

FOR LEASE

8594 SIEMPRE VIVA ROAD

11,021 SF INDUSTRIAL SUITE



8594 SIEMPRE VIVA RD | SUITE 4 | SAN DIEGO | CA 92154

HIGHLIGHTS



OTAY MESA SUBMARKET



DOCK & GRADE LOADING



MINIMAL OFFICE



SPRINKLERED



SECURED PARKING



FRONTAGE ON SIEMPRE VIVA RD



PROPERTY FEATURES

Lease Rate: Contact Broker

SUITE SIZE: 11,021 SF

CLEAR HEIGHT: 24'

OFFICE: 15%

SPRINKLERED: YES

DOCK HIGH POSITIONS: 3

ZONING: IBT-1

GRADE LEVEL DOORS: 3

YEAR BUILT: 2000

FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFICE



RECEPTION



WAREHOUSE



MEZZANINE

CORPORATE NEIGHBORS



SAN DIEGO

POPULATION
3.33M

MEDIAN HOUSEHOLD
INCOME
\$79,646

UNEMPLOYMENT
RATE
4.2%

San Diego County is one of the nation's most desirable places to live, well known for its amazing year round weather and 70 miles of coastline. The region is situated in southwestern California with the Pacific Ocean to the West, Los Angeles, Orange, and Riverside Counties to the North, and the Tijuana/Mexico border to the South. In 2018, over 35 million visitors were captivated by the region's luxurious hotels, sandy beaches, fine dining establishments, world renowned golf courses, and various top attractions.

2 Sports Teams

6 Universities

400 Parks & Beaches

100+ Attractions

6,000+ Restaurants

70° Average Temperature

115+ Breweries
& Growing!

70 Miles of
Coastline

75% Of The Year
Is Sunny

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Any of the foregoing information will need to be separately verified by Buyer.

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