

FOR LEASE

COMMERCIAL, INDUSTRIAL AND FLEX SPACE



PROPERTY HIGHLIGHTS

LOCATION OVERVIEW

SUITE AVAILABILITIES

CONTACT INFORMATION

**FAIRMOUNT
& TWAIN**



EAST MISSION VALLEY | SAN DIEGO, CA

FOR LEASE

COMMERCIAL, INDUSTRIAL AND FLEX SPACE



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**FAIRMOUNT
& TWAIN**

PROPERTY HIGHLIGHTS

- Available Suites Ranging in Size 900 SF to 5,000 SF
- Walking Distance to Grantville Trolley Station, Home Depot, various restaurants
- Flexible Zoning (CC3-6 & IL3-1) accommodates wide range of uses including light industrial, office, retail, commercial and automotive repair and service
- High warehouse ceilings, multiple roll-up doors, ample utilities and gated lots all available
- Currently Serviced by AT&T and Cox
- Call to inquire about your intended use

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LOCATION OVERVIEW

Flexible Zoning Uses

Retail:

Furniture, Food & Beverage, Apparel, Financial Sales, Tools/Equipment

Commercial Services:

Eating & Drinking Establishments, Breweries, Apparel, Fitness, Assembly & Entertainment, Contractor Services

Offices:

Business & Professional, Medical, Dental, Health Practitioners, Real Estate Offices, Professional Services

Wholesale, Distribution, & Storage:

Warehouse, Distribution, long/short term storage

Industrial:

Light Manufacturing

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SITE ADDRESS	APPROX. SQUARE FEET	LEASE TYPE	SITE FEATURES
TWAIN COMMERCIAL CENTER			
4325 TWAIN AVE	1,400 BUILDING, 25,260 LOT	GROSS	CLICK TO VIEW
4341 TWAIN AVE	1,700	GROSS	CLICK TO VIEW
4343 #A TWAIN AVE	1,360	GROSS	CLICK TO VIEW
4343 #B TWAIN AVE	1,400	GROSS	CLICK TO VIEW
4345 #A TWAIN AVE	1,520	GROSS	CLICK TO VIEW
4345 #B TWAIN AVE	1,000	GROSS	CLICK TO VIEW
4345 #C TWAIN AVE	1,520	GROSS	CLICK TO VIEW
4345 #D TWAIN AVE	2,000 BUILDING, 2,900 LOT	GROSS	CLICK TO VIEW
4345 #E TWAIN AVE	1,080	GROSS	CLICK TO VIEW
4345 #F TWAIN AVE	3,620	GROSS	CLICK TO VIEW
4345 #G TWAIN AVE	1,100	GROSS	CLICK TO VIEW
4347 TWAIN AVE	1,170	GROSS	CLICK TO VIEW
4349 #A TWAIN AVE	1,590	GROSS	CLICK TO VIEW
4349 #B TWAIN AVE	1,300	GROSS	CLICK TO VIEW
4349 #C TWAIN AVE	1,330	GROSS	CLICK TO VIEW
FAIRMOUNT INDUSTRIAL COMPLEX			
5975 FAIRMOUNT AVE	10,400 BUILDING, 10,800 LOT	GROSS	CLICK TO VIEW
5981 FAIRMOUNT AVE	970	GROSS	CLICK TO VIEW
5983 FAIRMOUNT AVE	940 BUILDING, 10,120 LOT	GROSS	CLICK TO VIEW
6029 #A FAIRMOUNT AVE	2,800	GROSS	CLICK TO VIEW
6029 #B FAIRMOUNT AVE	2,280	GROSS	CLICK TO VIEW
6029 #C FAIRMOUNT AVE	1,320 BUILDING, 2,400 LOT	GROSS	CLICK TO VIEW

EAST MISSION VALLEY | SAN DIEGO, CA

FOR LEASE



4325 Twain Ave

SUITE

4325 Twain Ave

APPROX. SQUARE FEET

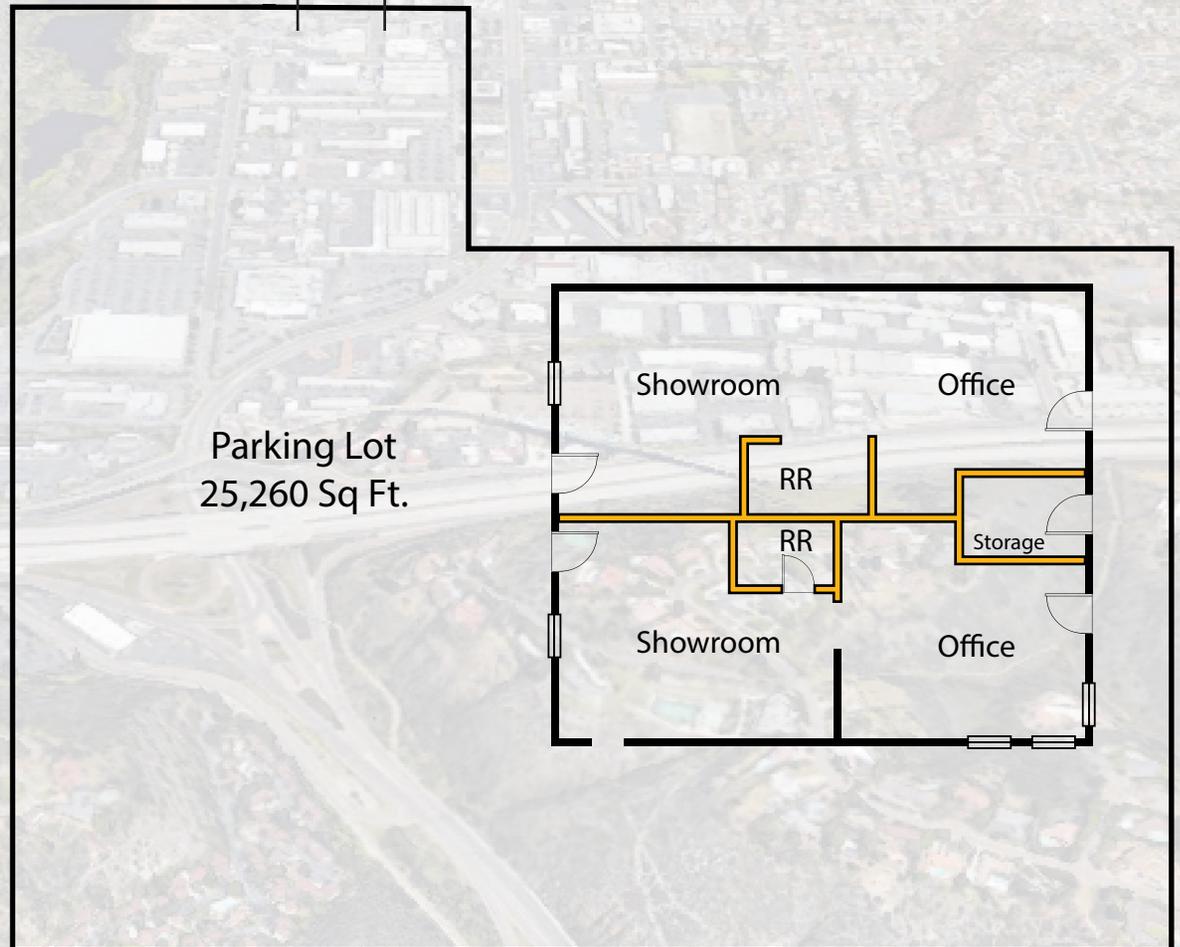
1,400 SF Building + 25,260 SF Parking Lot

LEASE TYPE

Gross

FEATURES

- 1/2 acre secured gated lot, 1400 SF single story office building with kitchen, street frontage/signage.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4341 Twain Ave

SUITE

4341 Twain Ave

APPROX. SQUARE FEET

1,700 SF + 800 SF Patio

LEASE TYPE

Gross

FEATURES

- Retail/Flex space with tiled offices, ADA bathroom, street frontage, covered parkway/exterior patio, warehouse space with garage doors. Can be combined with 4343 #B for two additional warehouses with individual roll up door.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4343 #A Twain Ave

