

FOR SUBLEASE

(DIRECT LEASE ATTAINABLE)

±21,105 SF TILT-UP WAREHOUSE BUILDING
3612 KURTZ STREET, SAN DIEGO, CA 92110



REX A. HUFFMAN

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REAL ESTATE SERVICES

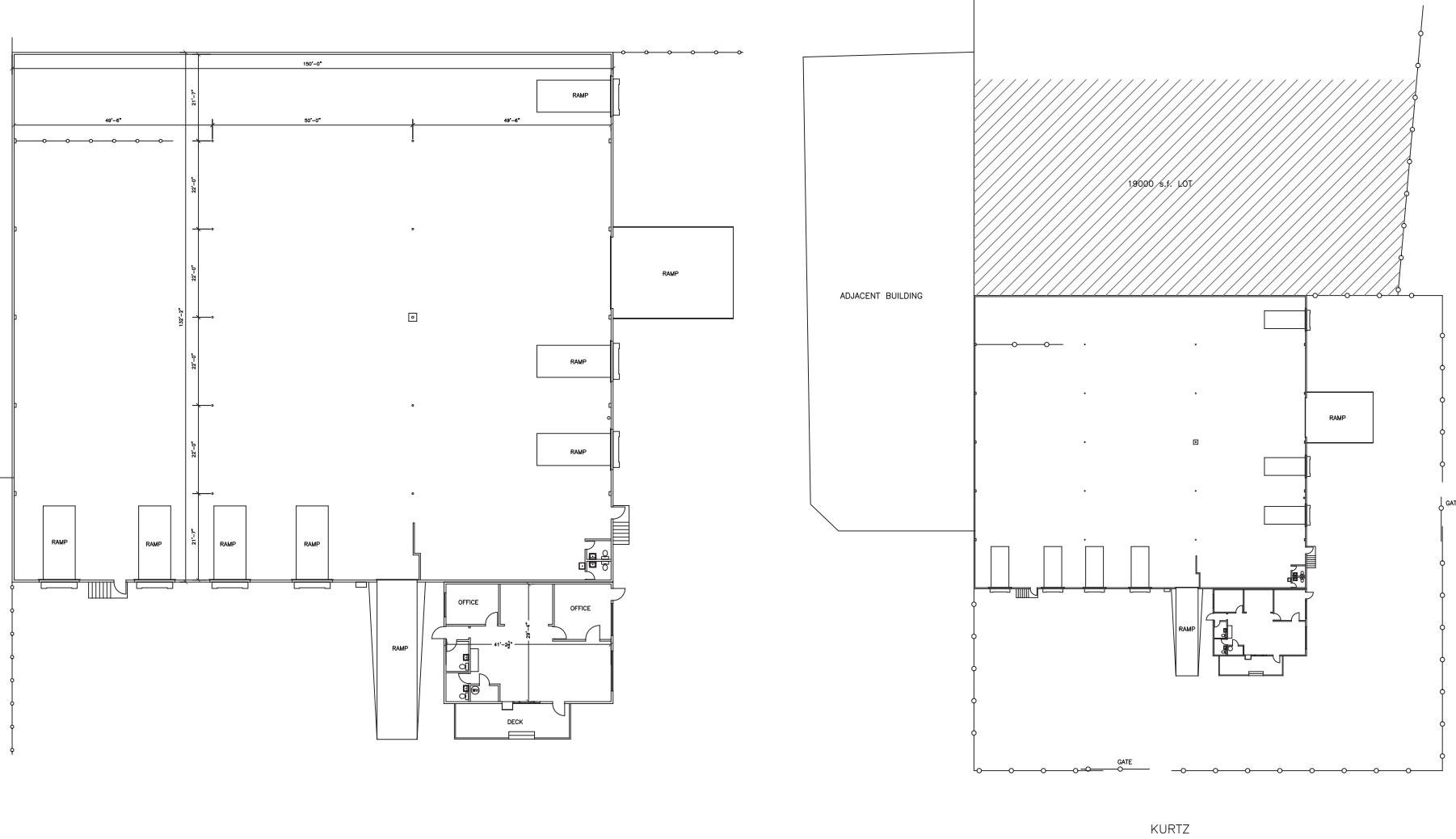
PROPERTY FEATURES

- » ±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)**

