

FOR LEASE

54,605+/- SF Industrial Building 15,000+/- SF Fenced Yard

1645 TIDELANDS AVE. | NATIONAL CITY, CA

ED ENGLE

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Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | amscommercialrealestate.com

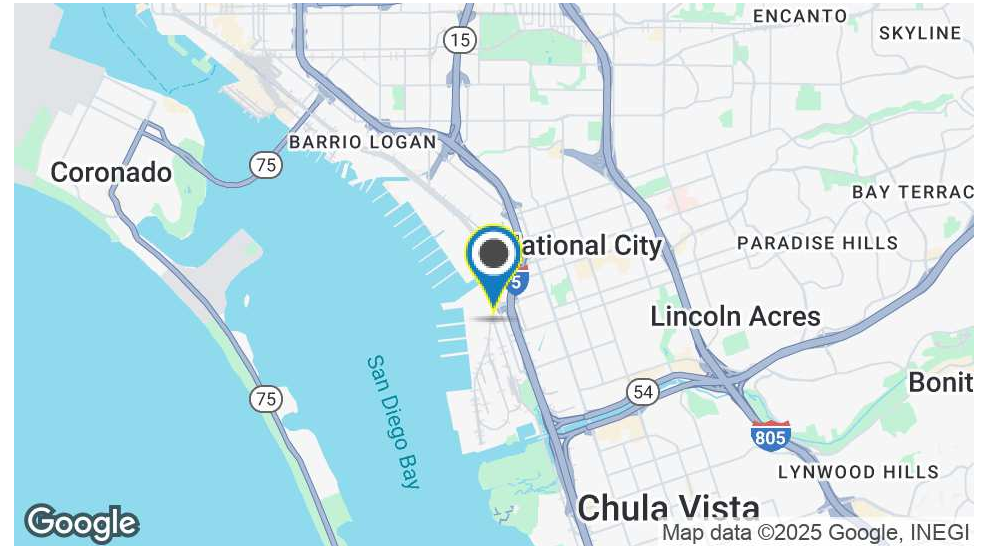
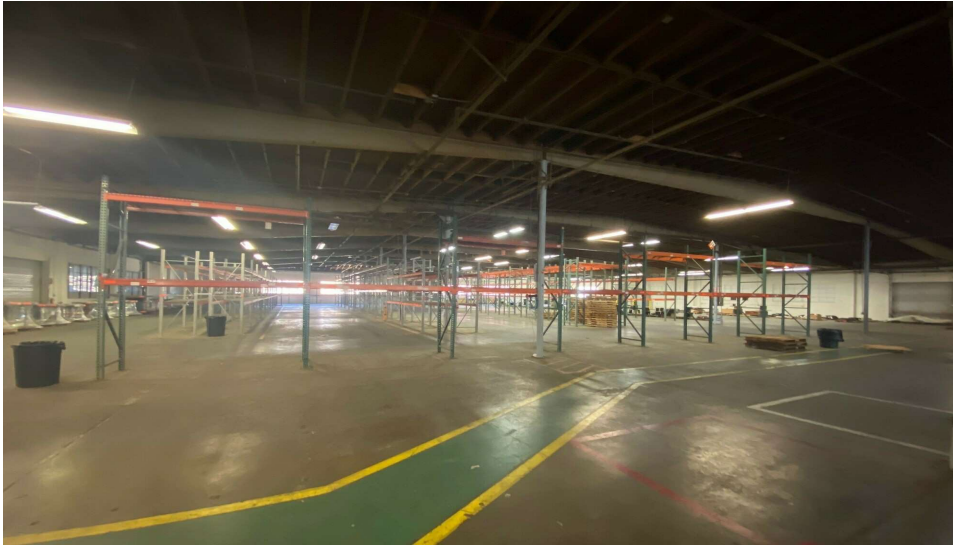
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ASSET
MANAGEMENT
SPECIALISTS

FOR LEASE 54,605+/- SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950



OFFERING SUMMARY

Lease Rate:	Call for Lease Price
Available SF:	54,605 +/- SF
Office Size:	7,000 +/- SF
Yard Size:	15,000 +/- SF

PROPERTY OVERVIEW

Well maintained Industrial Park in a great coastal National City location. Minutes from downtown San Diego with easy access to I-5, I-15, I-805, HWY 54 and 94, and 32nd Street. Close proximity to the Naval Base, San Diego Port District and Ship Yards.

