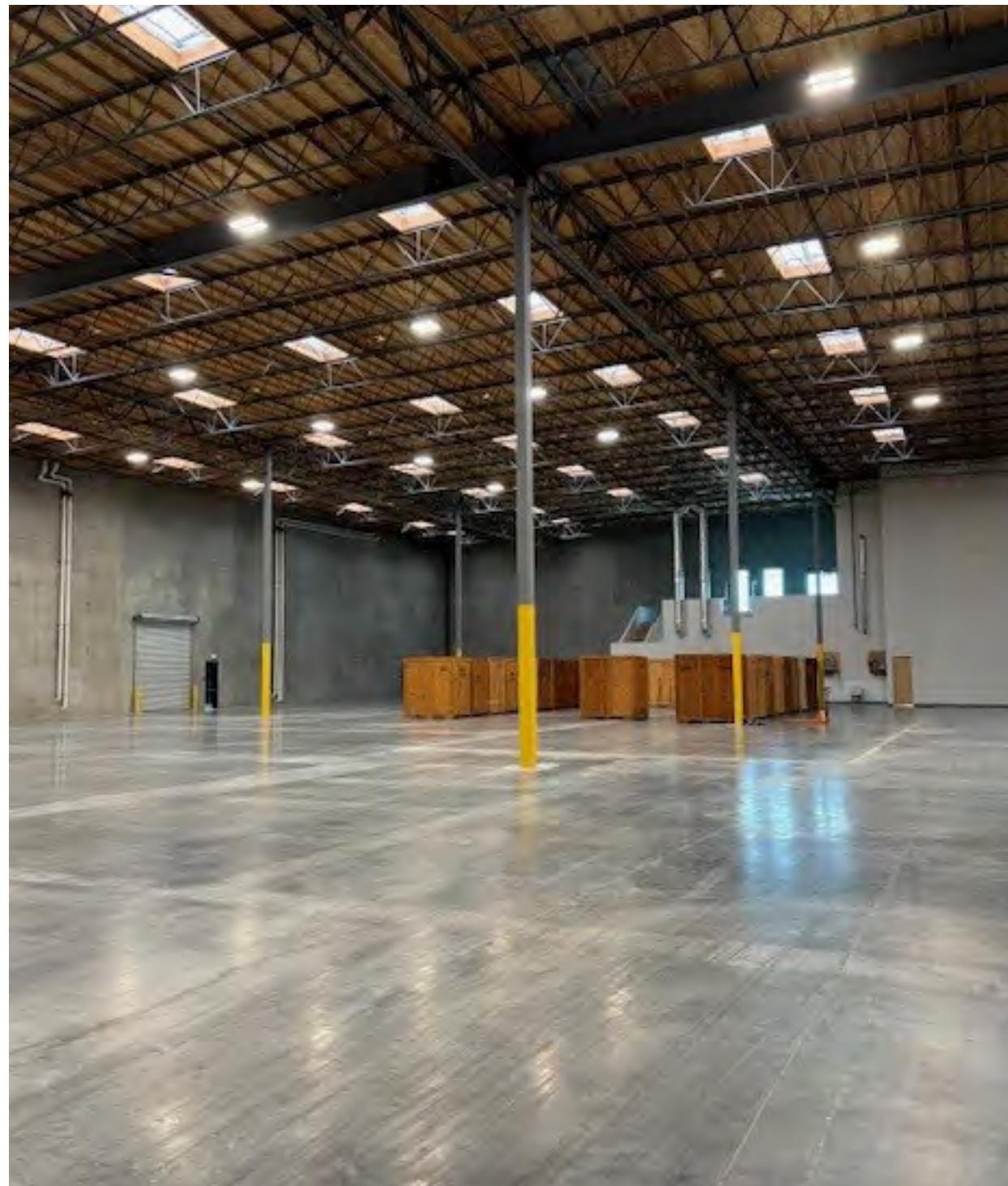
FLOOR PLAN

DIVISIBLE INTO QUARTERS FOR LEASING FLEXIBILITY





DEMOCRAPHICS	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







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SAN DIEGO, CALIFORNIA 92154

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