

FOR LEASE

OFFICE/WAREHOUSE 5,048 sf FENCED YARD 41,500 sf (0.95 Acres)

7145 Mission Gorge Road / SAN DIEGO, CA 92120



Asking Rent

- Building: \$9,086.40/month (\$1.80/s.f = Rent + NNN)
- Fenced Yard: \$12,450/month (\$0.30/s.f)
- **Total Rent: \$21,536.40/month**

SPACE HIGHLIGHTS

- Building is Approximately 5,048 s.f. (30% Warehouse / 70% Office)
- Fenced Yard of Approximately 41,500 s.f
- 5 Total Warehouse Roll Up Doors
- Excellent Access to I-15, I-8, Grantville, East Mission Valley, and Friars Rd.
- Landlord is currently undergoing space improvements

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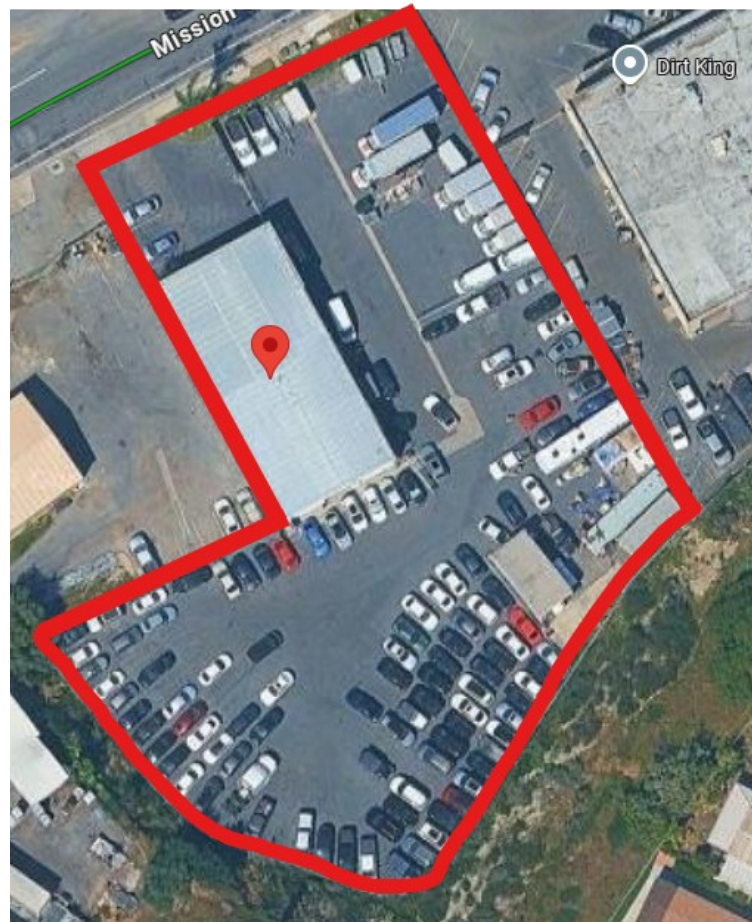
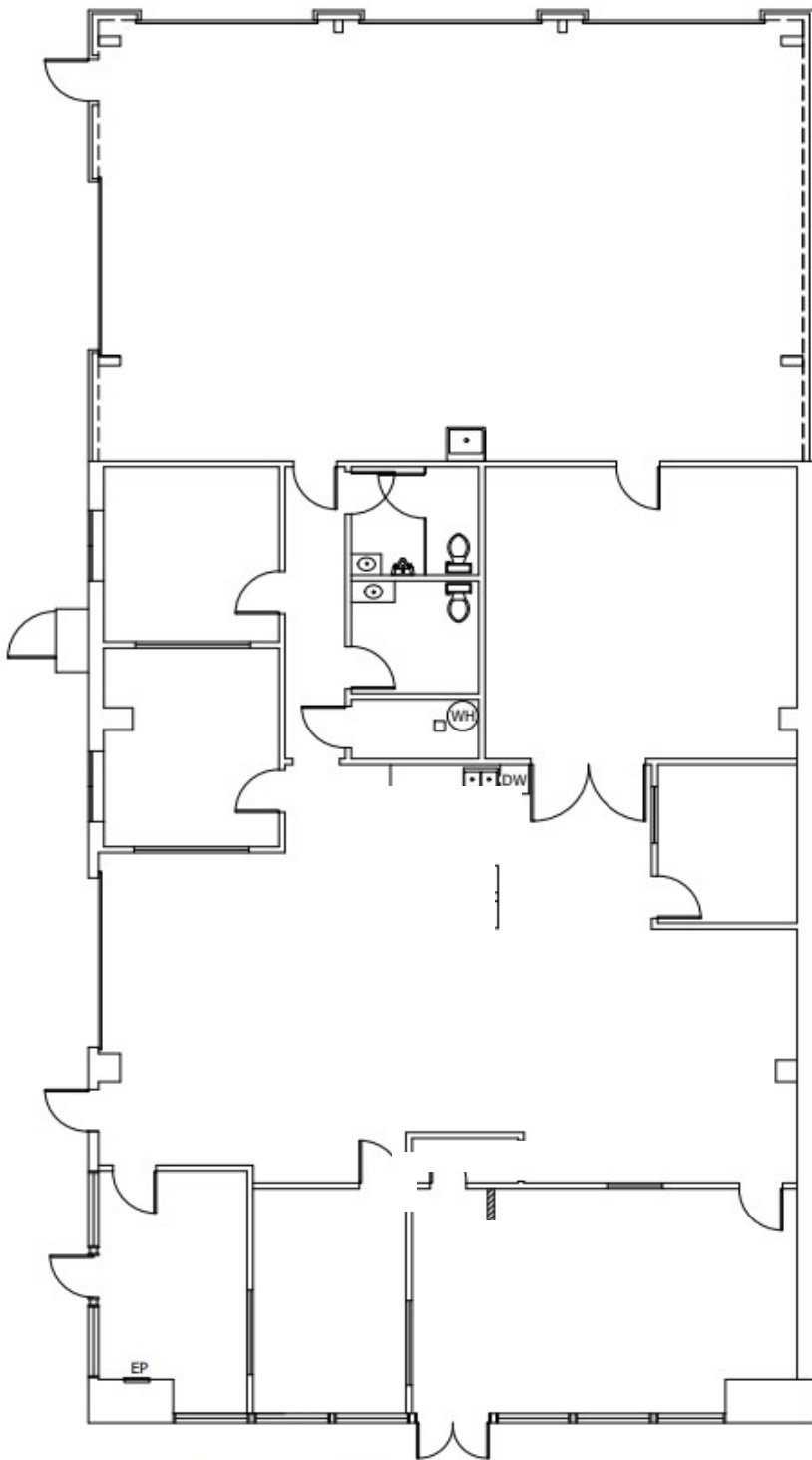
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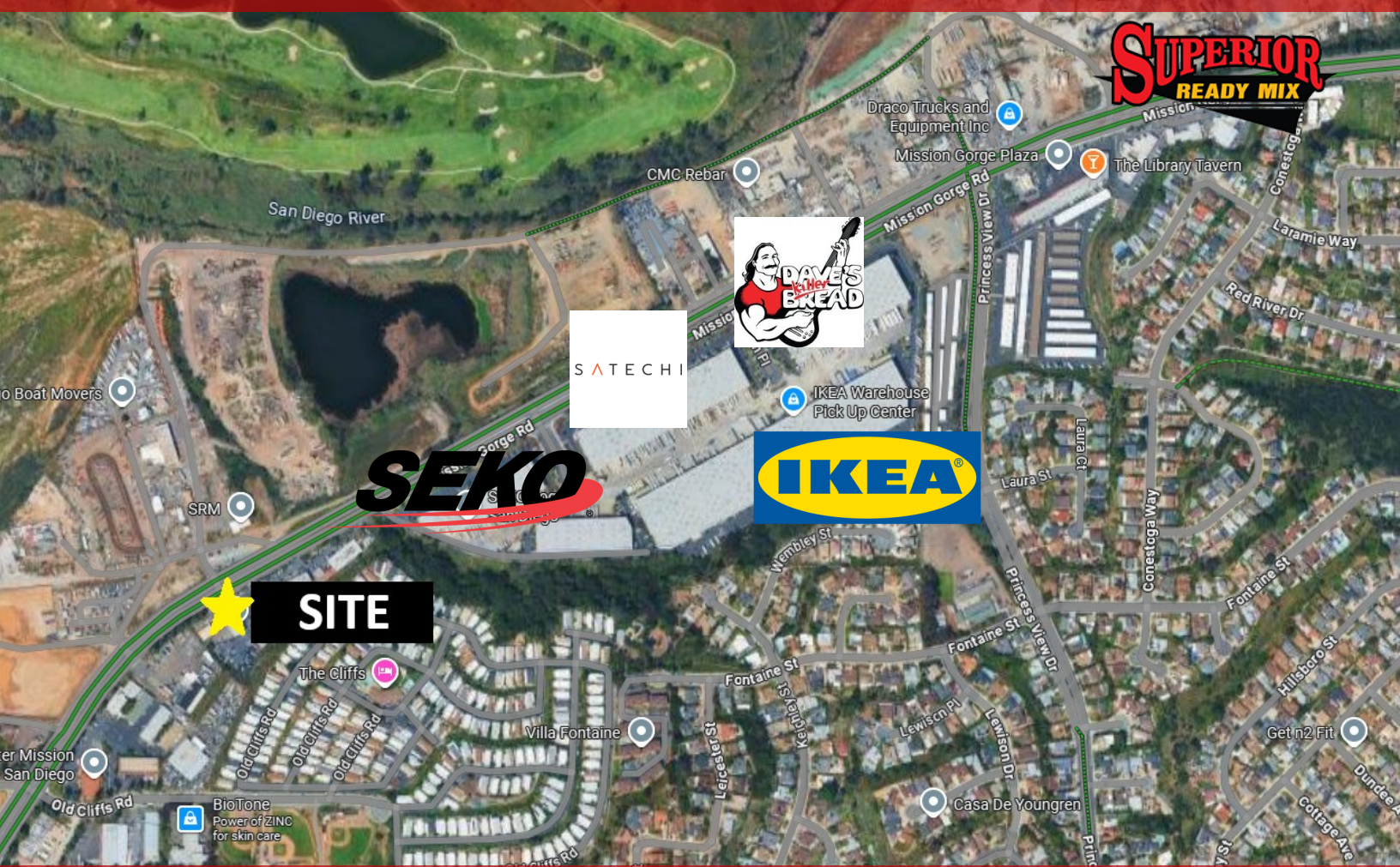
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