SPACE HIGHLIGHTS

- Existing anchored storage racking in place throughout warehouse
- Large Mezzanine 2nd Floor, approximately 3,200 SF
- At Grade & Loading Dock Roll Up Doors
- 2,400 Amps of service on 2 Meters
- Ideal for solar power generation
- Fully Sprinklered
- Zoning: M - Industrial, Hub Zone Qualified

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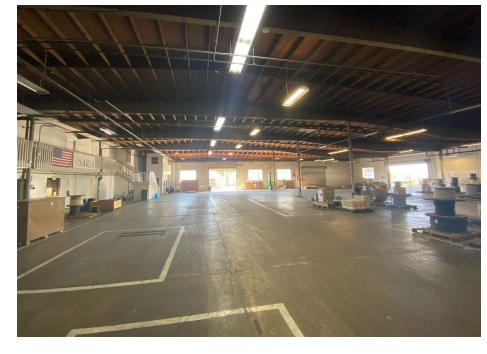
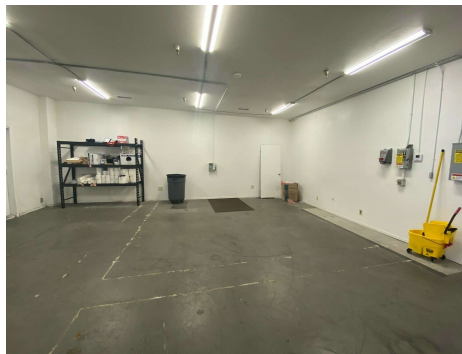
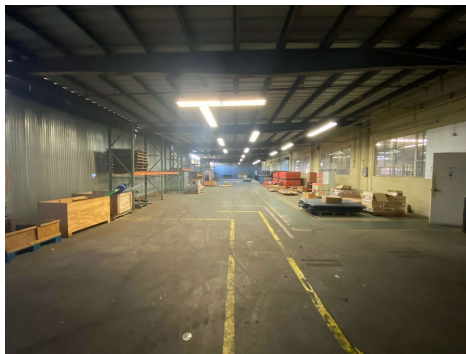
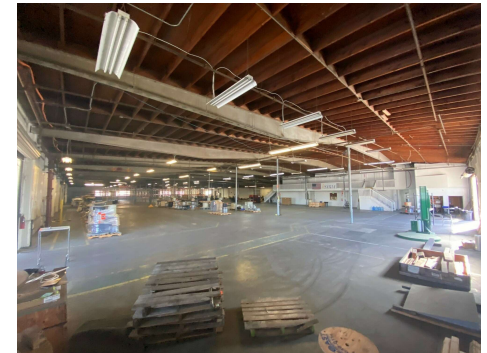
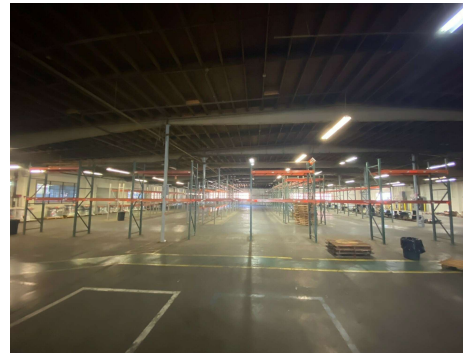
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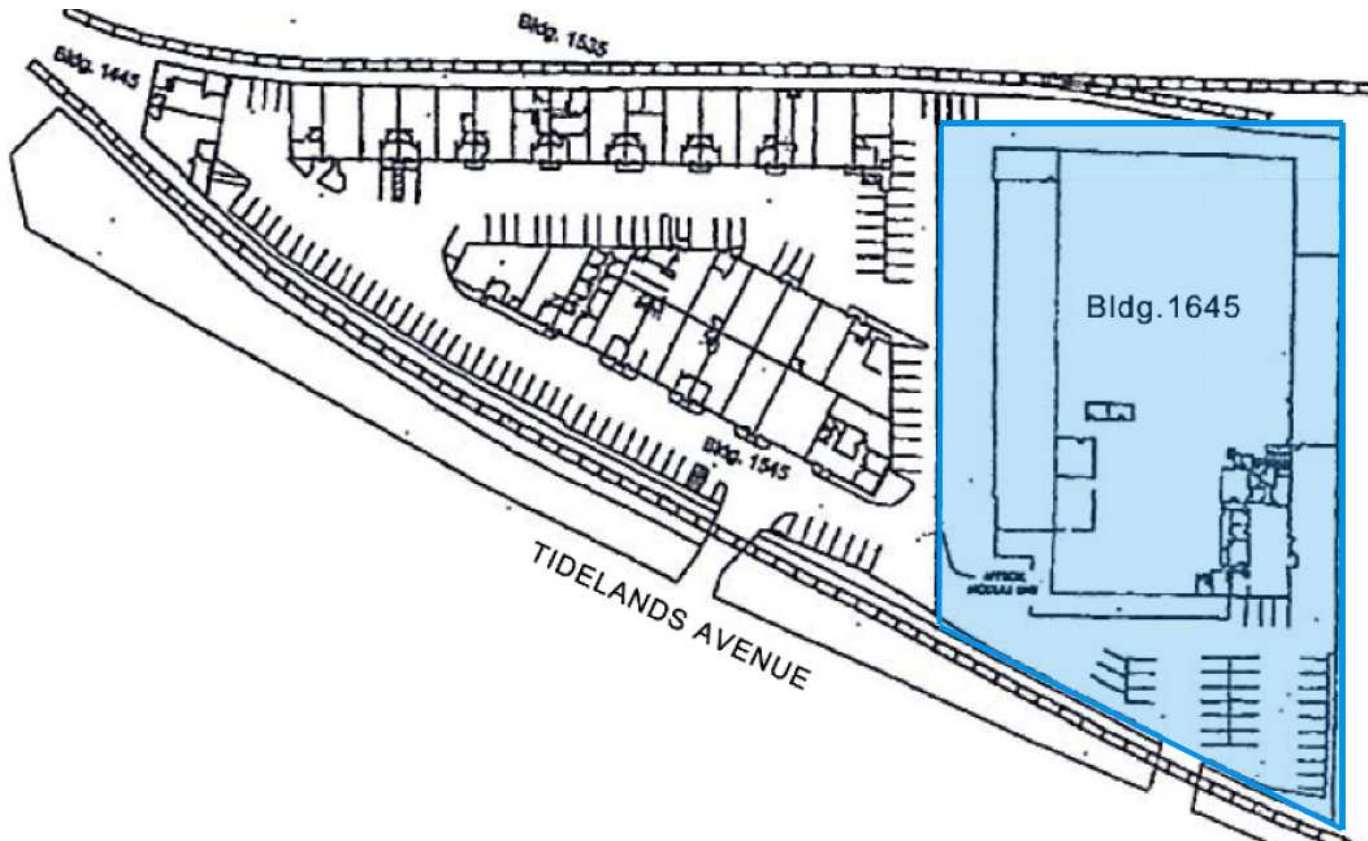
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	54,605 SF	Lease Rate:	Please contact broker

