

±8,000 SF INDUSTRIAL CONDO AVAILABLE FOR SUBLEASE 2195 BRITANNIA BOULEVARD, SAN DIEGO, CA 92154









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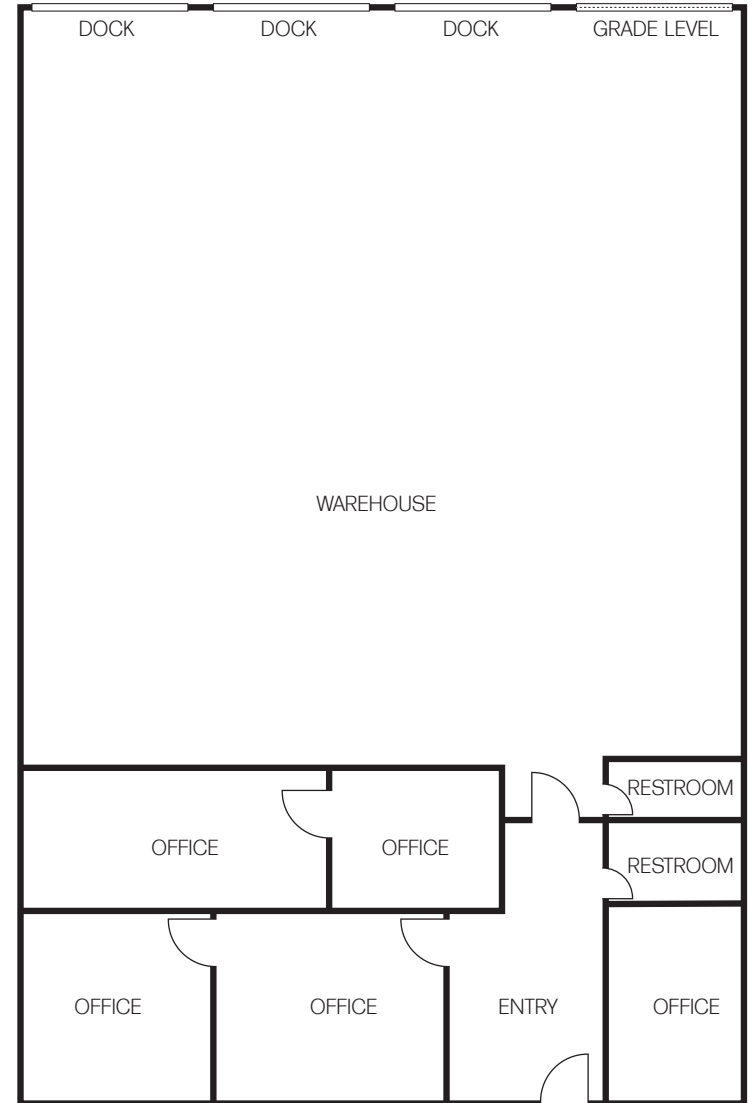


PROPERTY SPECIFICATIONS

	Condo Size	±8,000 SF
	Lot Size	±4.22 AC
	Parking	14 Spaces
	Year Built	2006
	Number of Stories	One (1)
	Doors	3 Dock / 1 Grade Level
	Zoning	IBT-1-1

BUILDING FEATURES

- » Suitable for logistics, distribution, and light manufacturing users
- » Modern industrial specifications
- » Dock-high and grade-level loading,
- » Approximately 28' clear height
- » 3-phase power
- » Fire sprinklers
- » Skylights
- » 24-hour access.
- » High demand Otay Mesa location
- » Prime retail corridor with high traffic counts



CONDO SIZE	±8,000 SF
SUBLEASE EXPIRATION	May 2029
SUBLEASE RATE	\$1.65 Gross



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