



UNDER NEW OWNERSHIP!

8,432 - 40,800 SF INDUSTRIAL WAREHOUSE SPACE FOR LEASE
30,797 SF INDUSTRIAL WAREHOUSE BUILDING FOR SALE OR LEASE



5965 & 5975 SANTA FE STREET, SAN DIEGO, CA

This image is a rendering only and may not depict the actual building.



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FEATURES



8,432 - 40,800 SF Industrial Warehouse Space for Lease
30,797 SF Industrial Warehouse Building for Sale or Lease



Located in San Diego, CA in the Rose Canyon submarket



71,597 SF Multi-Tenant Project



Warehouse Spec Suites – New Office Buildout with New Finishes, and Clean White Box Warehouse



Grade Level Loading



±22' -24' Warehouse Clearance



Sprinklered



Power: 5965: 1600A 3Ph 4W 120/208V Service
5975: 2400A 3Ph 4W 277/480V Service



136 Parking Spaces
1.89 per 1,000 SF Parking Ratio



IP-2-1 Zoning



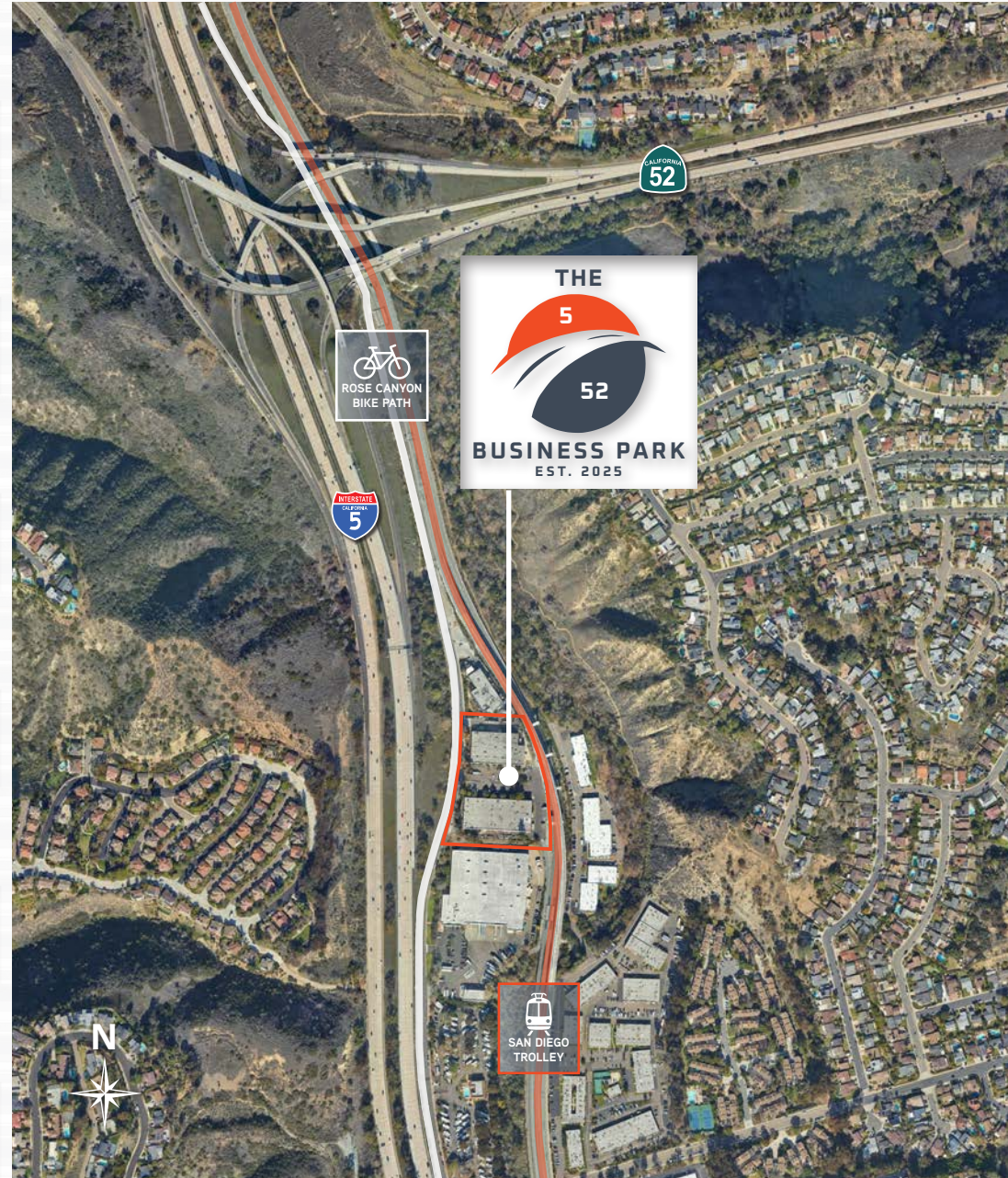
Building Renovations in Progress



Lease Rate: 5965: \$1.95 PSF NNN
5975: \$1.85 PSF NNN



Sale Price: Negotiable

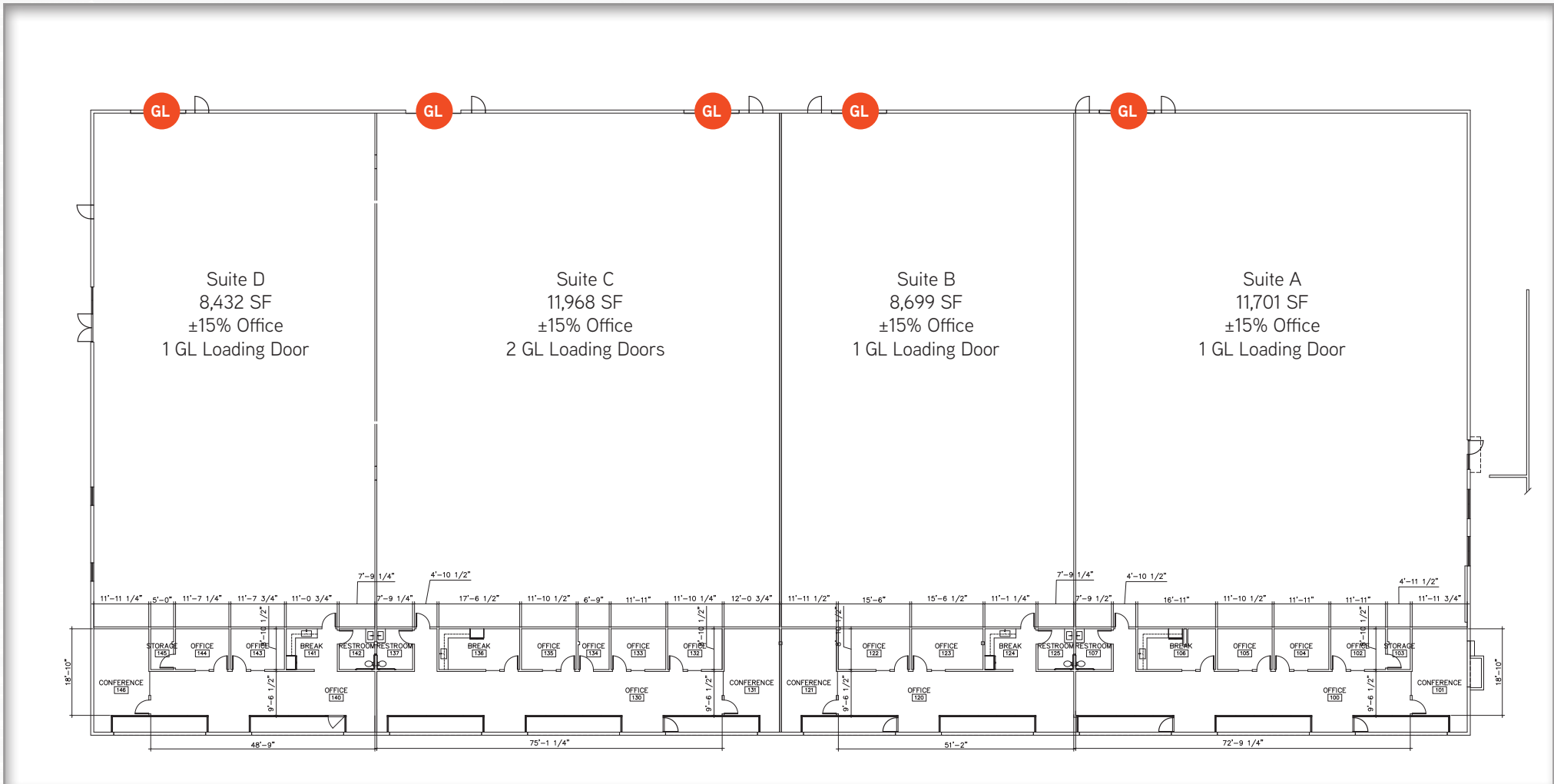


FLOOR PLAN



Functional floor plan configurations with new interior office improvements, ±22-24' clear height and grade level loading

5965 SANTA FE ST | FOR LEASE



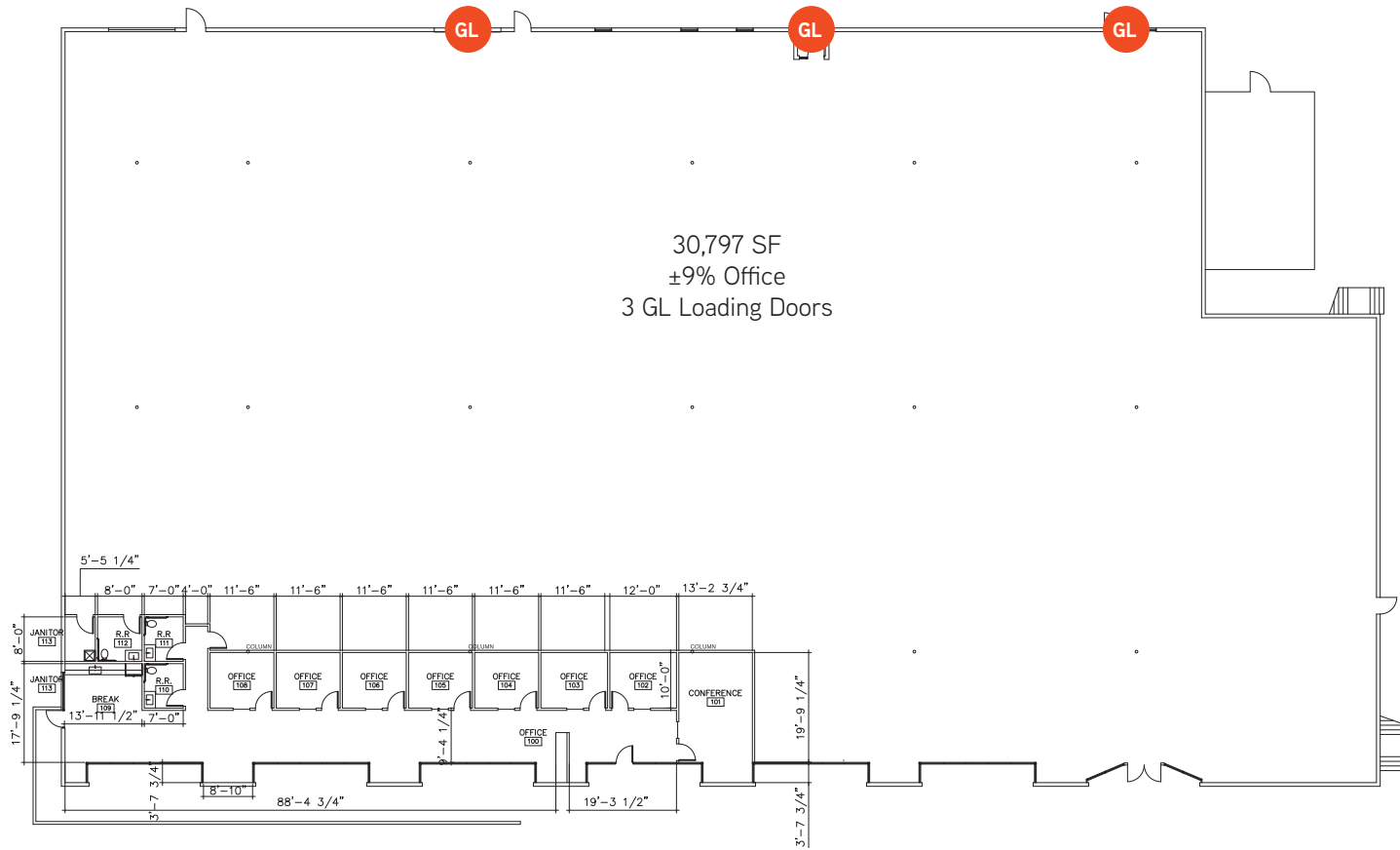
*Preliminary Floor Plan. Subject to Change.