SUITE

4343 #A Twain Ave

APPROX. SQUARE FEET

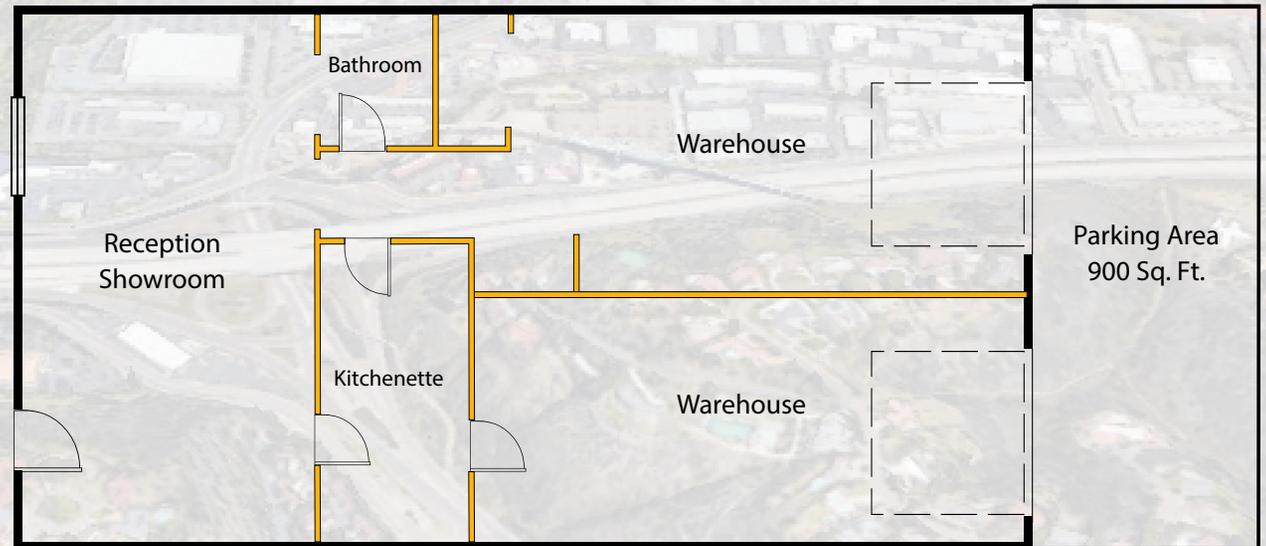
1,360 SF

LEASE TYPE

Gross

FEATURES

- Street Frontage office/retail space with kitchenette, two warehouses with separate roll up doors, private rear parking and gated lot



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4343 #B Twain Ave

SUITE

4343 #B Twain Ave

APPROX. SQUARE FEET

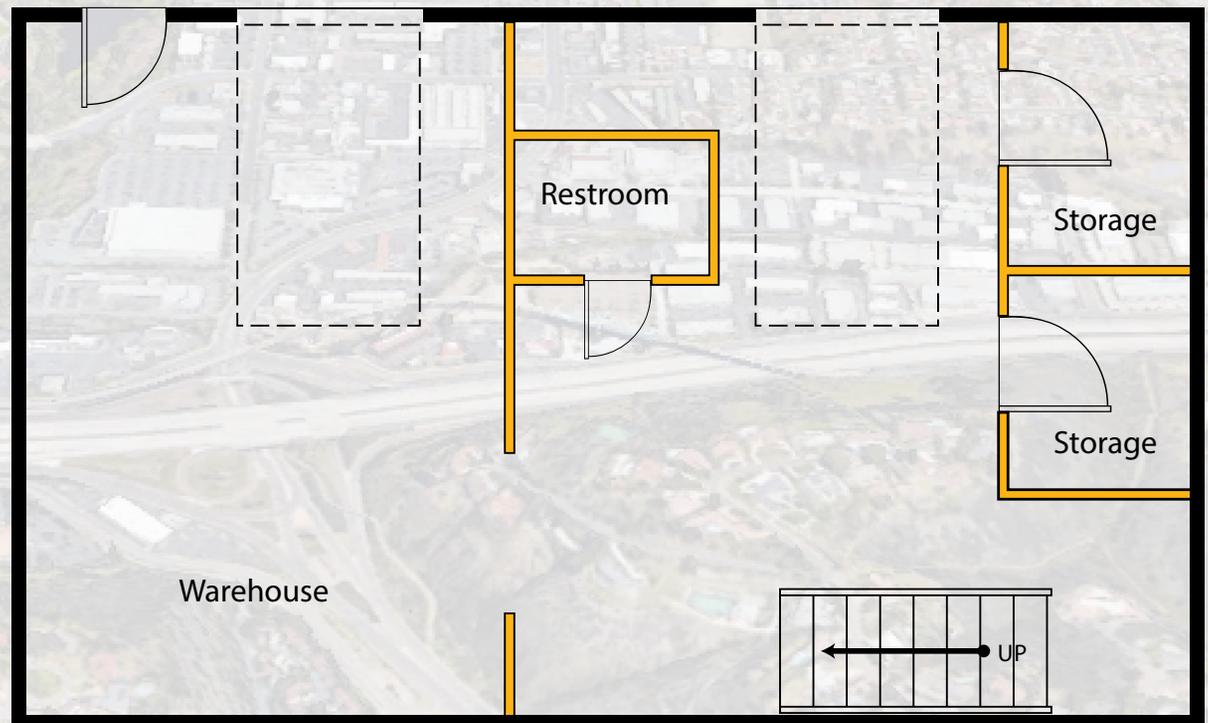
1,400 SF

LEASE TYPE

Gross

FEATURES

- Two roll up doors with storage/small office space. It can be combined with 4341 Twain for additional warehouse & office space pending availability.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4345 #A Twain Ave

SUITE

4345 #A Twain Ave

APPROX. SQUARE FEET

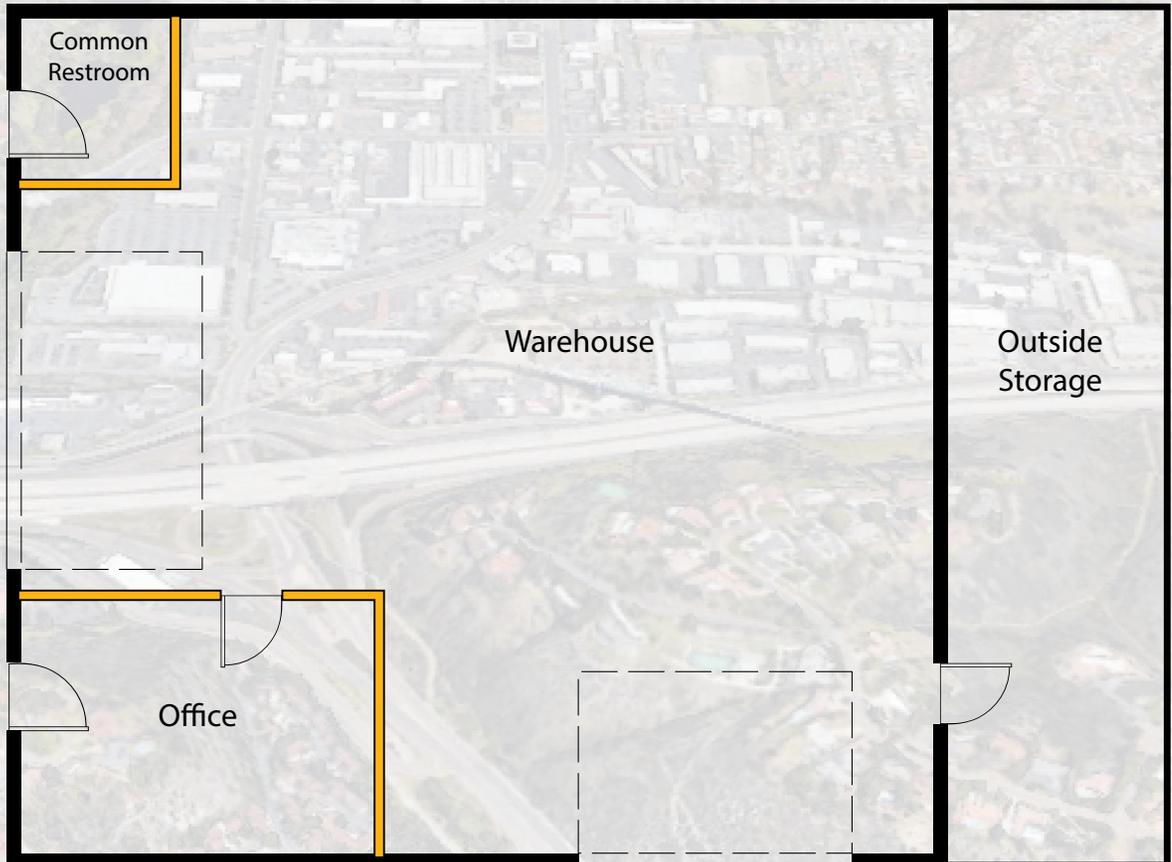
1,520 SF + 370 SF Outdoor Storage

LEASE TYPE

Gross

FEATURES

- Commercial/Flex warehouse with private office, dual roll-up doors, common area bath, bonus outside storage area and high ceilings.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4345 #B Twain Ave

