THREE COMMERCIAL/INDUSTRIAL BUILDINGS AVAILABLE FOR LEASE TOTALING ±31,266 SF (DIVISIBLE)

3280 KURTZ STREET, 3725 GREENWOOD STREET & 3235 HANCOCK STREET, SAN DIEGO, CA 92110

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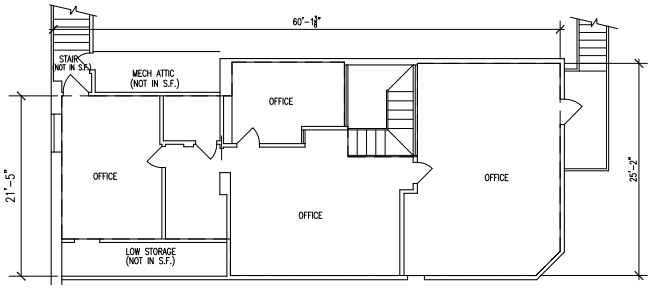
3280 KURTZ STREET

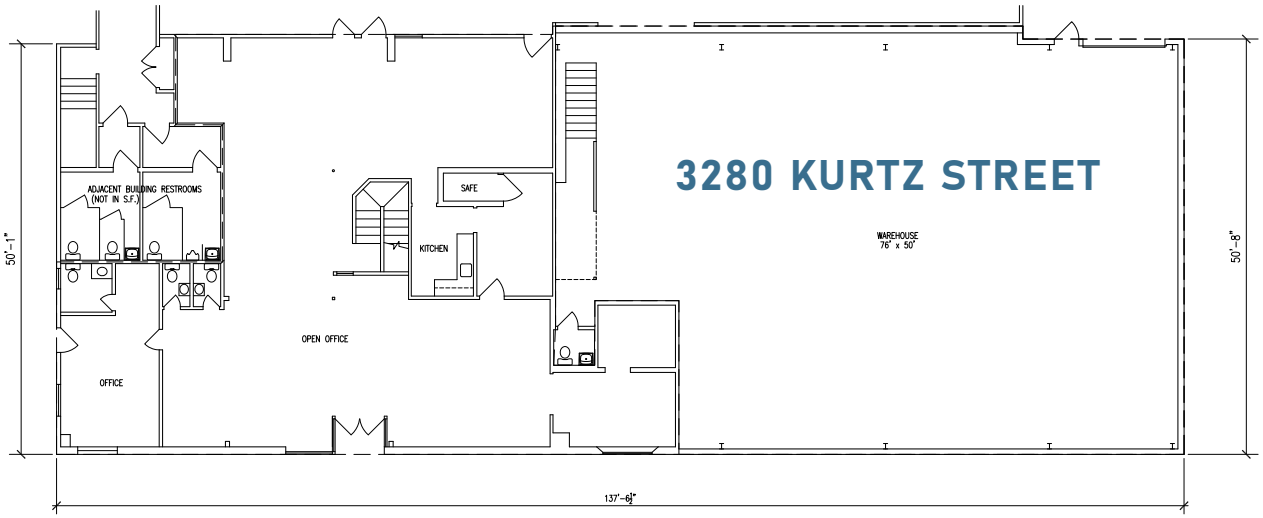
AVAILABLE SIZE:	±7,822 Square Feet
LAND SIZE:	±0.16 Acres (±6,970 Square Feet)
# OF STORIES:	Two (2)
YEAR BUILT:	1971
PARKING:	Street (extra off-site for additional cost)
LEASE RATE:	$1.45/SF MG + CAM

PROPERTY HIGHLIGHTS

- Available now
- Located in the thriving Sports Arena District
- Directly off Interstates 5 and 8
- One grade level door
- Power: 225 amps; 480/227 volt; 3-phase (Lessee to verify)
- ±10.5' - 18' clear height
- Includes two floors of office space
- Parking on street (off street parking for an additional cost)
- Zoning: CC3-8 Zoning (View Zoning)

