

**FOR LEASE**  
INDUSTRIAL WAREHOUSE  
+ YARD SPACE

**11440 North  
Woodside  
Avenue**

**SANTEE, CA 92071**



**5,000 SQ FT OF  
WAREHOUSE/OFFICE**

**20,000 SQ FT OF  
FENCED YARD SPACE**

**FOR LEASE**  
619 562 79

**BLUEWATER**  
WATER & DOCK SPECIALTIES

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# PROPERTY HIGHLIGHTS

- Alongside the 67 with easy access to the 52
- Highway visibility and signage opportunities
- Newly renovated in January 2025 w/ new stucco, paint, electrical, and updated offices
- Clear Height: 15'
- Zoning: IG - General Industrial
- Approximately 5,000 sq ft of metal warehouse, 930 sq ft of built out office/mezzanine, and 20,000 sq ft of fenced yard space.



# Lease Rate

- Building: 5,000 SF @ \$1.40/SF = \$7,000 / Month
- Surplus Yard: 18,500 SF @ \$0.35/SF = \$6,475 / Month
- Base Rent: \$13,475 / Month
- NNN (Est.): \$1,018 / Month
- Total Monthly Occupancy Cost: \$14,493



**CONTACT US**  
**JUDGE RYAN**  
**619 562 7926**  
**DAVISSONTRUST@ME.COM**

