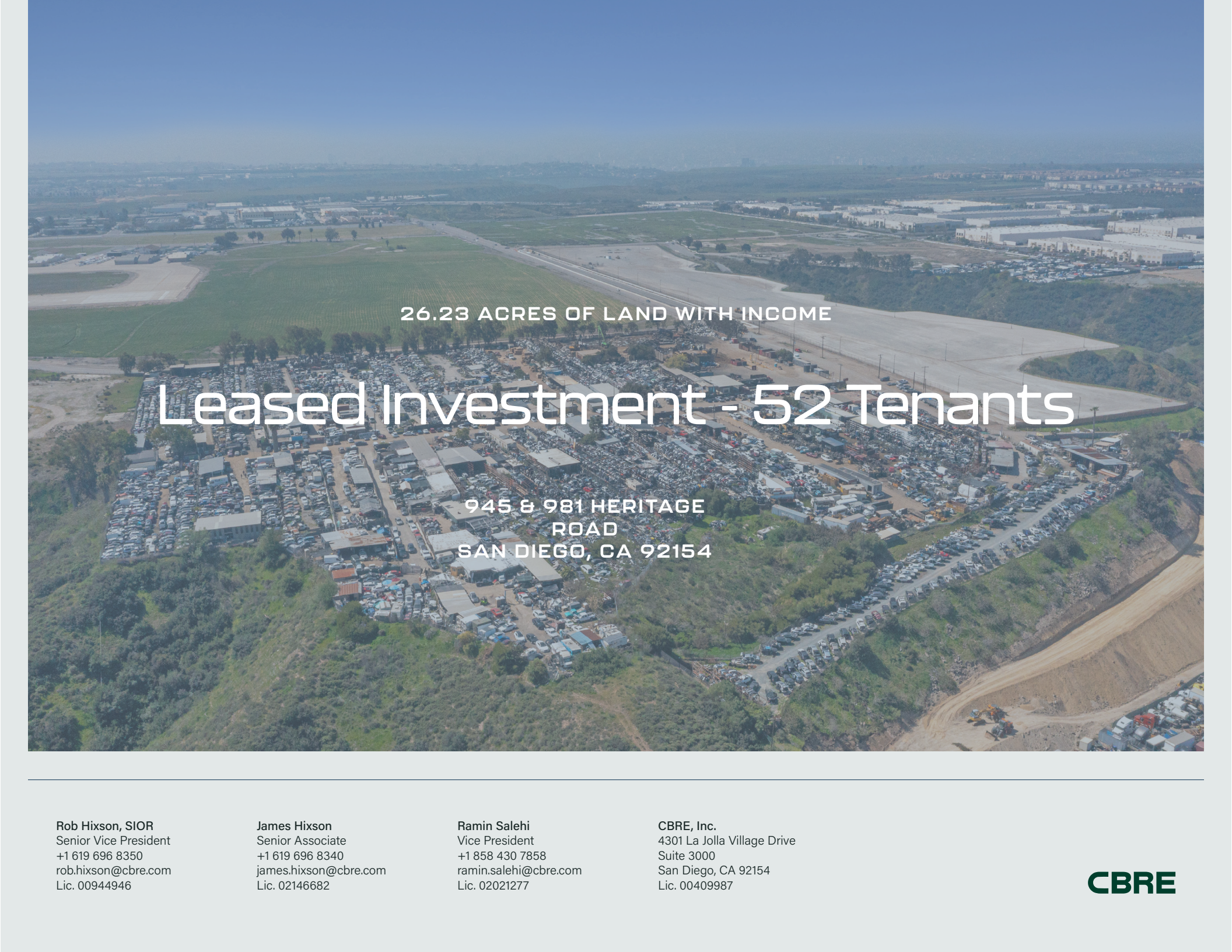




26.23 ACRES OF LAND WITH INCOME

Leased Investment - 52 Tenants

945 & 981 HERITAGE
ROAD
SAN DIEGO, CA 92154

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CBRE, Inc.
4301 La Jolla Village Drive
Suite 3000
San Diego, CA 92154
Lic. 00409987

CBRE

Property Description

The property consists of four Assessor's Parcels summarized as follows:

APN	ACRES
646-050-08	8.80
646-050-09	17.43
Total	±26.23 Gross Acres

Leases: Currently in place are fifty-two (52) leases along with one vacant lot with a \$145,000 monthly income.

Location: The property is located in the South San Diego County Industrial market with the following estimated drive-times:



(02 min)



(05 min)



(05 min)



(10 min)

Access: Excellent truck and vehicular access from the 905 Freeway and Otay Mesa Road

Zoning: IL-2-1 (Light Industrial)

Utilities: Water & electrical utilities are on-site.

Additional Features: Individual, private driveway access and fenced yards are provided.

Pricing: Call Broker!