FLOOR PLAN



Functional floor plan configurations with new interior office improvements, $\pm 22-24'$ clear height and grade level loading

5975 SANTA FE ST | FOR SALE OR LEASE

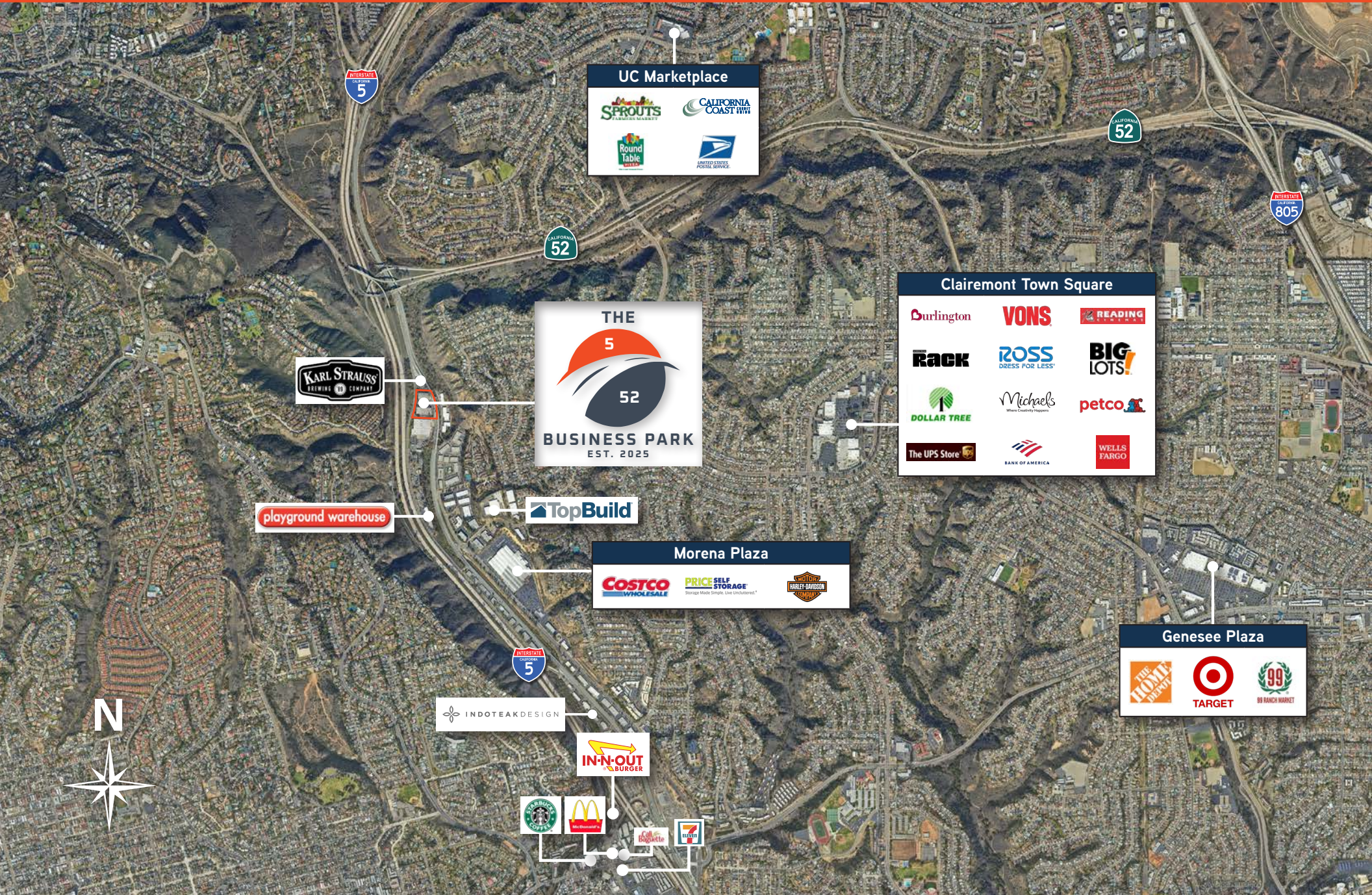


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LOCATION



Excellent proximity to many amenities



UC Marketplace

- SPROUTS FARMERS MARKET
- Round Table
- CALIFORNIA COAST HWY
- UNITED STATES POSTAL SERVICE

THE 5 52 BUSINESS PARK EST. 2025

Clairemont Town Square

- Burlington
- VONS
- READING RAPIDS
- Rack
- ROSS DRESS FOR LESS
- BIG LOTS!
- DOLLAR TREE
- Michaels
- petco
- The UPS Store
- BANK OF AMERICA
- WELLS FARGO