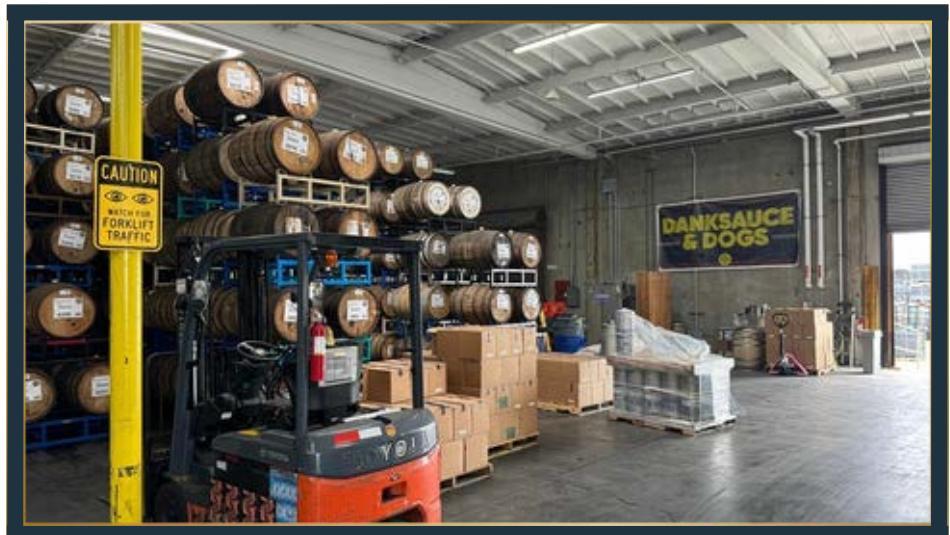
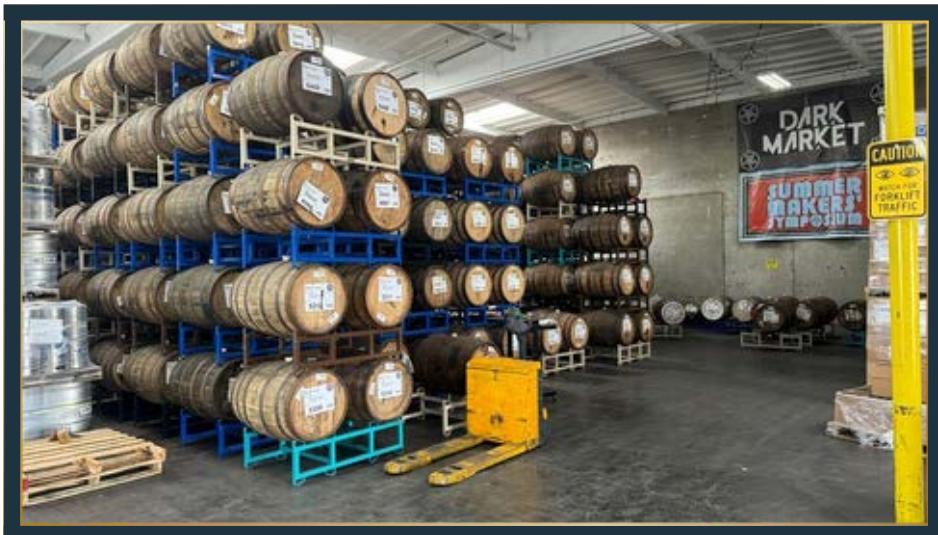
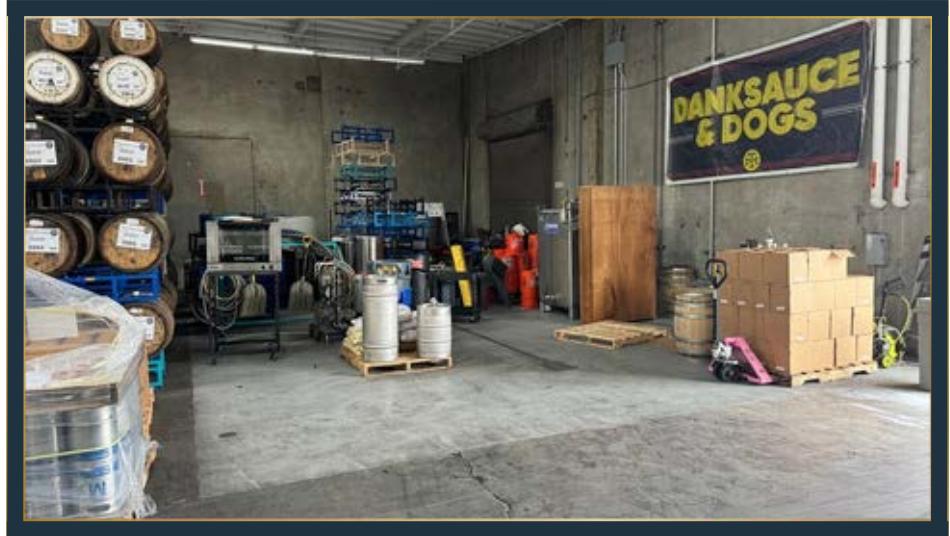
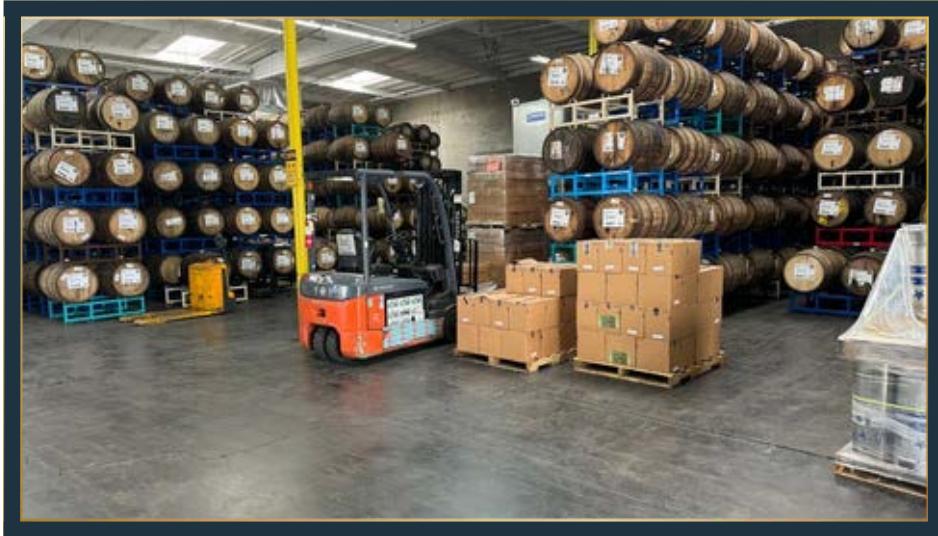


DO NOT DISTURB TENANT
DIRECT LEASE WITH OWNER

FLOOR AND SITE PLAN



NOT TO SCALE



REX A. HUFFMAN, Senior Vice President
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