

# 10373

# ROSELLE

SAN DIEGO, CA 92121

## FOR LEASE

4,876 - 19,910 SQUARE FEET AVAILABLE



RARE SORRENTO VALLEY INDUSTRIAL BUILDING

RYAN DOWNING, SIOR  
858.546.5416  
ryan.downing@cushwake.com  
CA LIC. 01955032

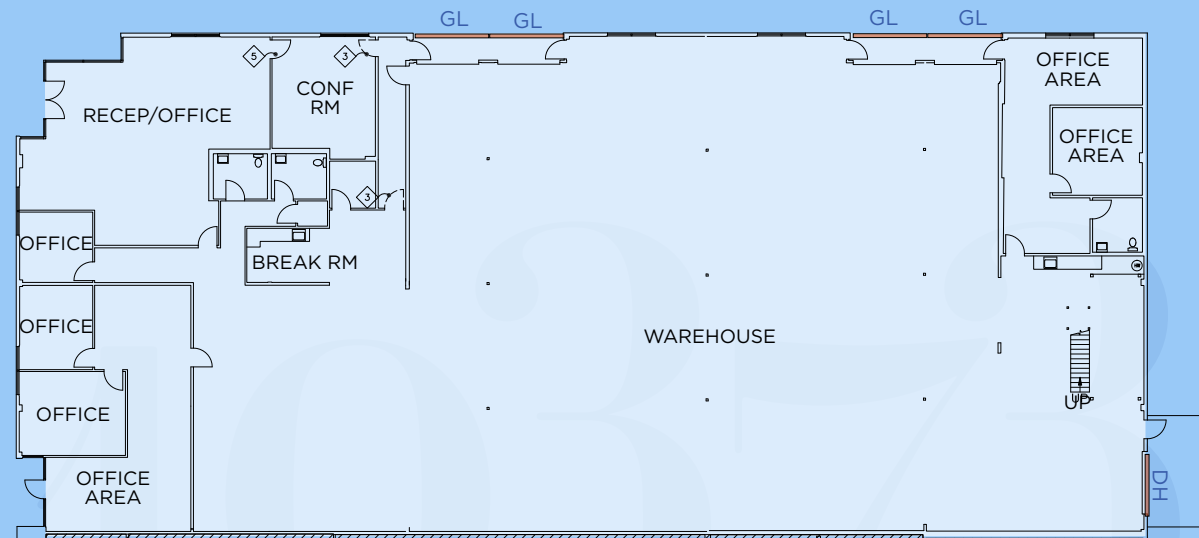
BRANT ABERG, SIOR  
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 CUSHMAN &  
WAKEFIELD



## AVAILABILITY DETAILS

- 15,034 SF
- Can be combined with suite 160 for 19,910 SF
- 4 Grade Level & 1 Dock High Loading Door
- 18' Warehouse Clearance
- Gas served
- Power: 950 amps at 120/208v (tenant to verify)
- 1.60 / 1,000 SF (24 Parking Stalls)
- IL-3-1 Zoning
- Available now
- Lease Rate: Negotiable (NNNs = \$0.38 PSF)

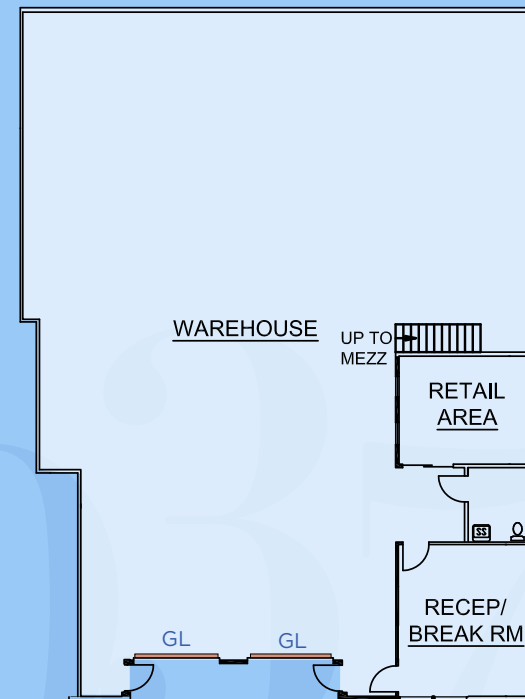


\*Floor plan to be verified



## AVAILABILITY DETAILS

- 4,876 SF
- Can be combined with suite 100 for 19,910 SF
- 2 Grade Level Loading Doors
- 18' Warehouse Clearance
- Gas served
- 1.60 / 1,000 SF parking ratio
- IL-3-1 Zoning
- Available 4/1/2025
- Lease Rate: Negotiable (NNNs = \$0.38 PSF)



\*Floor plan to be verified

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## PROPERTY PHOTOS



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LOCATION



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