

Trolley Industrial Center

1330 30TH STREET | SAN DIEGO, CA 92154



22,547 SF AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » Highly accessible distribution facility in prime South San Diego County location
- » Dock-high and grade level loading
- » Convenient access to I-5, I-805 and I-905 freeways
- » Located in the San Diego Regional Enterprise Zone and HUB Zone
- » Within walking distance to the Iris Avenue Trolley Station and affordable labor pool
- » 22,547 RSF of warehouse and office
- » Office component is approximately 13,902 SF

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WASHINGTON
CAPITAL

HUBZone

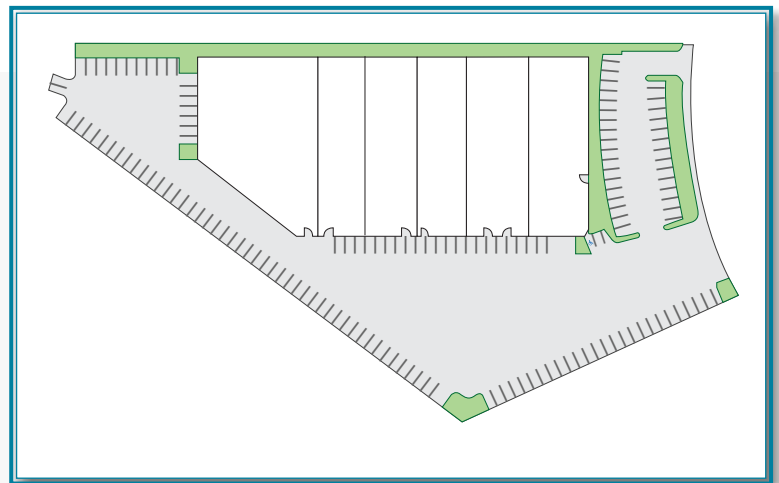
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BUILDING SUMMARY

- » Suites from $\pm 8,645$ SF - $\pm 22,547$ SF
- » Building Size: $\pm 105,465$ SF
- » Clear Height: $\pm 24'$
- » Fire Sprinkler (all spaces, .33/3,000)
- » Parking Ratio: 1.91:1,000 (Can be expanded to approximately 4:1,000)



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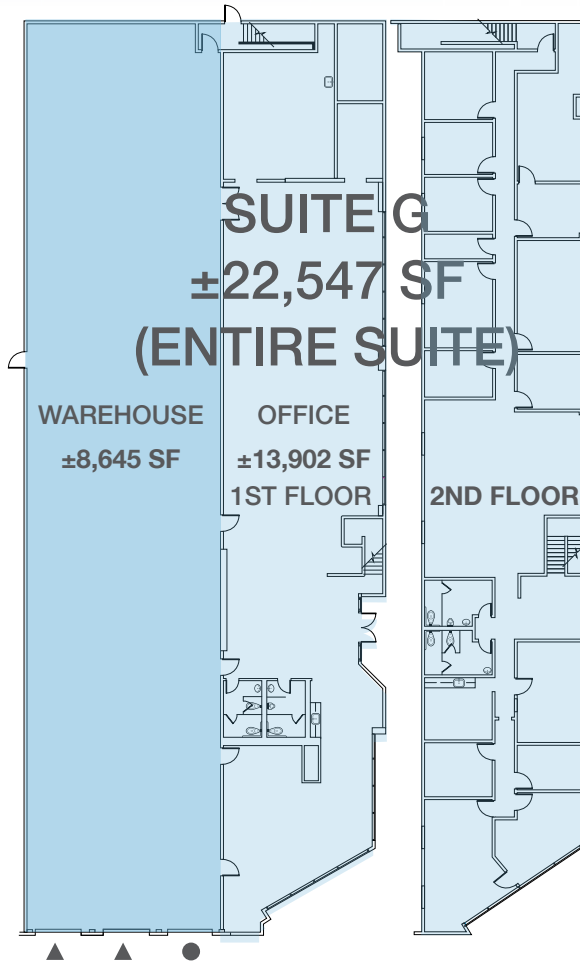
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CURRENT AVAILABILITY

