

10926 Woodside Avenue North

Santee, California



91,923 SF | For Sublease

74,138 SF Warehouse | 16,267 SF Office & Unimproved Shell Storage

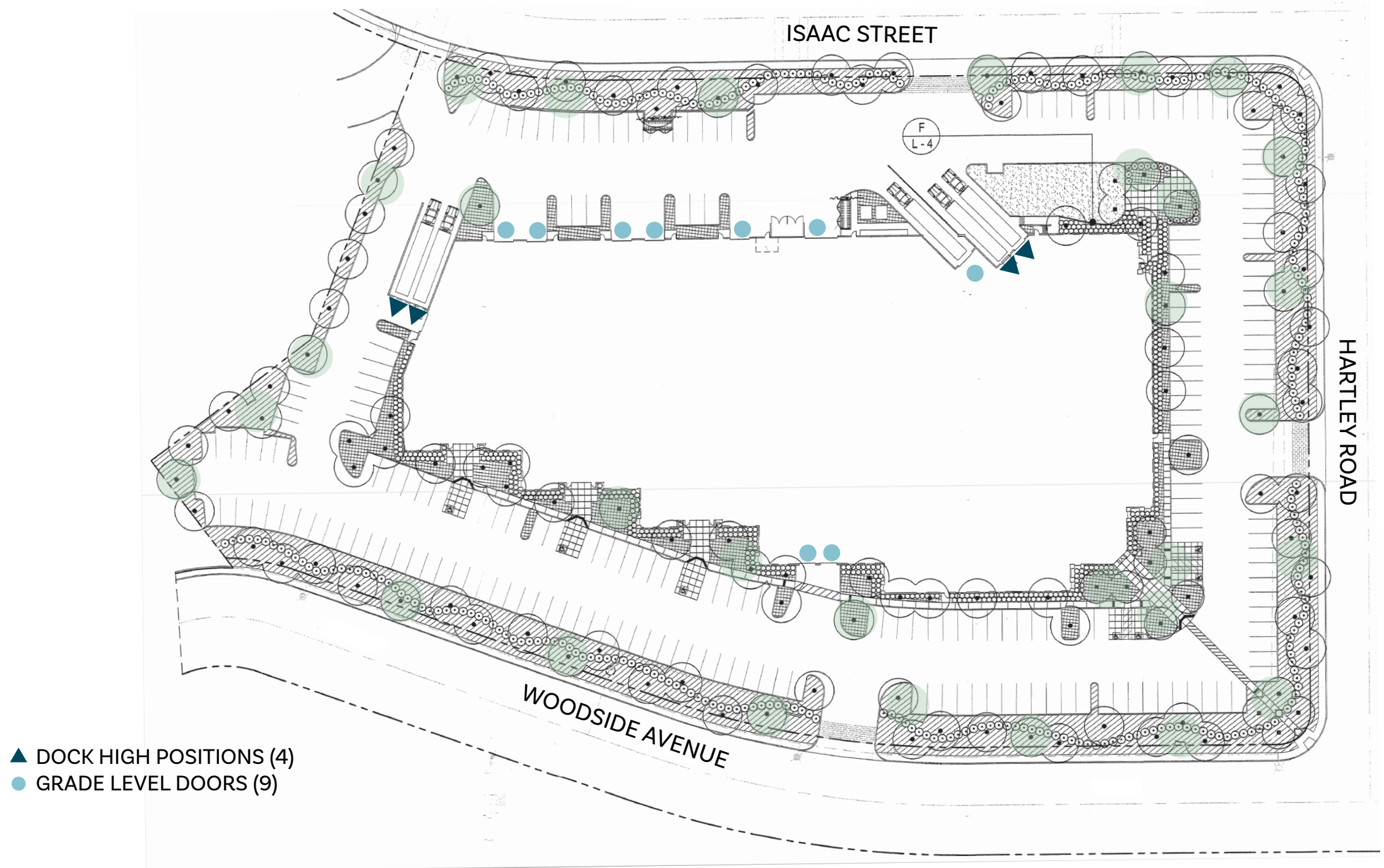
For Sublease

TOTAL BUILDING AREA	± 91,923 SF
WAREHOUSE	± 74,138 SF
1ST FLOOR OFFICE	+ 6,730 SF
2ND FLOOR OFFICE	± 2,213 SF
2ND FLOOR UNIMPROVED SHELL	± 7,324 SF
DIVISIBILITY	±45,000 SF
LAND AREA	5.44 Acres
LOADING	4 Dock High Positions 9 Grade Level Doors
CLEAR HEIGHT	25' Minimum Clear Height
POWER *	4,000 amps @ 208v plus 2,000 amps @ 480v Power for refrigeration and light manufacturing
SPRINKLERS	Fully Sprinklered
SUBLEASE TERM	Very Flexible: 12/31/32
ADDITIONAL FEATURES	Freestanding building. Right to fence and Gate property. Freeway visibility. Will consider dividing Premises

