

**FOR SALE & LEASE**

921 Coolidge Avenue  
National City, CA 91950



# Light Industrial Building for Lease and Sale

**EMMETT CAHILL**  
619.243.8457  
ecahill@qfcre.com  
BRE #02033604

**PETER WRIGHT**  
619.243.8450  
pwright@qfcre.com  
BRE #01846272

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## SPACE AVAILABLE

±3,538 SF Commercial Building

## LEASE RATE

\$6,200/Month, Modified Gross

## SALE PRICE

\$1,550,000

## PROPERTY HIGHLIGHTS

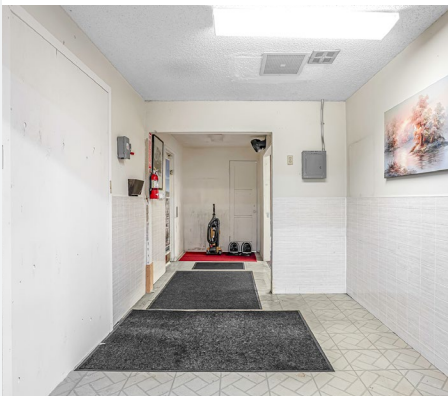
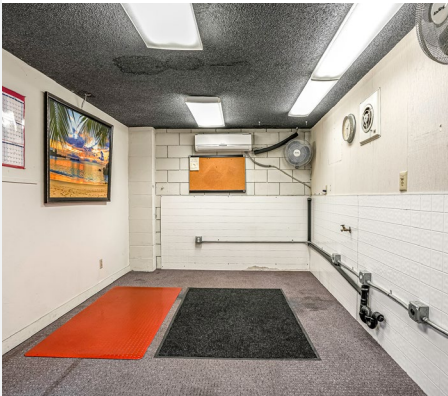
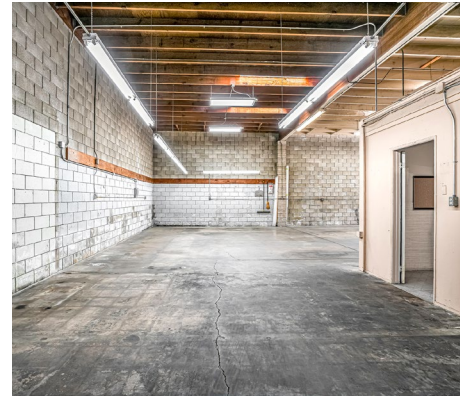
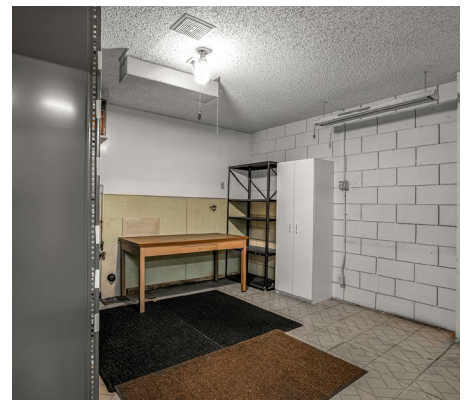
- 30% Office, One (1) Restroom, One (1) Grade Level Door,
- Warehouse Clear Height 13'5"
- Four (4) Parking Spaces Plus Ample Street Parking
- **Zoning:** Downtown Specific Plan, Zone 7 Best use- Office, retail or hospitality. Some light industrial uses grandfathered

<b>Power</b>	3 Phase/220 Power
<b>Fenced</b>	Fully Fenced and Secured Yard
<b>Hub Zone</b>	Located within a HUB Zone
<b>Accessibility</b>	Easy Access to the 5, 15 & 54 Freeways