SUITE

4345 #B Twain Ave

APPROX. SQUARE FEET

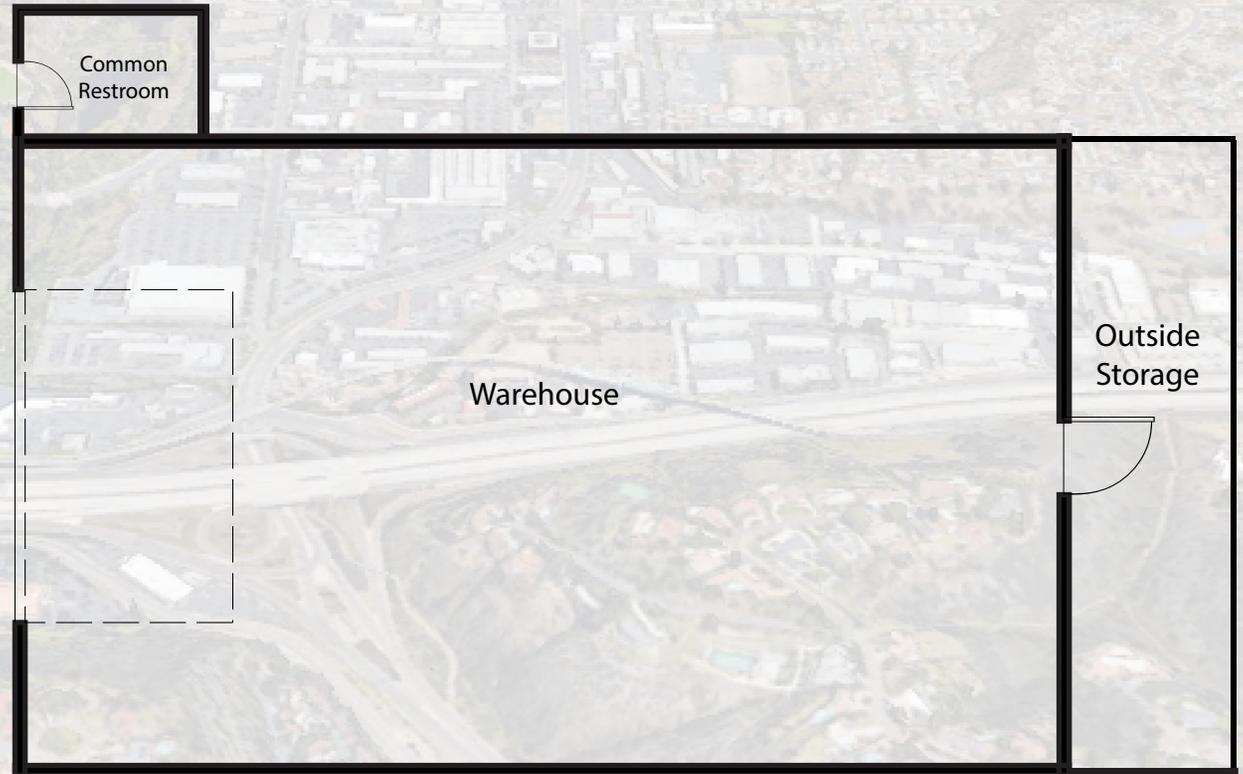
1,000 SF + 370 SF Outdoor Storage

LEASE TYPE

Gross

FEATURES

- Commercial/Flex warehouse with one large roll up door, bonus outside storage, and high ceilings.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4345 #C Twain Ave

SUITE

4345 #C Twain Ave

APPROX. SQUARE FEET

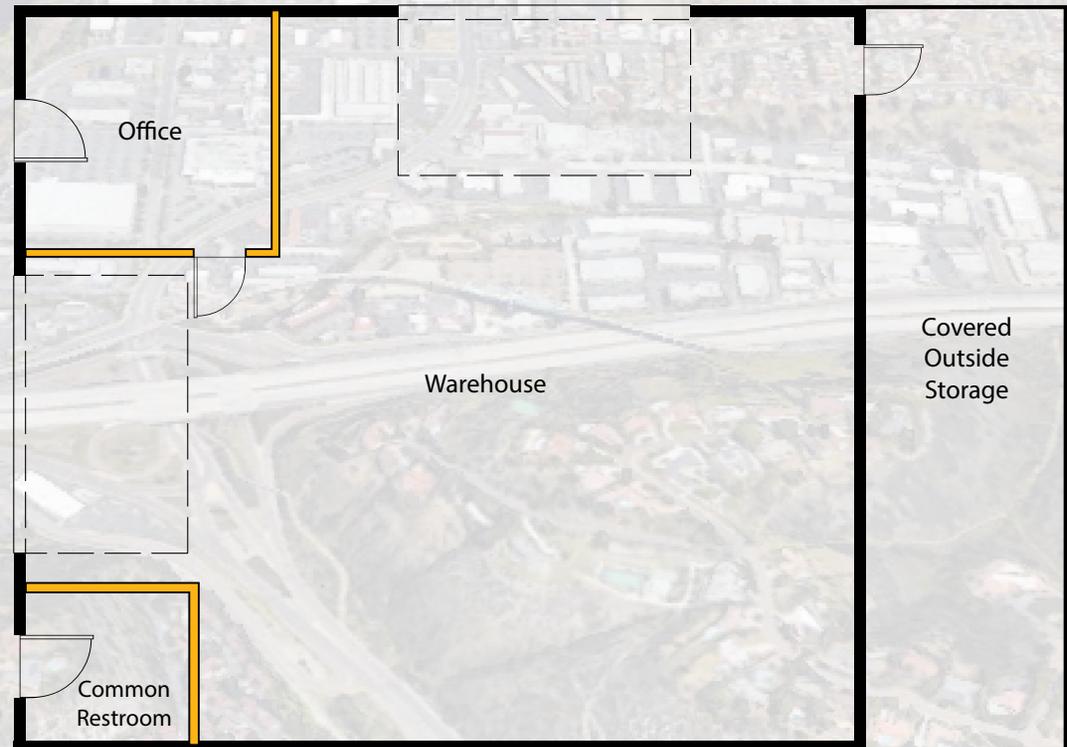
1,520 SF + 370 SF covered storage

LEASE TYPE

Gross

FEATURES

- Commercial/Flex warehouse with dual roll-up doors, private office, 200 amp power, high ceilings and bonus outside storage.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4345 #D Twain Ave

