

FOR SUBLEASE

(DIRECT LEASE ATTAINABLE)

±21,105 SF TILT-UP WAREHOUSE BUILDING

3612 KURTZ STREET, SAN DIEGO, CA 92110



KURTZ STREET

HANCOCK STREET

GREENWOOD STREET

CAMINO DEL RIO WEST

REX A. HUFFMAN

Lic. #00648675 | 619.840.2943 | rhuffman@voitco.com

Voit

REAL ESTATE SERVICES

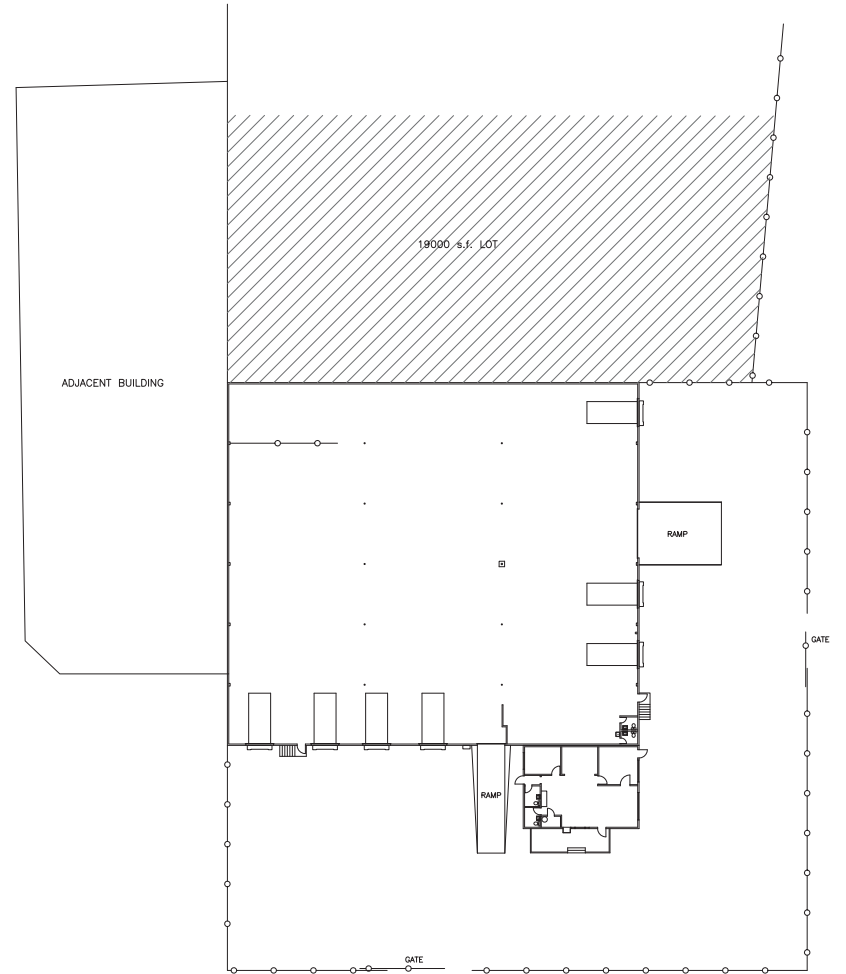
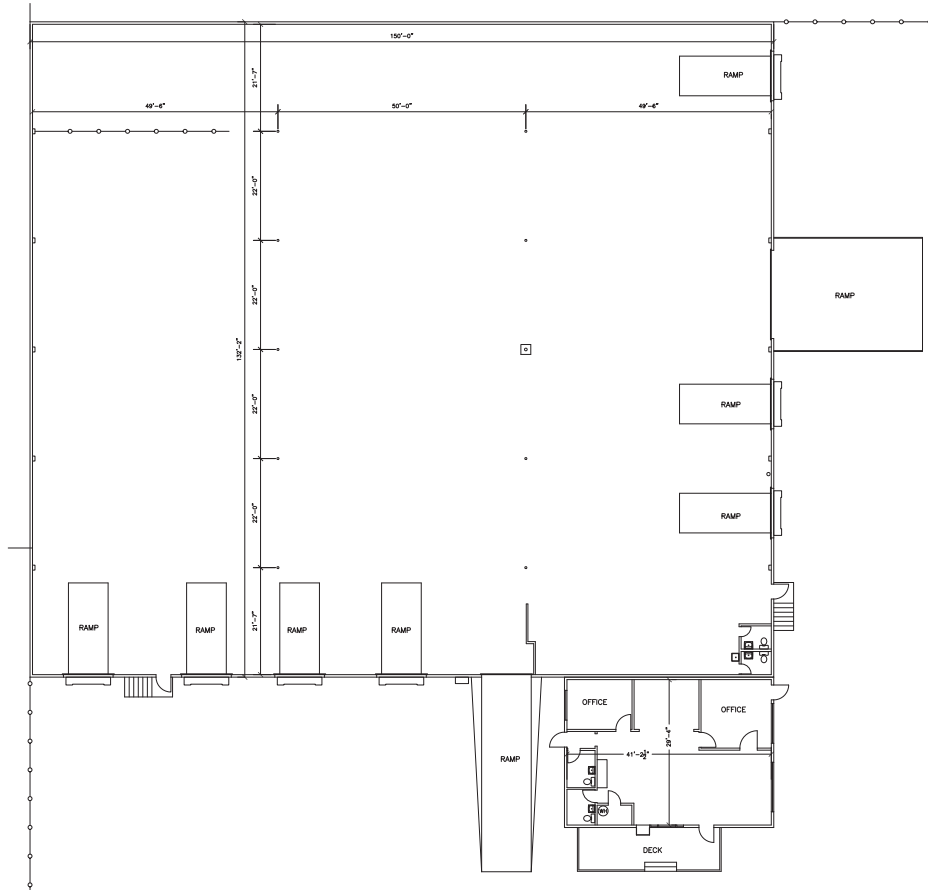
PROPERTY FEATURES

