

FOR LEASE
INDUSTRIAL WAREHOUSE
+ YARD SPACE

**11440 North
Woodside
Avenue**

SANTEE, CA 92071



5,000 SQ FT OF
WAREHOUSE/OFFICE

20,000 SQ FT OF
FENCED YARD SPACE

FOR LEASE
619 562 7915

BLUEWATER
PILE, TURN & DOCK SPECIALISTS

BLUEWATER

PROPERTY HIGHLIGHTS

- **Alongside the 67 with easy access to the 52**
- **Highway visibility and signage opportunities**
- **Newly renovated in January 2025 w/ new stucco, paint, electrical, and updated offices**
- **Clear Height: 15'**
- **Zoning: IG - General Industrial**
- **Approximately 5,000 sq ft of metal warehouse, 930 sq ft of built out office/mezzanine, and 20,000 sq ft of fenced yard space.**



- Available: Immediately
- Lease Rate: \$16,220 NNN / Month
- Suitable for contractors, manufacturing, fabrication, automotive or equipment repair, storage and distribution, or similar trades requiring warehouse space with secure yard area for vehicles, materials, or equipment.



CONTACT US

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