SUITE

4345 #D Twain Ave

APPROX. SQUARE FEET

Office Sq Ft: 650

Warehouse Sq Ft: 1,350

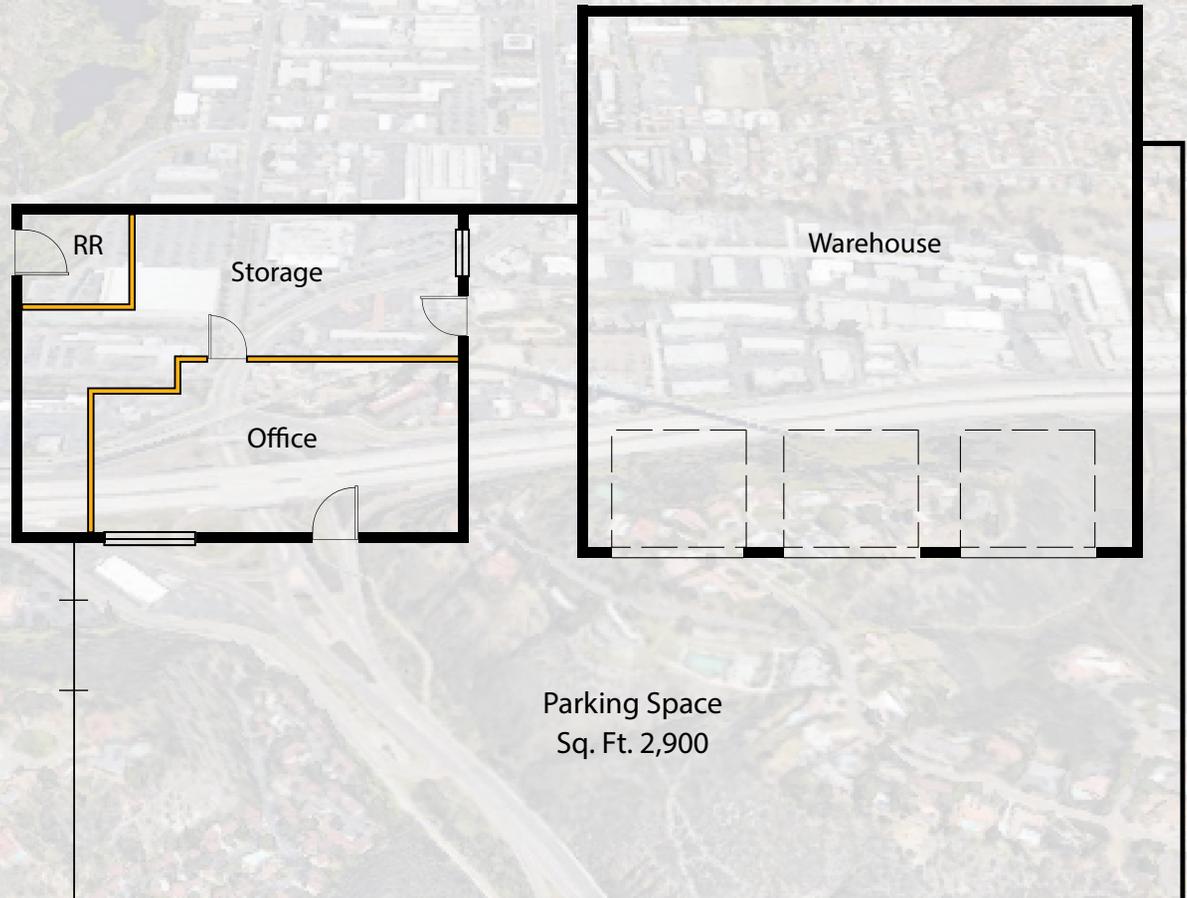
Parking Lot Sq Ft. : 2,900

LEASE TYPE

Gross

FEATURES

- Free standing private office building inside gated lot, with large separated warehouse. Warehouse includes three roll-up doors, high ceilings, ample power and parking.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4345 #E Twain Ave

SUITE

4345 #E Twain Ave

APPROX. SQUARE FEET

Office SQ ft: 300

Warehouse Sq ft: 780

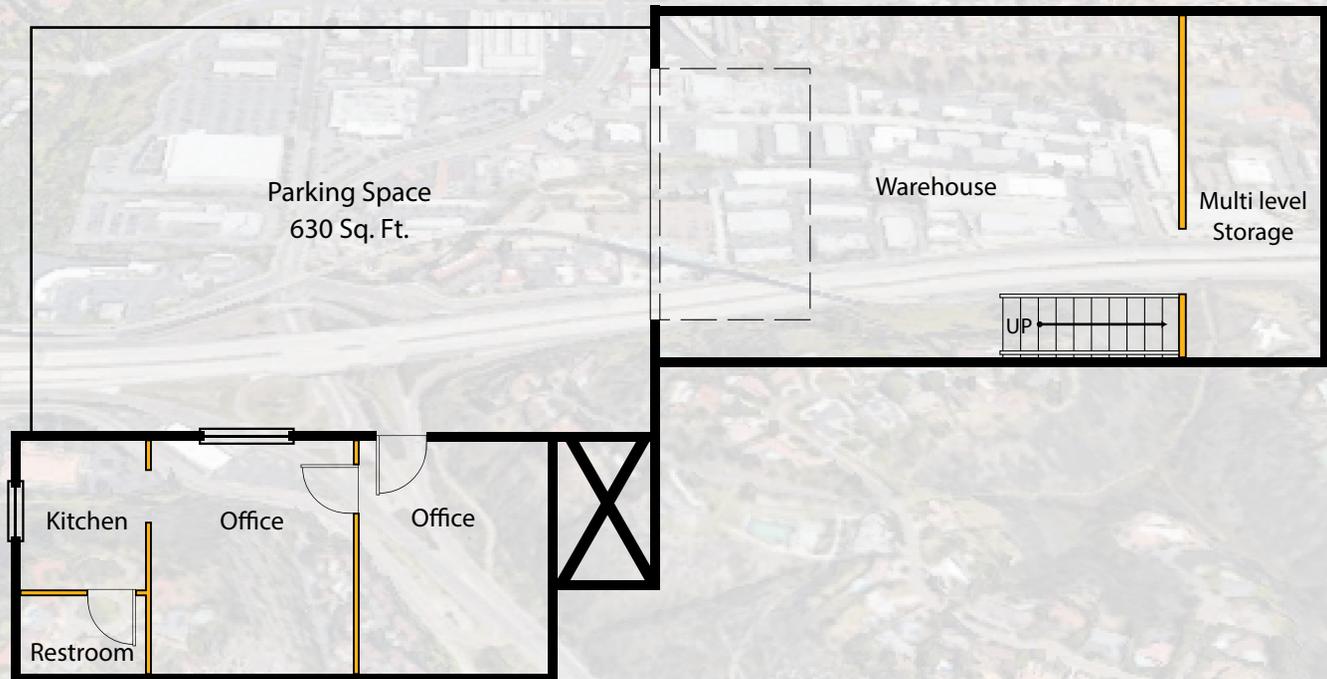
Parking Sq Ft : 630

LEASE TYPE

Gross

FEATURES

- Commercial/Flex warehouse with multi level storage, personal parking area with free standing disconnected office. Office includes small kitchen and bathroom.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4345 #F Twain Ave

SUITE

4345 #F Twain Ave

APPROX. SQUARE FEET

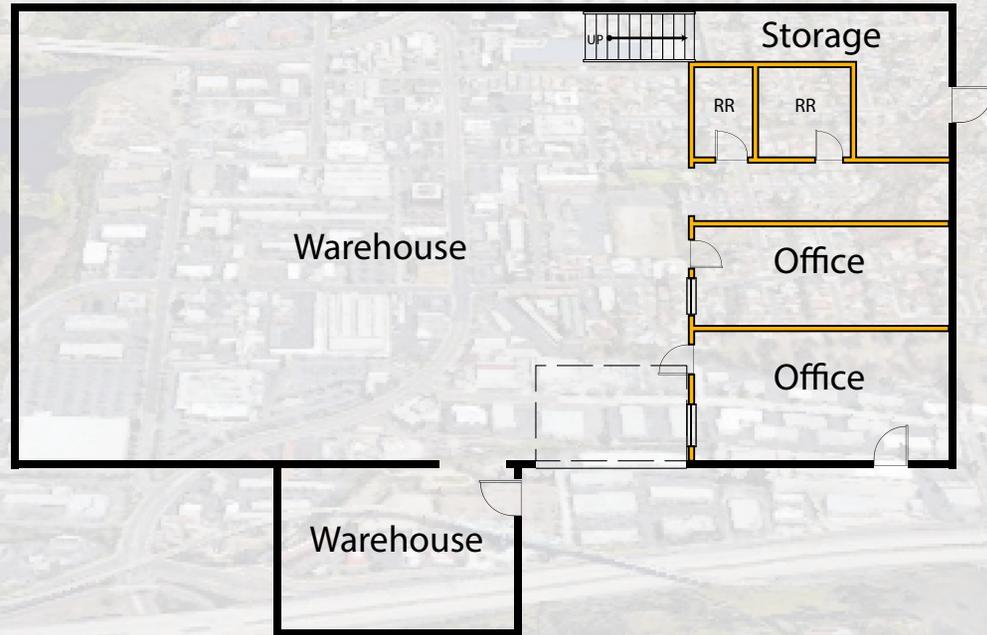
3,620 SF

LEASE TYPE

Gross

FEATURES

- Large commercial/flex warehouse with five total offices, multiple storage rooms, bathroom, mezzanine storage, ample power and high ceilings. Private parking/outdoor area also available.