UPPER LEVEL





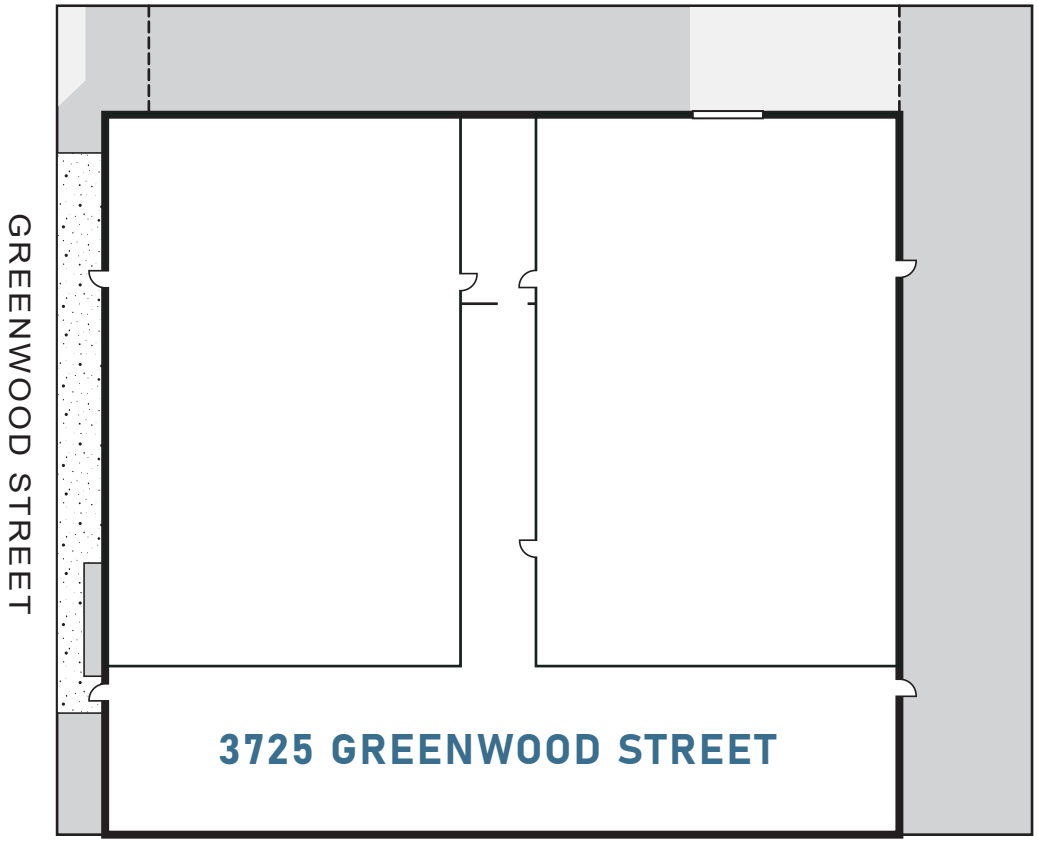
GROUND LEVEL

3725 GREENWOOD STREET

AVAILABLE SIZE:	±12,521 Square Feet
LAND SIZE:	±0.40 Acres (±17,424 Square Feet)
# OF STORIES:	One (1)
YEAR BUILT:	1958
PARKING:	14 Dedicated
LEASE RATE:	$1.45 MG + CAM

PROPERTY HIGHLIGHTS

- Available now
- 4 grade doors
- 29 additional parking spaces can be added after normal business hours)
- Power: 250 amps; 480/227 volt; 3-phase (Lessee to verify)
- Zoning: CC3-8 Zoning (View Zoning)