KARL STRAUSS BREWING COMPANY

playground warehouse

TopBuild

Morena Plaza

- COSTCO WHOLESALE
- PRICE SELF STORAGE
- HARLEY-DAVIDSON

Genesee Plaza

- THE HOME DEPOT
- TARGET
- 99 BANCH MARKET

INDOTEAKDESIGN

IN-N-OUT BURGER

- STARBUCKS
- McDonald's
- 7-Eleven

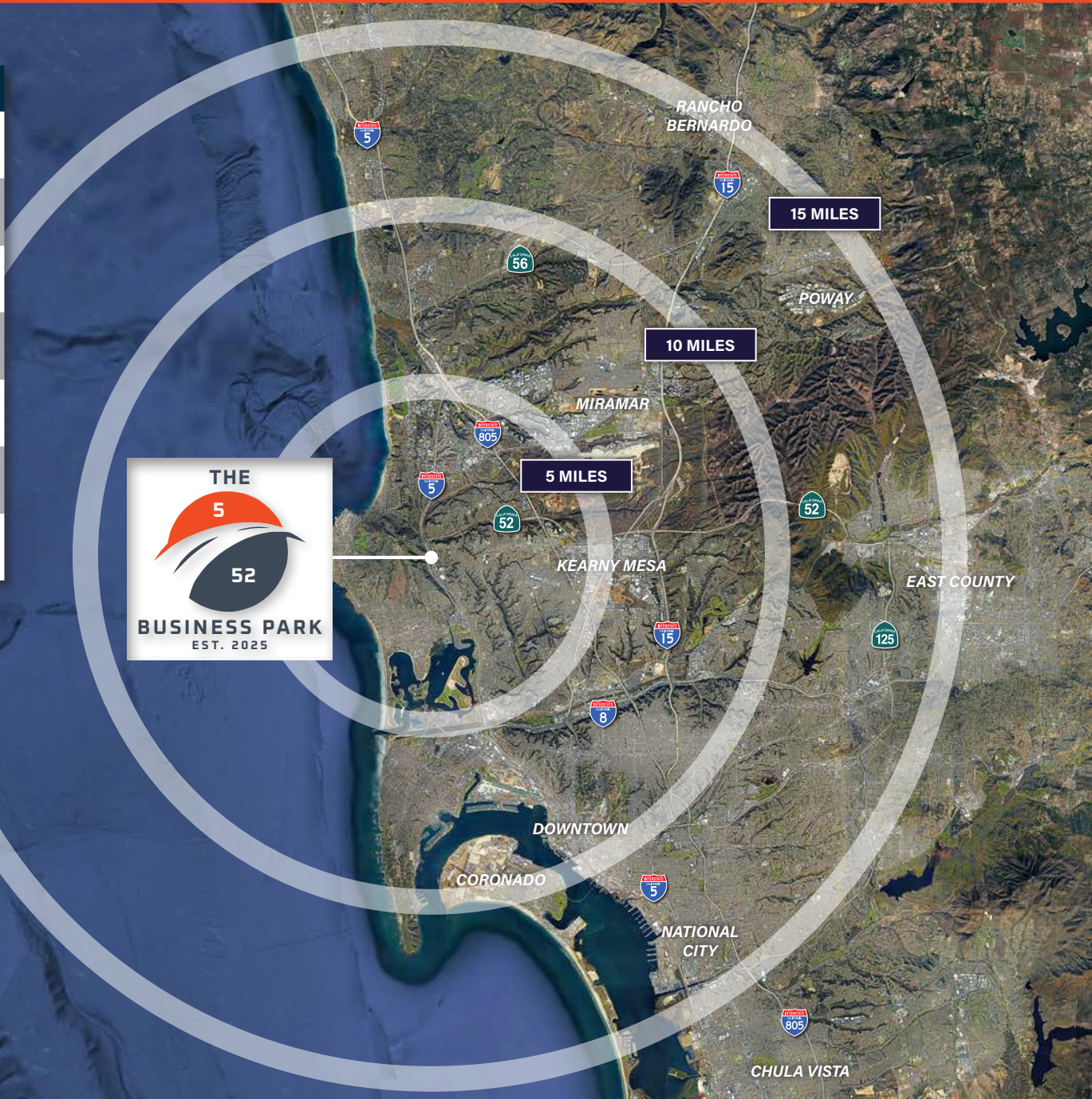


LOCATION



Located within minutes of Interstate 5 & Highway 52