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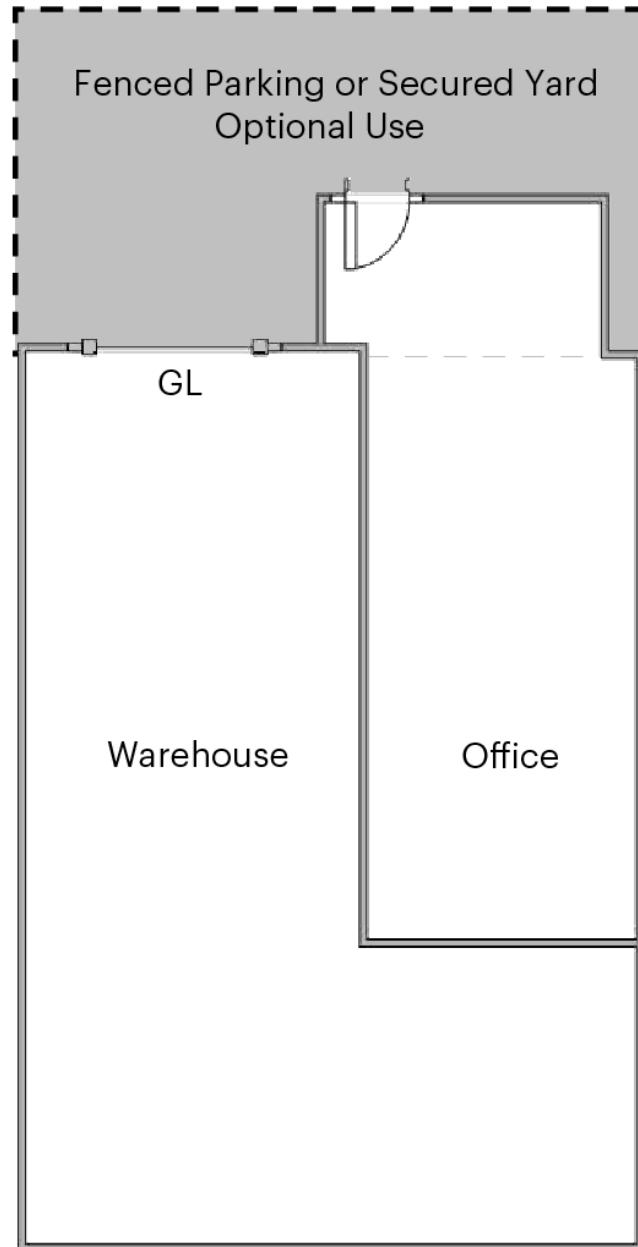