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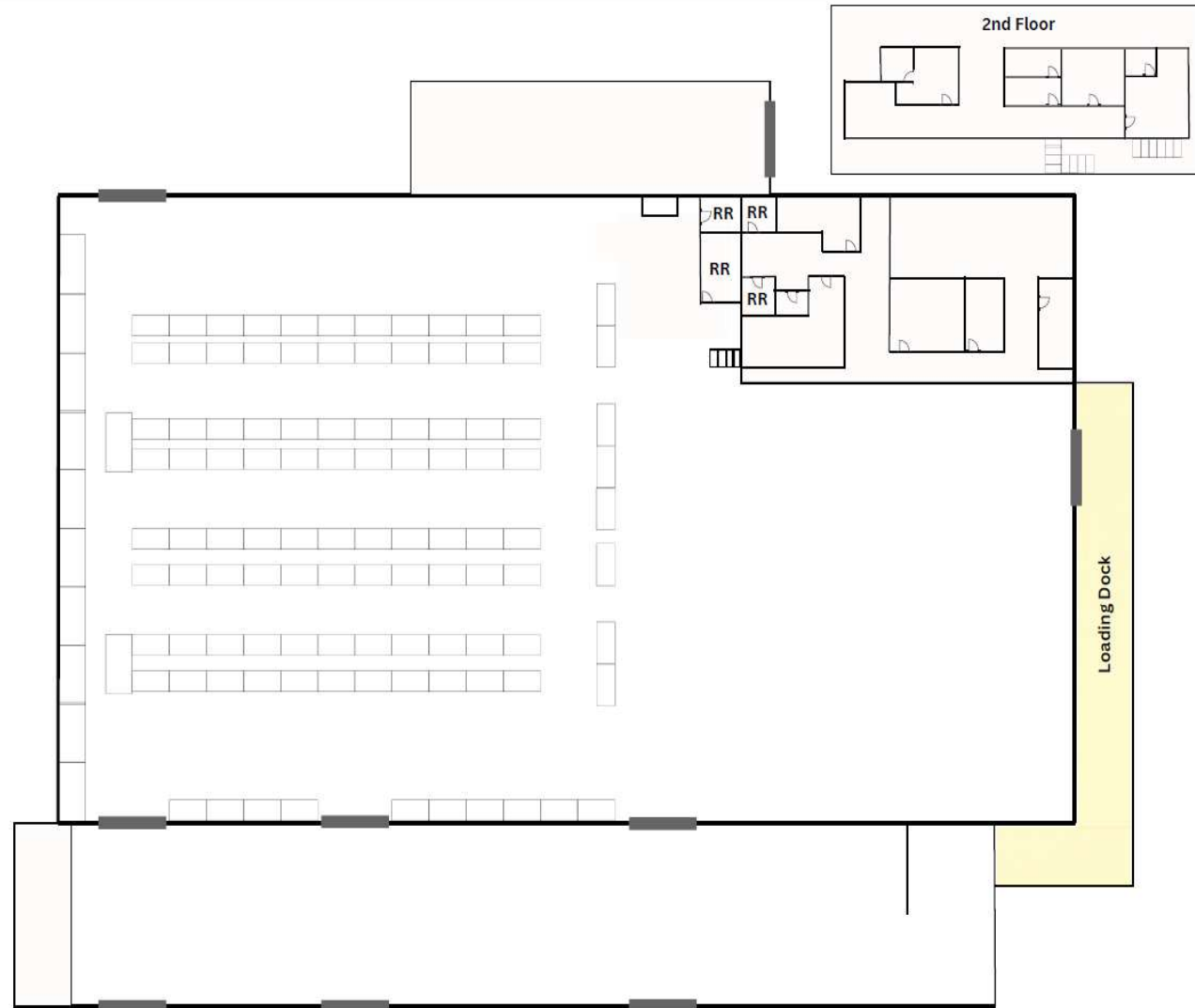
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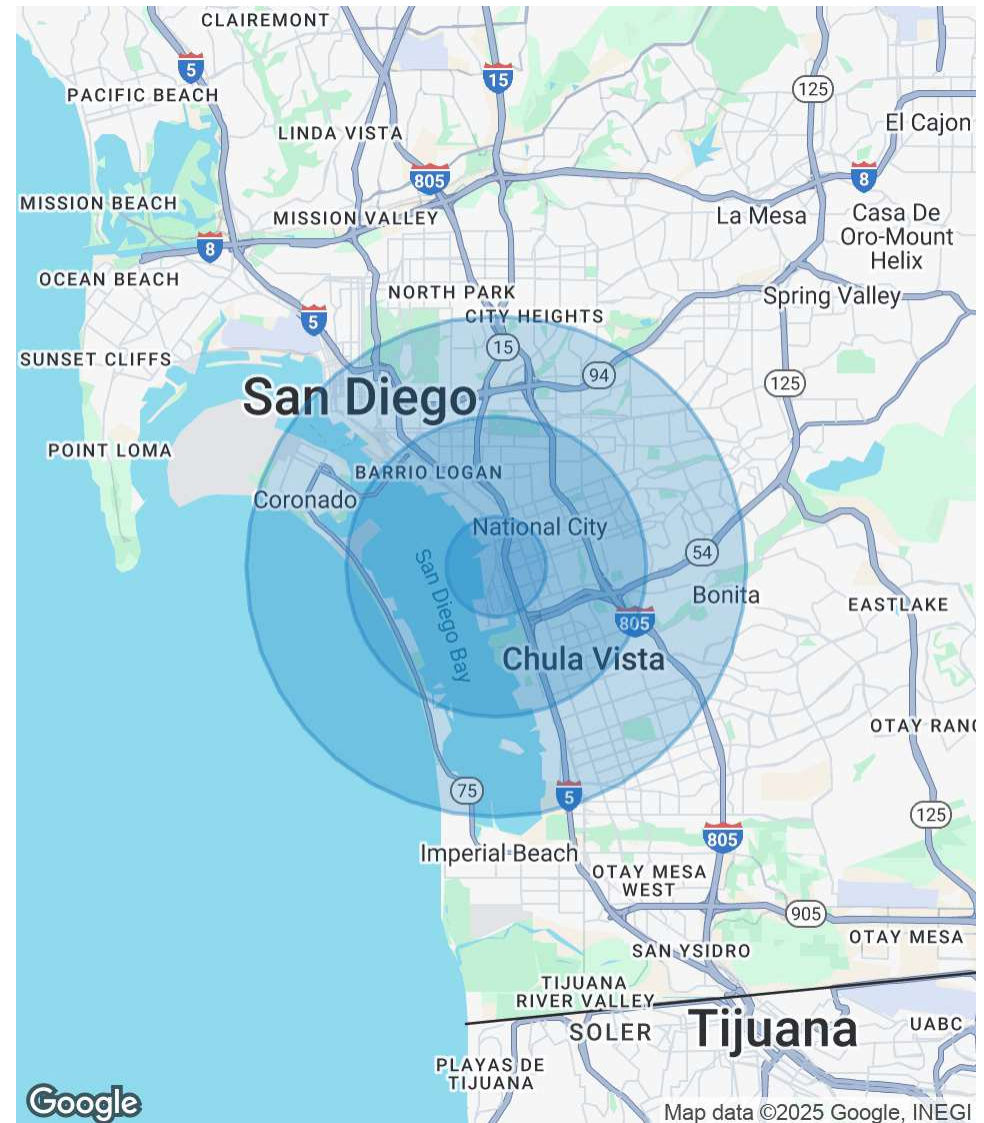
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,507	155,979	456,628
Average age	37	37	39
Average age (Male)	35	36	38
Average age (Female)	38	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,989	45,856	158,607
# of persons per HH	3.2	3.4	2.9
Average HH income	\$74,460	\$80,609	\$99,007
Average house value	\$733,226	\$651,286	\$756,831

* Demographic data derived from 2020 ACS - US Census



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