Second Floor



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4345 #G Twain Ave

SUITE

4345 #G Twain Ave

APPROX. SQUARE FEET

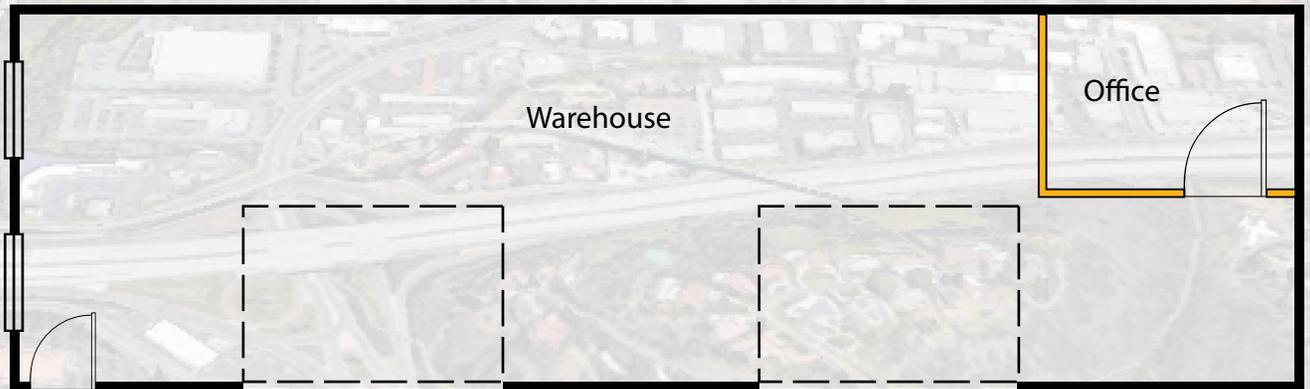
1,100 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex warehouse with two roll up doors, available parking, and small office.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4347 Twain Ave

SUITE

4347 Twain Ave

APPROX. SQUARE FEET

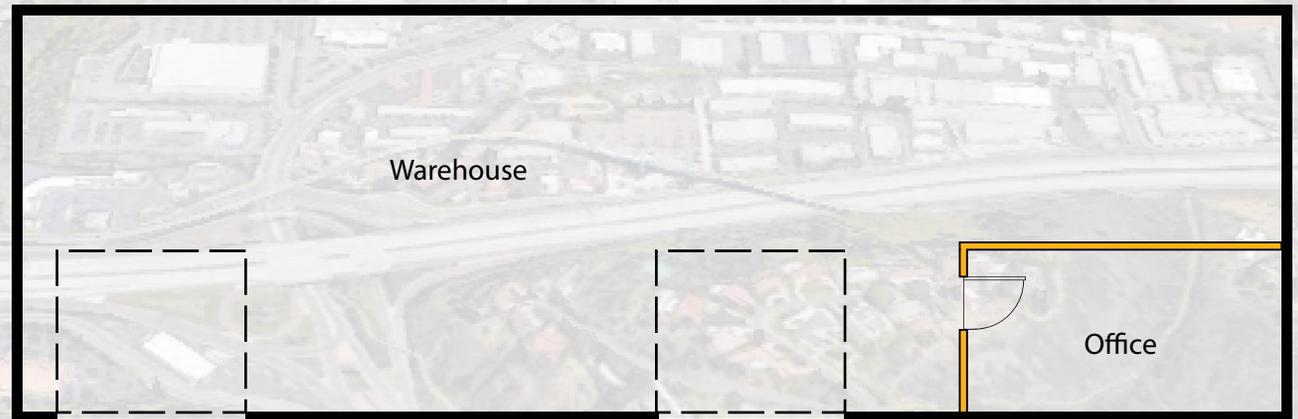
1,170 SF

LEASE TYPE

Gross

FEATURES

- Secluded commercial/flex warehouse with two roll up doors, small office with wood floors, ample power and common bathroom.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4349 #A Twain Ave

SUITE

4349 #A Twain Ave

APPROX. SQUARE FEET

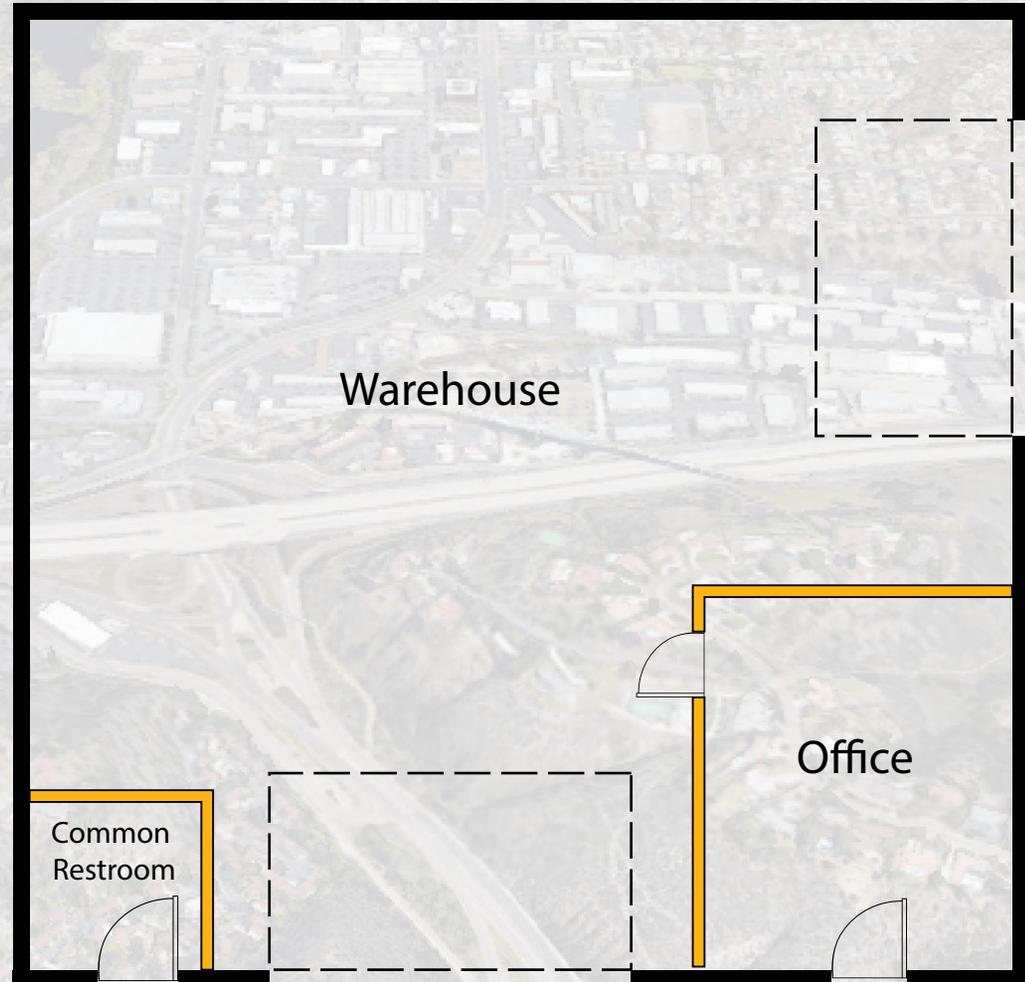
1,590 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex warehouse with two roll up doors, private office, high ceilings, ample power, with parking available on the west side of warehouse.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4349 #B Twain Ave