LOCATION	DISTANCE (MILES)	DRIVE TIME FROM PROJECT
SAN DIEGO INTERNATIONAL AIRPORT	±7	16 min
CROSS BORDER EXPRESS (CBX)	±25	34 min
SAN YSIDRO PORT OF ENTRY	±23	30 min
DOWNTOWN SAN DIEGO	±8	15 min
KEARNY MESA	±4	14 min
MIRAMAR	±4	17 min
CARLSBAD	±17	30 min

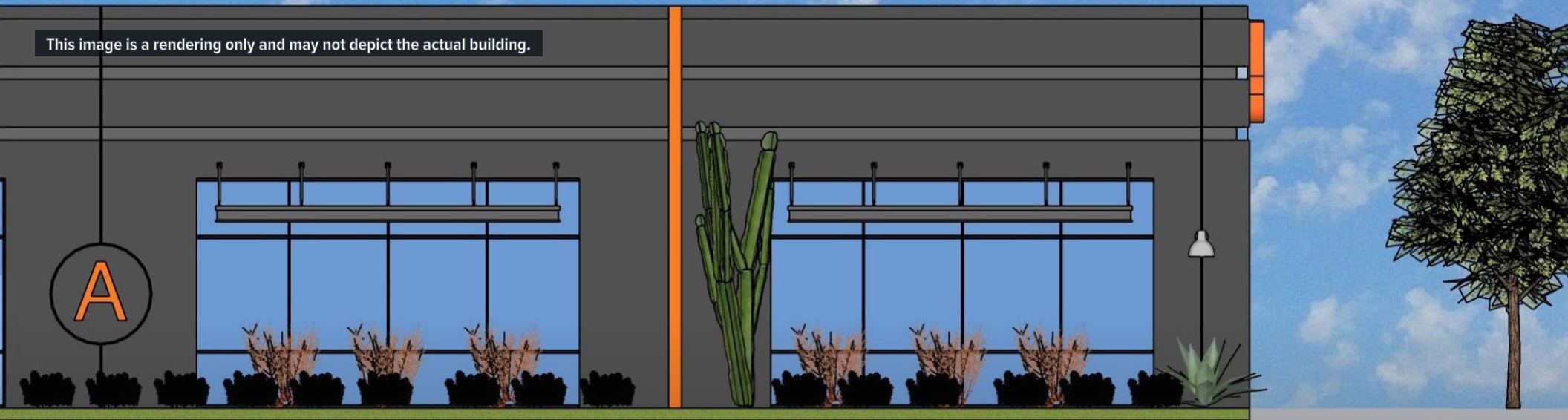


THE
5
52
BUSINESS PARK
EST. 2025

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