SUITE	SIZE	LEASE RATE	COMMENTS
 SUITE G (WAREHOUSE AND OFFICE)	±22,547 SF	\$1.05 NNN	• ±8,645 SF warehouse with ±13,902 two-story office space

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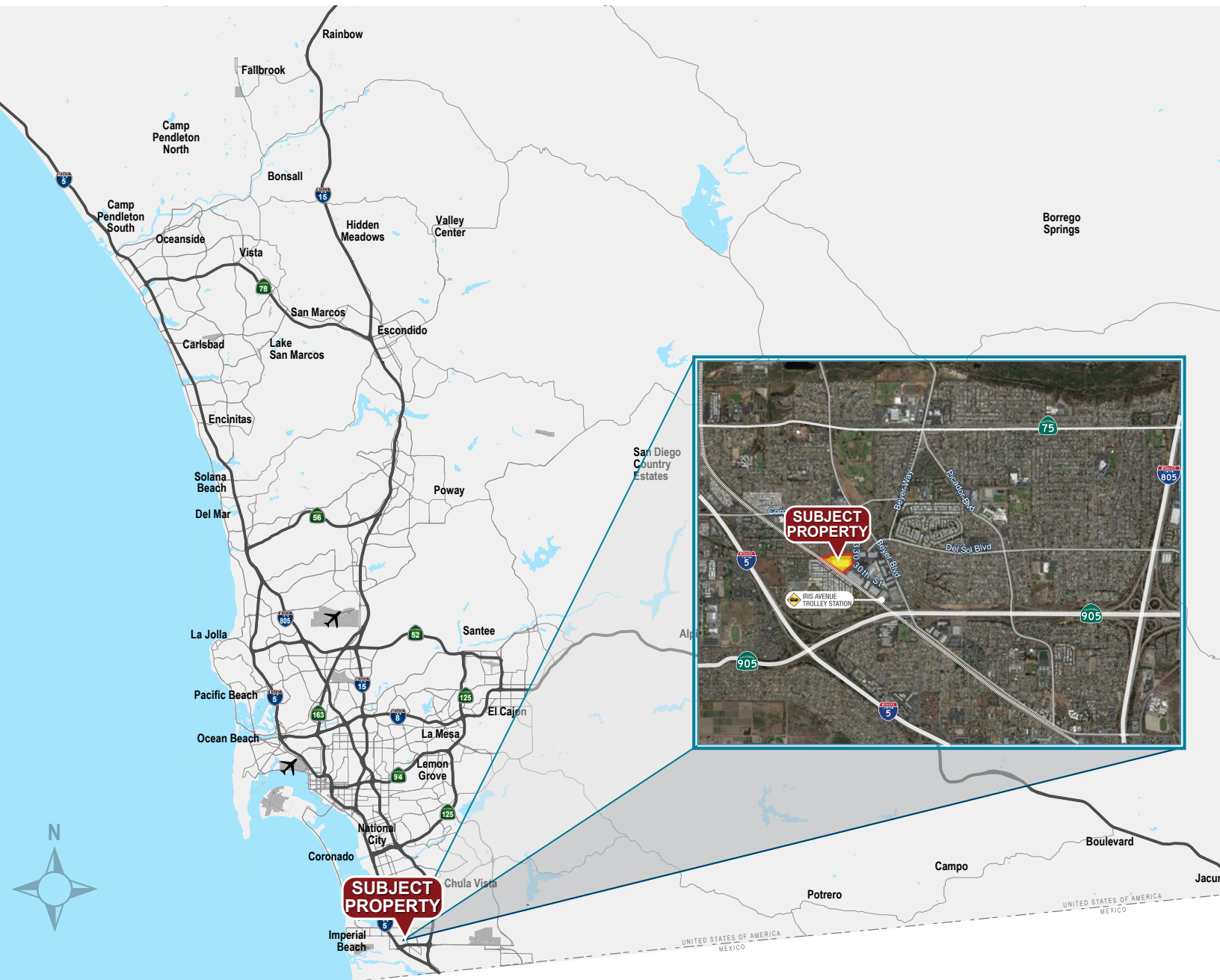
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DOWNTOWN SAN DIEGO

22 MINUTES

32ND ST. NAVAL BASE

17 MINUTES

U.S. - MEXICO BORDER

6 MINUTES

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