SUITE

4349 #B Twain Ave

APPROX. SQUARE FEET

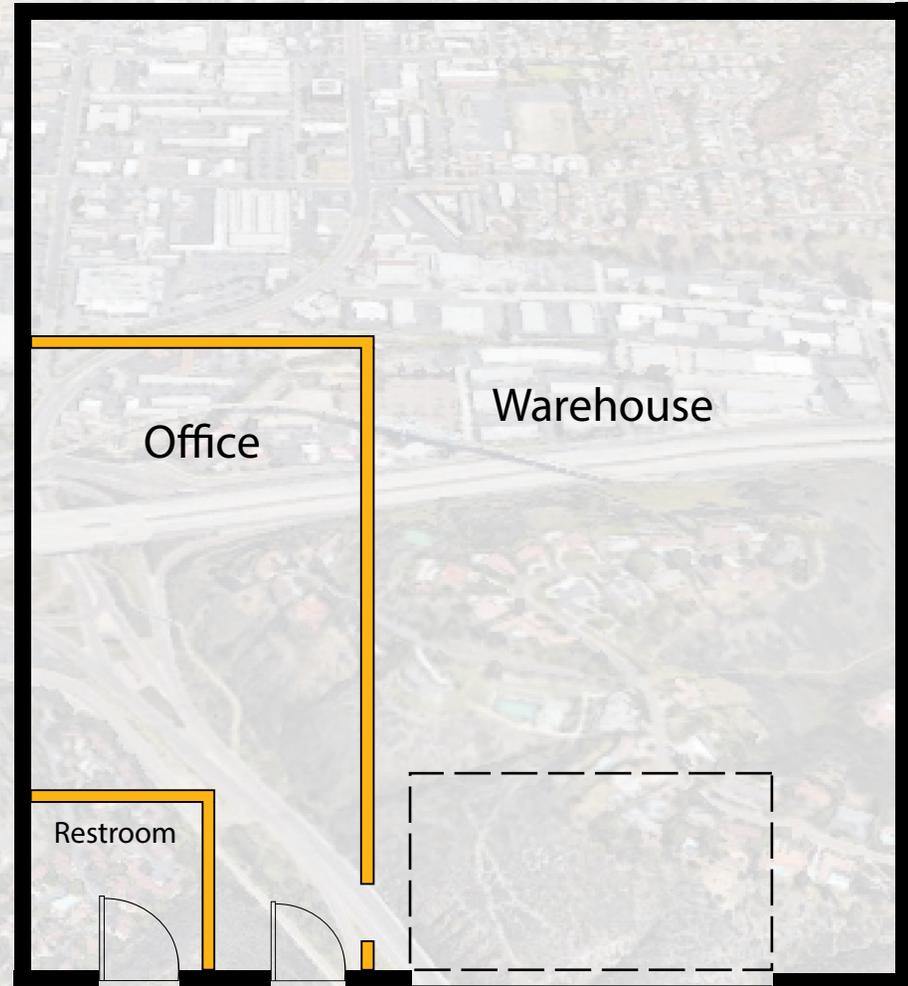
1,300 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex warehouse with private office, one large roll-up door, high ceilings and ample power.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



4349 #C Twain Ave

SUITE

4349 #C Twain Ave

APPROX. SQUARE FEET

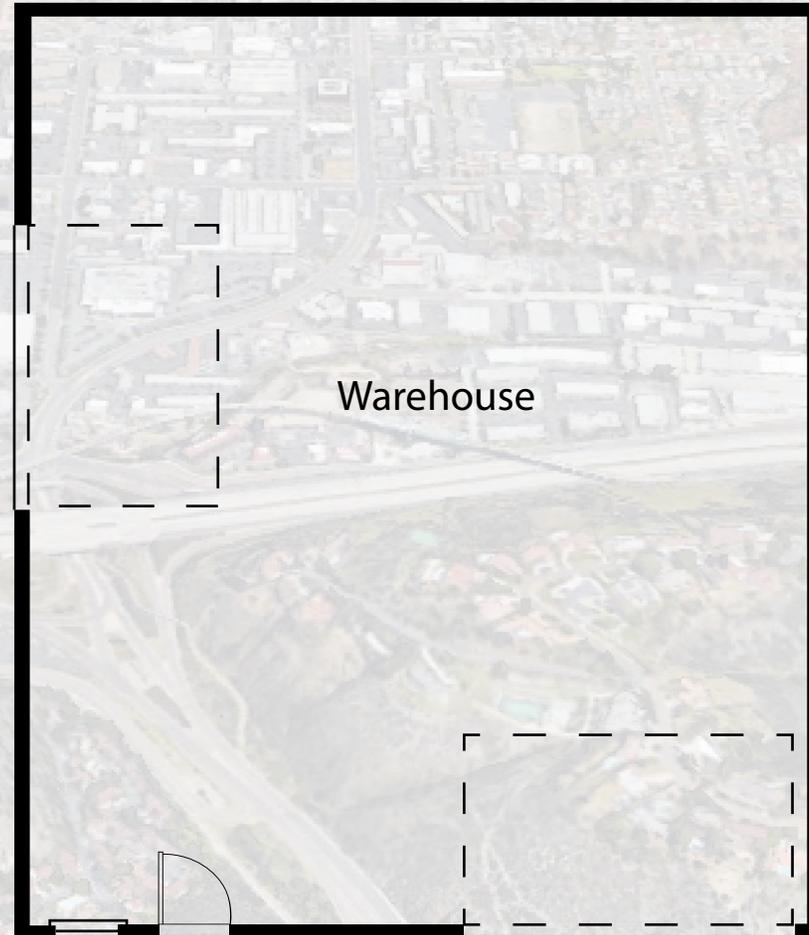
1,330 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex warehouse with two large roll-up door, high ceilings and ample power. Parking available.



TWAIN AVE | SAN DIEGO, CA

FOR LEASE



5975 Fairmount Ave

SUITE

5975 Fairmount Ave

APPROX. SQUARE FEET

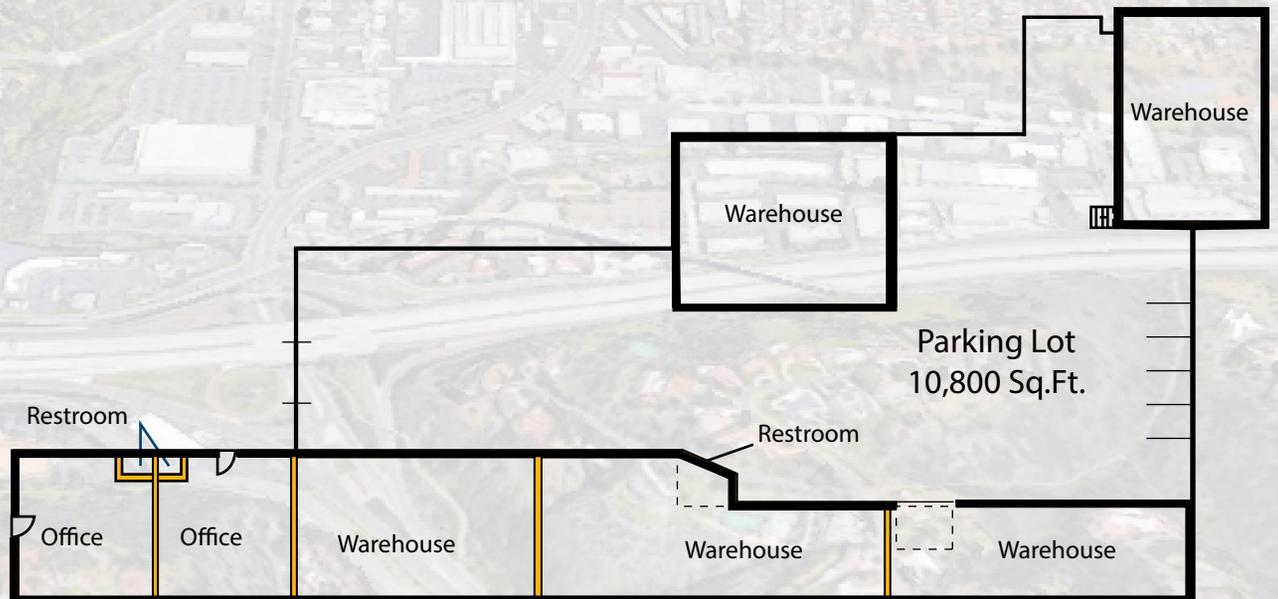
10,400 SF + 10,800 SF Parking Lot

LEASE TYPE

Gross

FEATURES

- Long commercial/industrial building with individual bays and roll-up doors. One warehouse has dock high access and large sliding roll-up door.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE