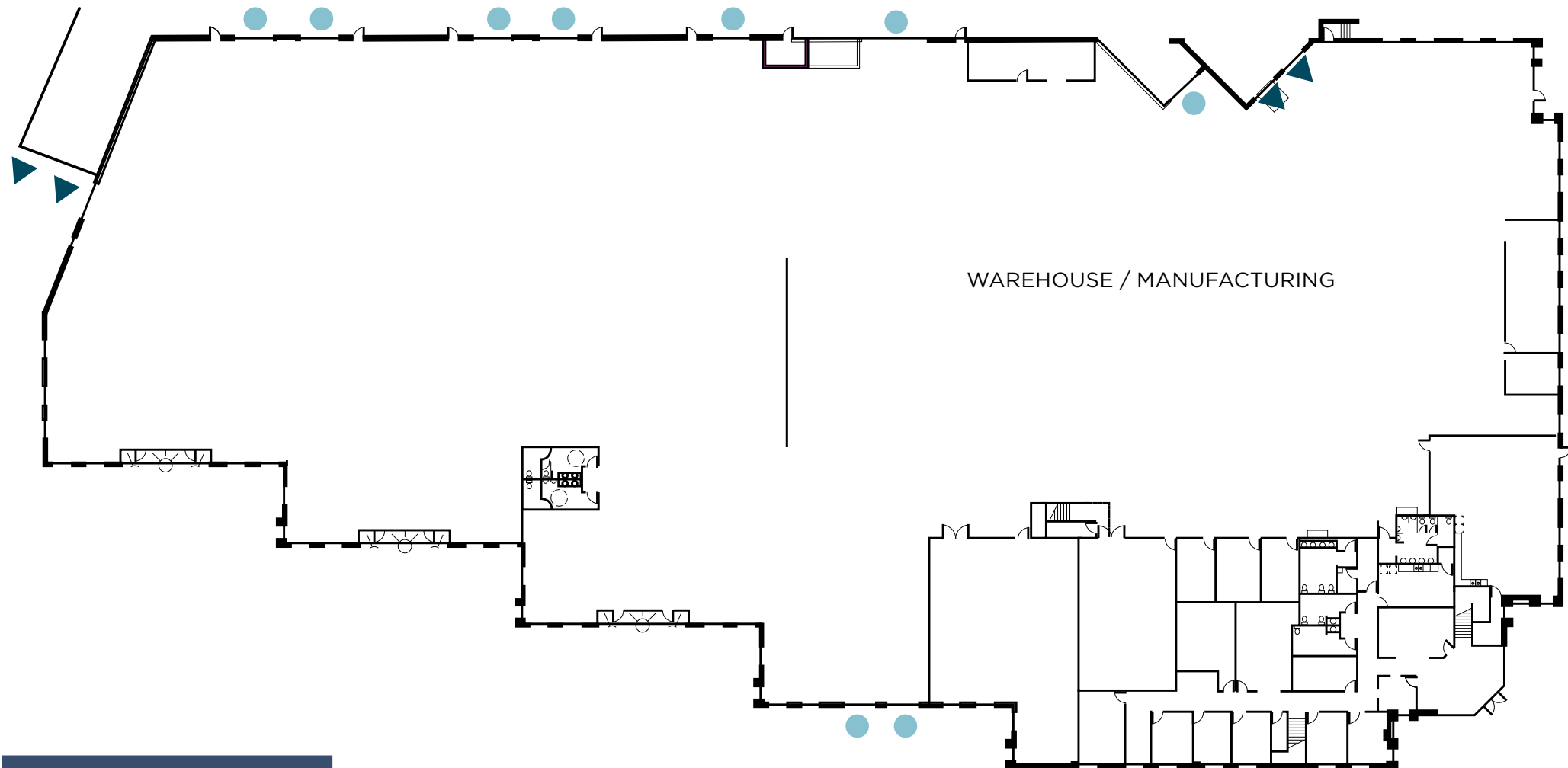
Specs are approximate - tenant to verify