- » ±21,105 SF tilt-up warehouse building for sublease
- » ±1,280 SF of open office area
- » ±23,500 SF fenced and secured yard
- » 9 dock high & ramped doors
- » 18' clear height
- » 220 V 3-Phase power
- » CC-3-8 zoning ([View Zoning](#))
- » Sprinklered facility
- » Gas service
- » Skylights throughout
- » Sublease lease expires May, 2026- A new lease is available to qualified tenants
- » Across the street from Kobey's Swap Meet
- » **Sublease Rate: \$1.39/SF NNN**
(taxes, maintenance and insurance ±\$0.40/SF)



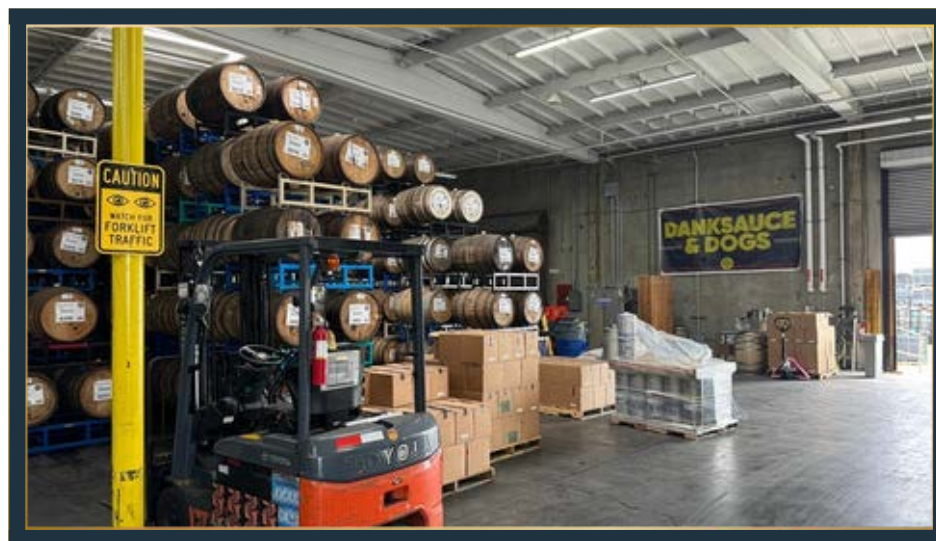
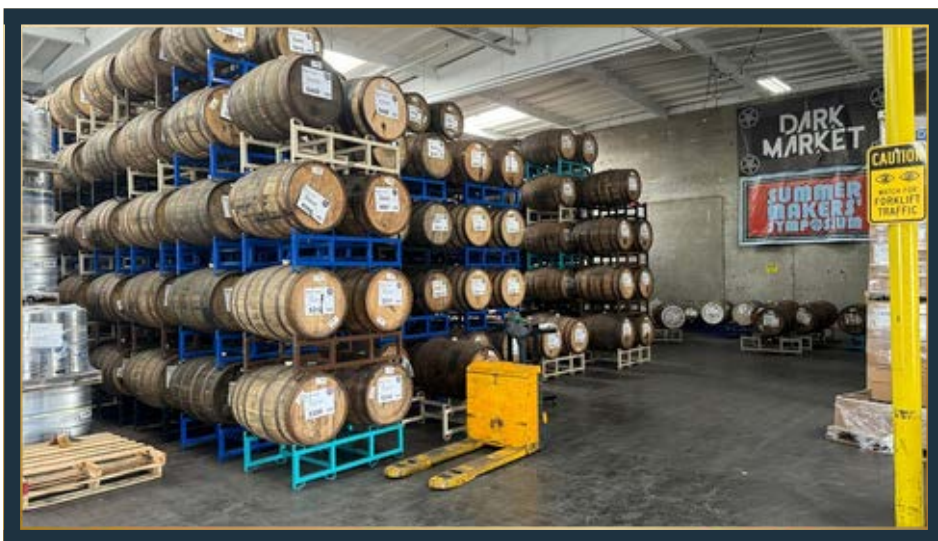
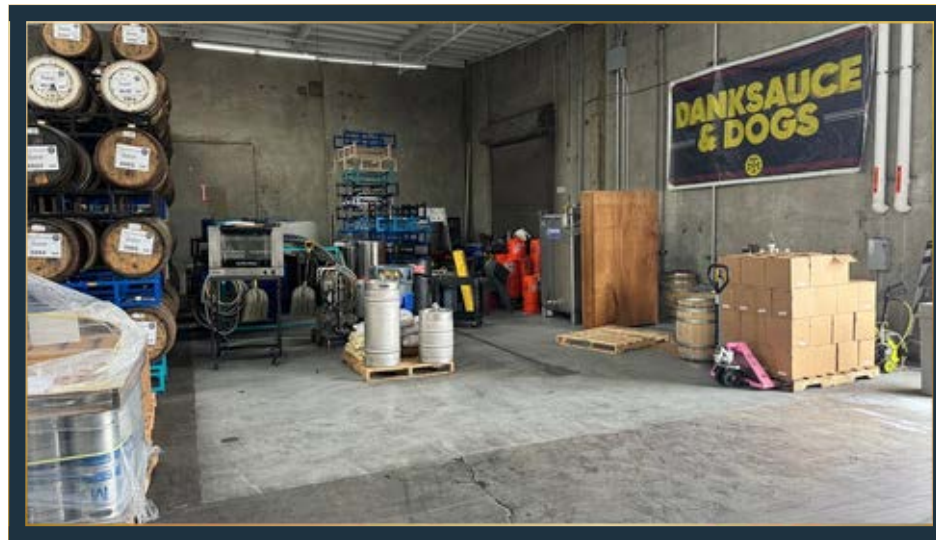
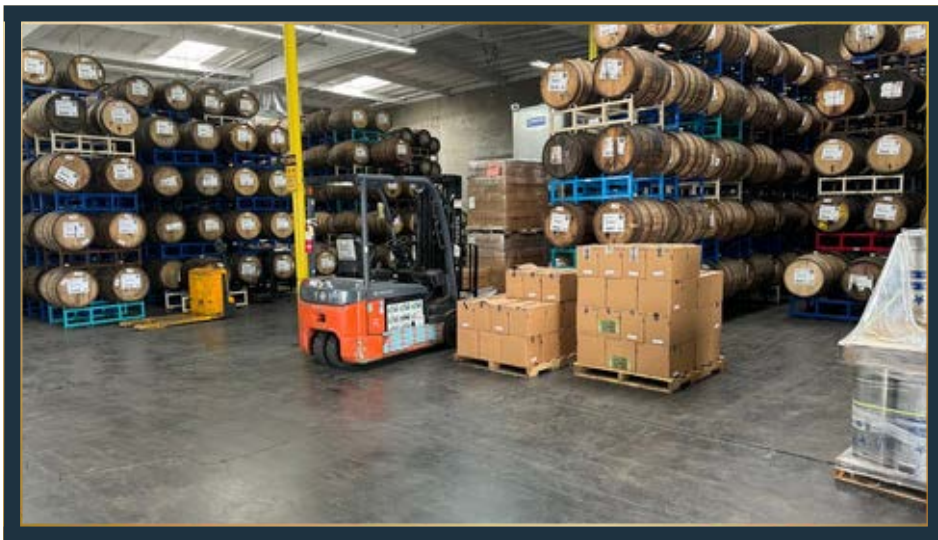
DO NOT DISTURB TENANT
DIRECT LEASE WITH OWNER

FLOOR AND SITE PLAN



KURTZ

NOT TO SCALE



REX A. HUFFMAN, Senior Vice President
619.840.2943 | rhuffman@voitco.com | Lic. #00648675

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services. All Rights Reserved.

Voit
REAL ESTATE SERVICES