5981 Fairmount Ave

SUITE

5981 Fairmount Ave

APPROX. SQUARE FEET

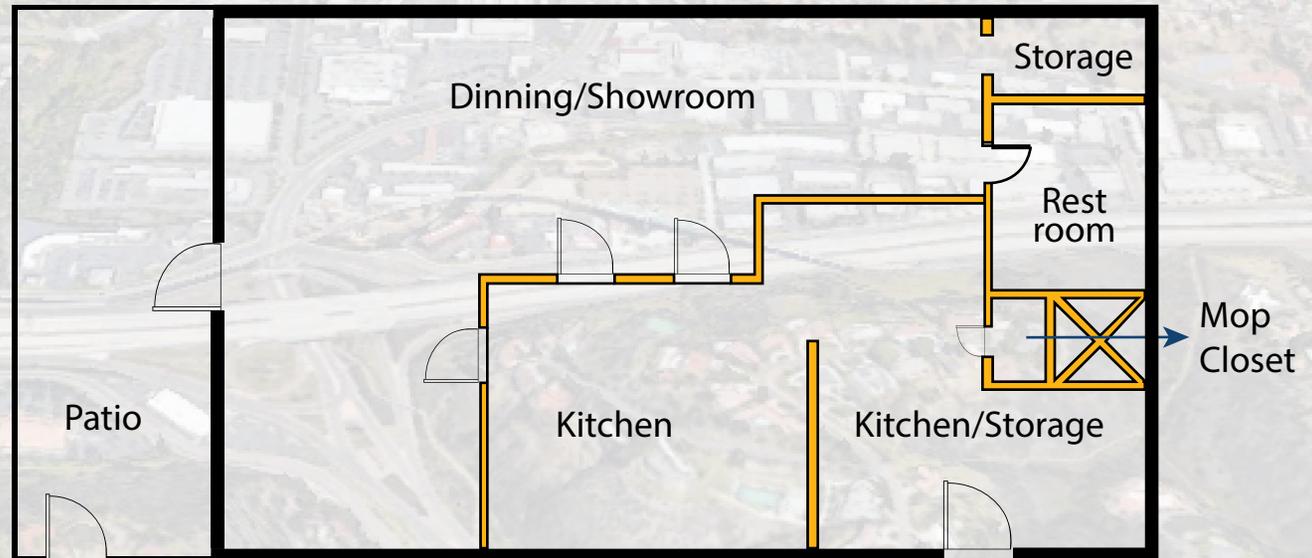
970 SF + 385 SF Patio

LEASE TYPE

Gross

FEATURES

- Permitted commissary kitchen with street front signage, fenced patio area, grease trap and limited customer parking,



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE



5983 Fairmount Ave

SUITE

5983 Fairmount Ave

APPROX. SQUARE FEET

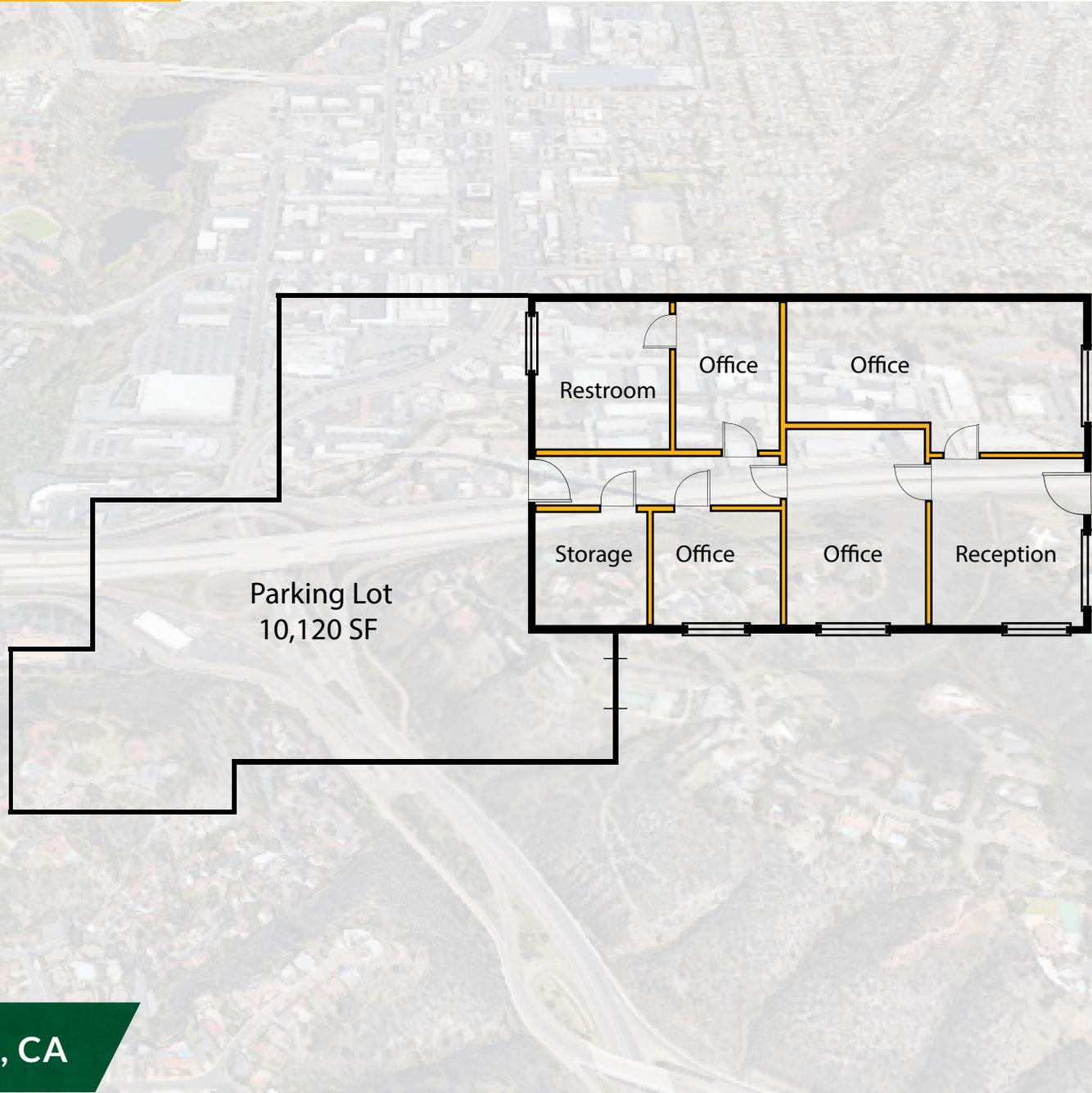
940 SF + Parking lot 10,120 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex office building with 5 private offices, large paved gated lot, exterior lighting, and street signage/frontage.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE



6029 A Fairmount Ave

SUITE

6029 A Fairmount Ave

APPROX. SQUARE FEET

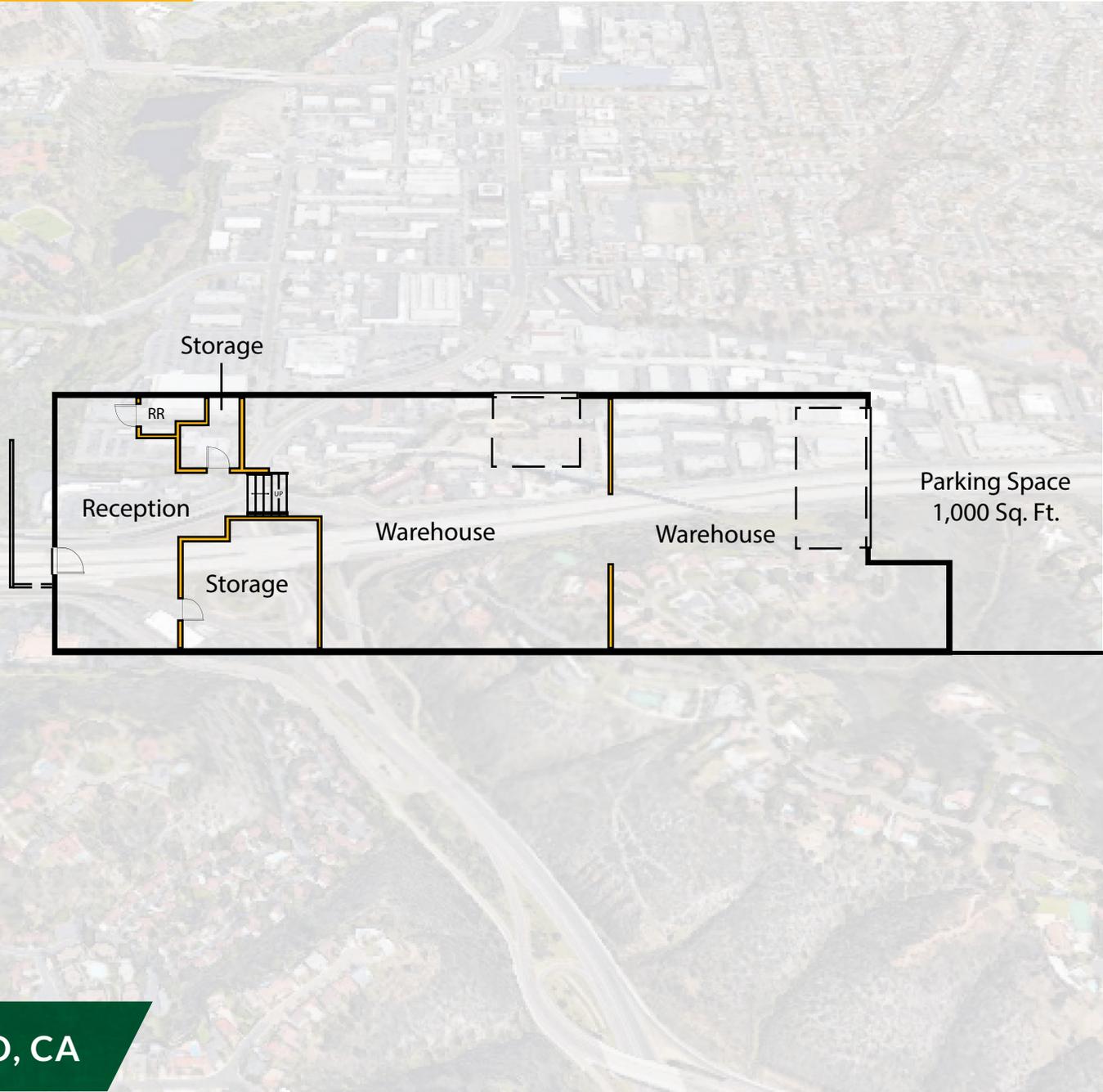
2,800 SF + Parking lot 1,000 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex warehouse with dual roll-up doors, front office showroom, bathroom, rear parking, high ceilings and street signage/frontage.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE