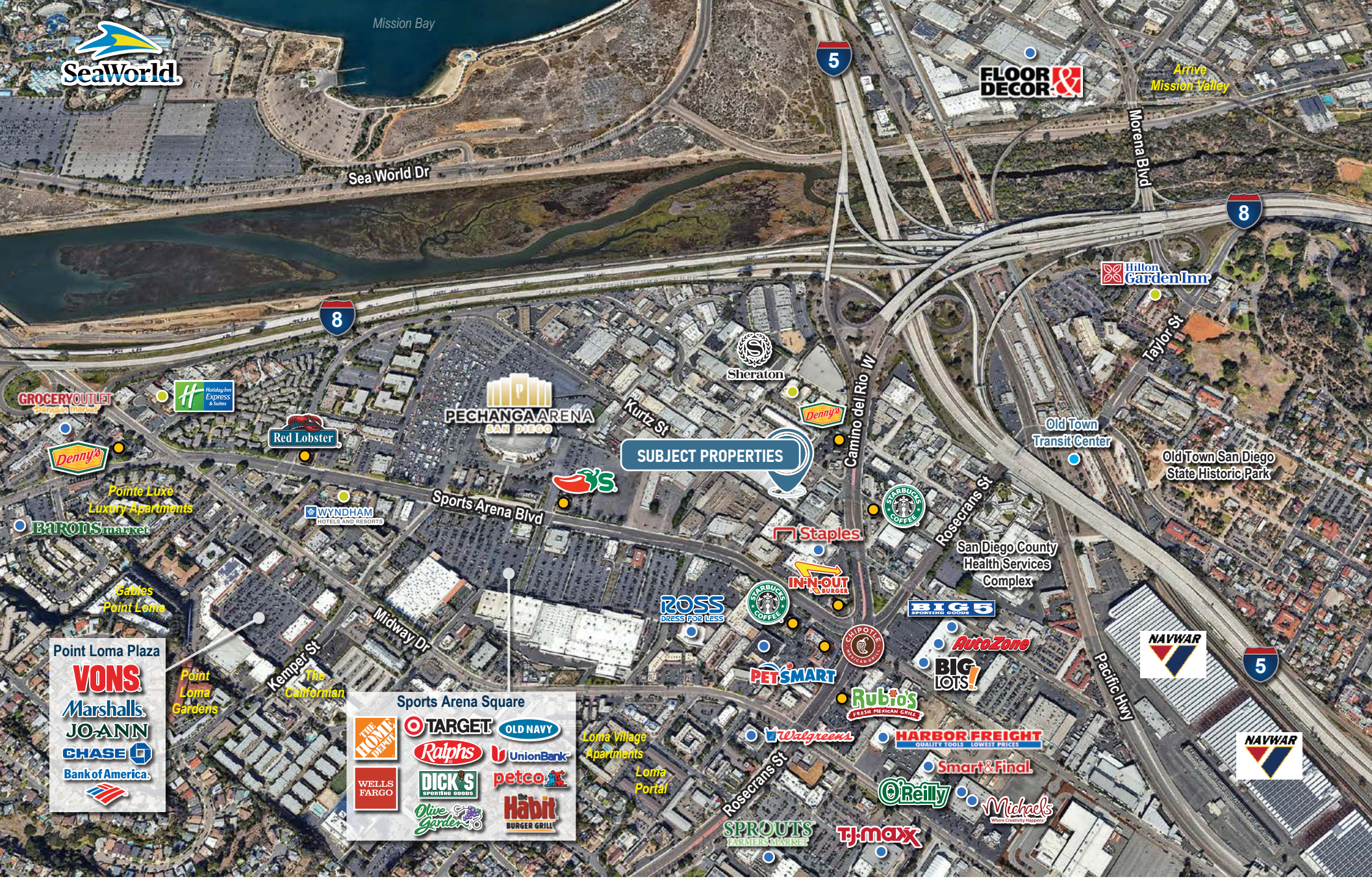


3235 HANCOCK STREET

AVAILABLE SIZE:	±10,923 Square Feet
LAND SIZE:	±0.39 Acres (±16,837 Square Feet)
# OF STORIES:	±22' - 25'
YEAR BUILT:	2019
PARKING:	11 Designated Parking + Grade Loading
LEASE RATE:	$1.55 MG + CAM $.04/SF

PROPERTY HIGHLIGHTS

- New, free span metal construction
- Fully sprinklered
- Directly off Interstates 5 and 8
- 2 oversized grade loading doors
- Power: 250 amps; 240/120 volt; 3-phase (Lessee to verify)
- Zoning: CC3-8 Zoning (View Zoning)



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