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# FLOOR PLAN

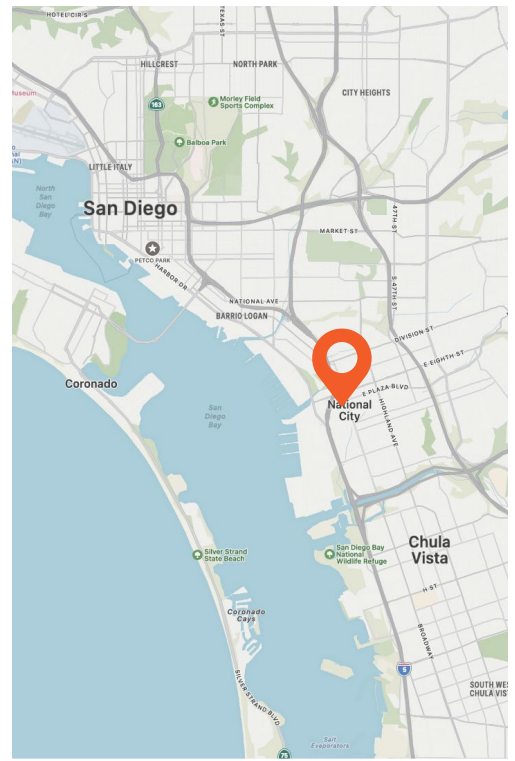
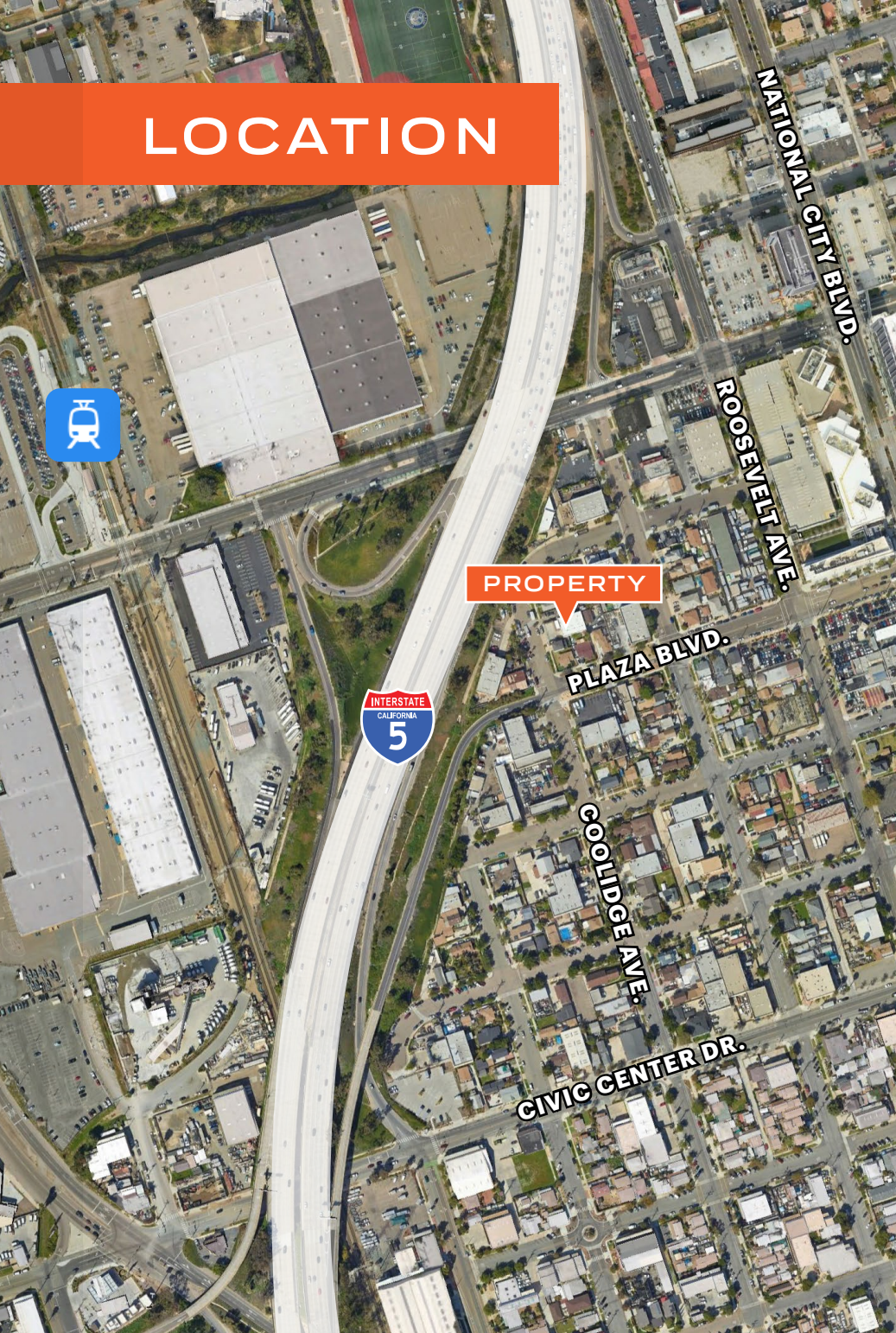


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# LOCATION



Easy access to I-5 and minutes to 32nd Street Naval Base, Downtown San Diego and United States/ Mexico border.

**488,807**  
population with 5 miles

**215,000 CPD**  
Interstate 5 & East Division Street

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# Contact Information

**QFC REAL ESTATE**

1495 Pacific Highway, Suite 450  
San Diego, CA 92101  
619.243.8454 • [qfcre.com](http://qfcre.com)

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