6029 B Fairmount Ave

SUITE

6029 B Fairmount Ave

APPROX. SQUARE FEET

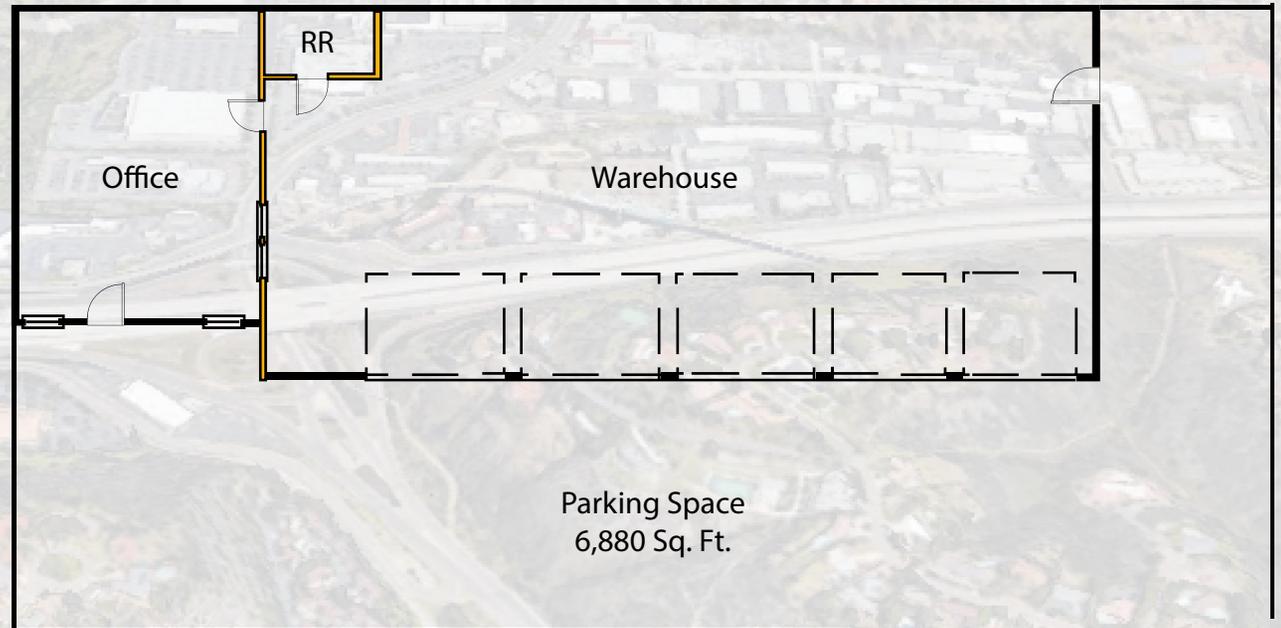
2,280 SF + 6,880 SF Parking

LEASE TYPE

Gross

FEATURES

- Commercial/Industrial warehouse with 5 roll-up doors, connected private office and parking area.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE



6029 C Fairmount Ave

SUITE

6029 C Fairmount Ave

APPROX. SQUARE FEET

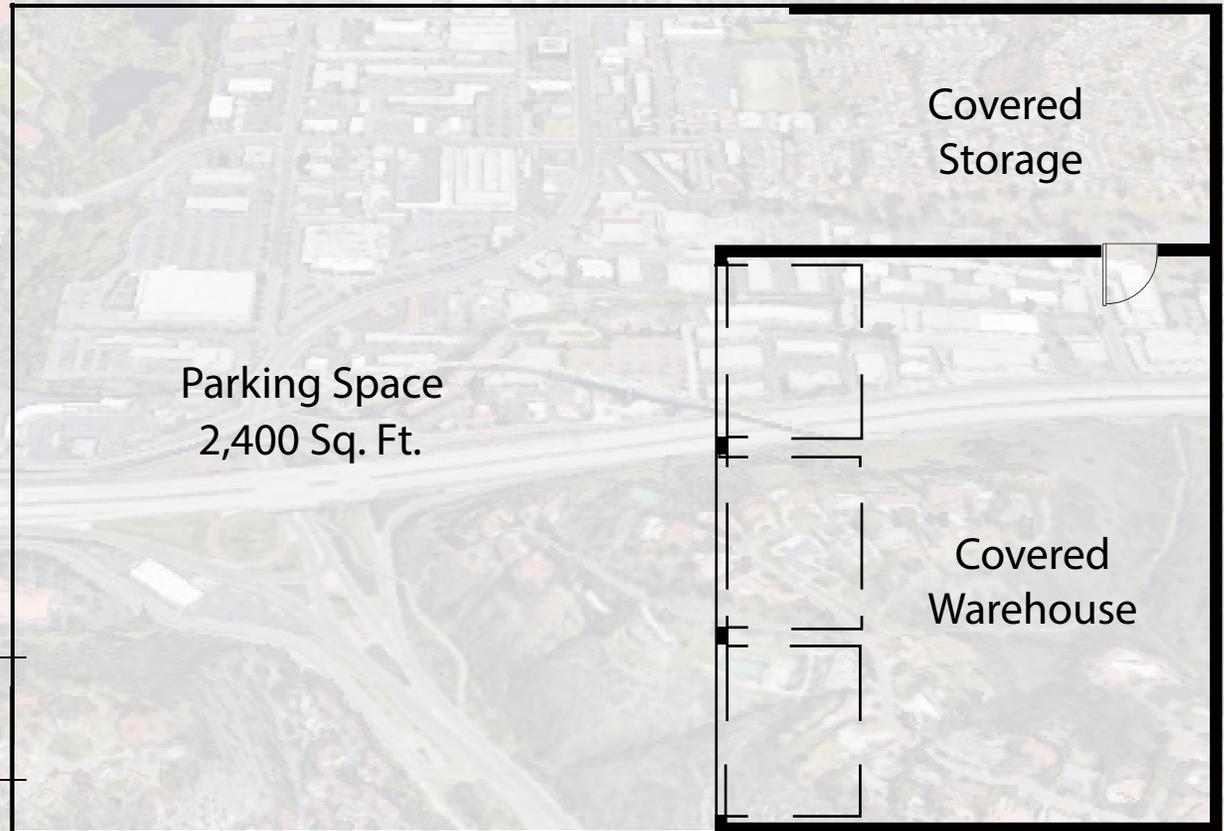
1,320 SF + Parking lot 2,400 SF

LEASE TYPE

Gross

FEATURES

- Commercial building with gated parking lot, three roll up doors, limited power



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE

OFFICE, RETAIL & COMMERCIAL SPACES



PROPERTY HIGHLIGHTS

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CONTACT INFORMATION

**FAIRMOUNT
& TWAIN**

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