Site Plan



1st Floor



OFFICE

±6,730 SF

WHS/MFG

±74,138 SF

TOTAL

±80,868 SF

2nd Floor

OPEN TO BELOW WAREHOUSE

MEZZANINE | STORAGE

OFFICE

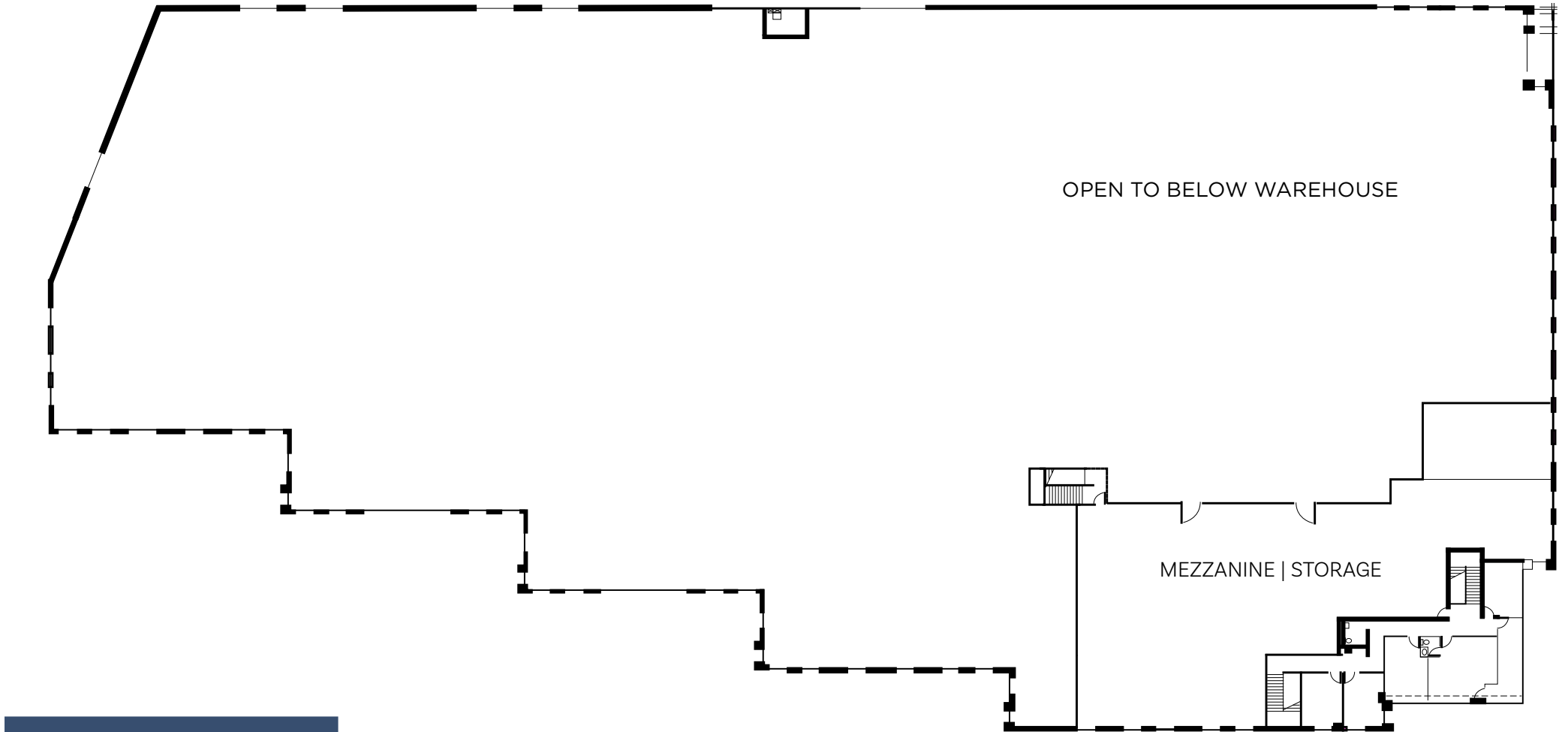
MEZZANINE/STORAGE

TOTAL

±2,213 SF

±7,324 SF

±9,537 SF



LOS ANGELES

125 miles
2 hours, 22 minutes

ORANGE COUNTY

91.9 miles
1 hour, 34 minutes

OCEANSIDE

43.3 miles
51 minutes

CARMEL VALLEY

25.1 miles
30 minutes

DOWNTOWN

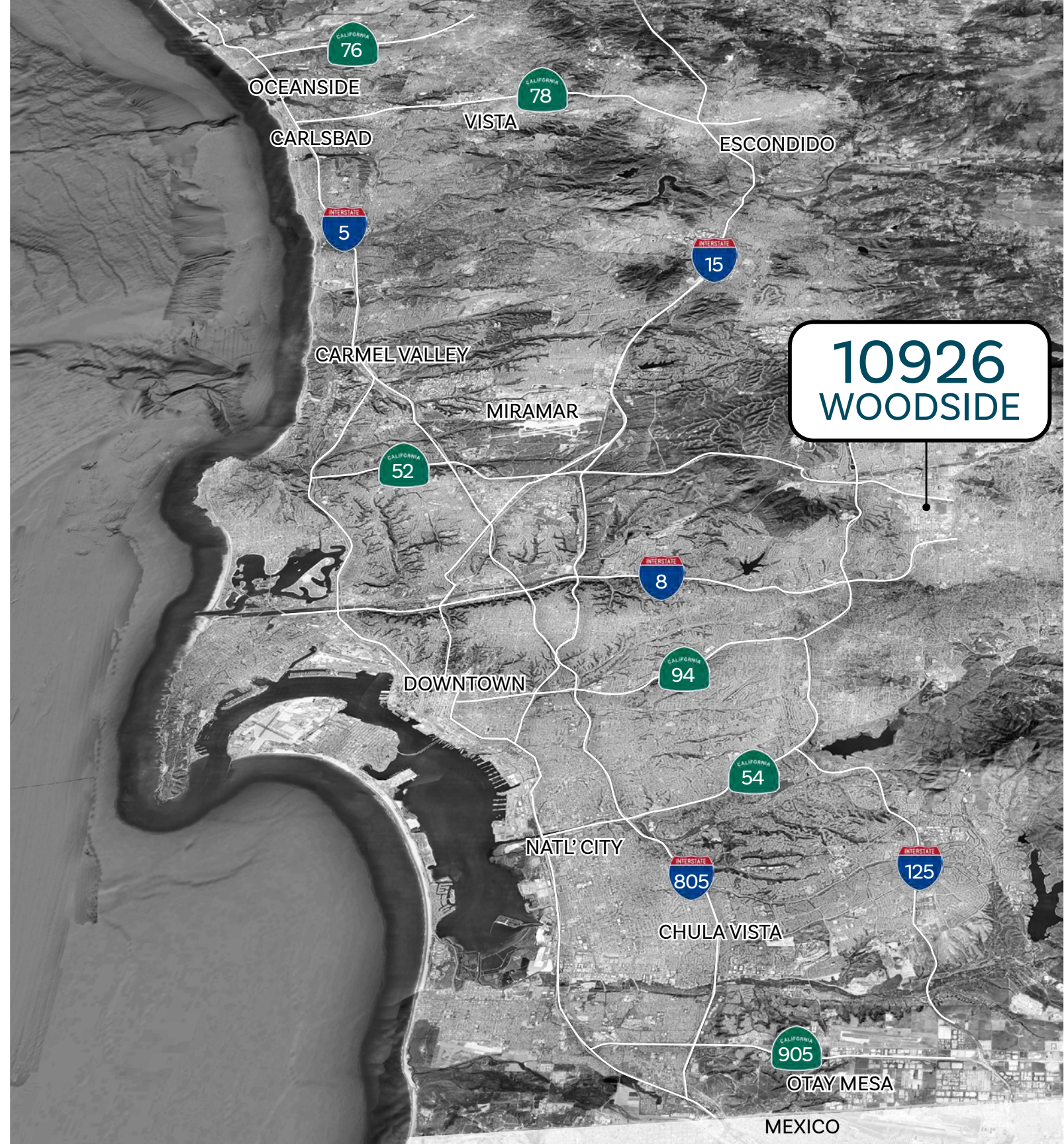
20.4 miles
20 minutes

CHULA VISTA

20.1 miles
20 minutes

OTAY MESA

27.8 miles
38 minutes



THE HOME DEPOT
COSTCO WHOLESALE
Party City
ROSS DRESS FOR LESS
KOHL'S
Michaels
Where Creativity Happens
Target
DOLLAR TREE
AutoZone
LOWE'S
BARNES & NOBLE
Walmart

MAGNOLIA AVENUE

10926
WOODSIDE

pepsi
BOTTLING GROUP

SDLC
SAN DIEGO LASER CUTTING
AIRE-FORCE
CREATING BLAIR INC.
Carler
HEAT AIR

MISSION GORGE ROAD

52

 **GILLESPIE FIELD**

FAMILY AUTO SERVICE AND TIRE CENTER
SoCalTruck
ACCESSORIES & EQUIPMENT
TTPR
INDUSTRY
fix
AUTO
AMERICAN FACTORY WHEEL
REPAIR. REFRESH. REFLECT.

125

FLETCHER PARKWAY

8

Walmart
HomeGoods
DICK'S SPORTING GOODS
REGAL
BEST BUY
PETSMART
ALDI
jcpenney
Mor
ULTA BEAUTY
ASHLEY



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