



FOR LEASE

1633 MARKET ST.

WAREHOUSE * SPACE



±10,000 SF WITH ±5,000 SF OUTDOOR SPACE



Rare freestanding corner warehouse opportunity in Downtown San Diego

UPG URBAN
PROPERTY
GROUP EST. 1989





FOR LEASE ±10,000 SF WAREHOUSE PLUS ±5,000 SF OUTDOOR SPACE

LOCATION

This prime location offers immediate proximity to Downtown San Diego and is strategically positioned near the I-5 & 94 on- and off-ramps allows for easy access and decreased drive times to larger population density.

HIGHLIGHTS

- Available Now
- Rare freestanding corner warehouse/office
- 4 overhead doors
- 24' ceiling height
- Market Street is a major corridor with a daily traffic count of over 14,200 cars per day
- Fantastic visibility, signage, and ability to brand entire building



LEASING DETAILS

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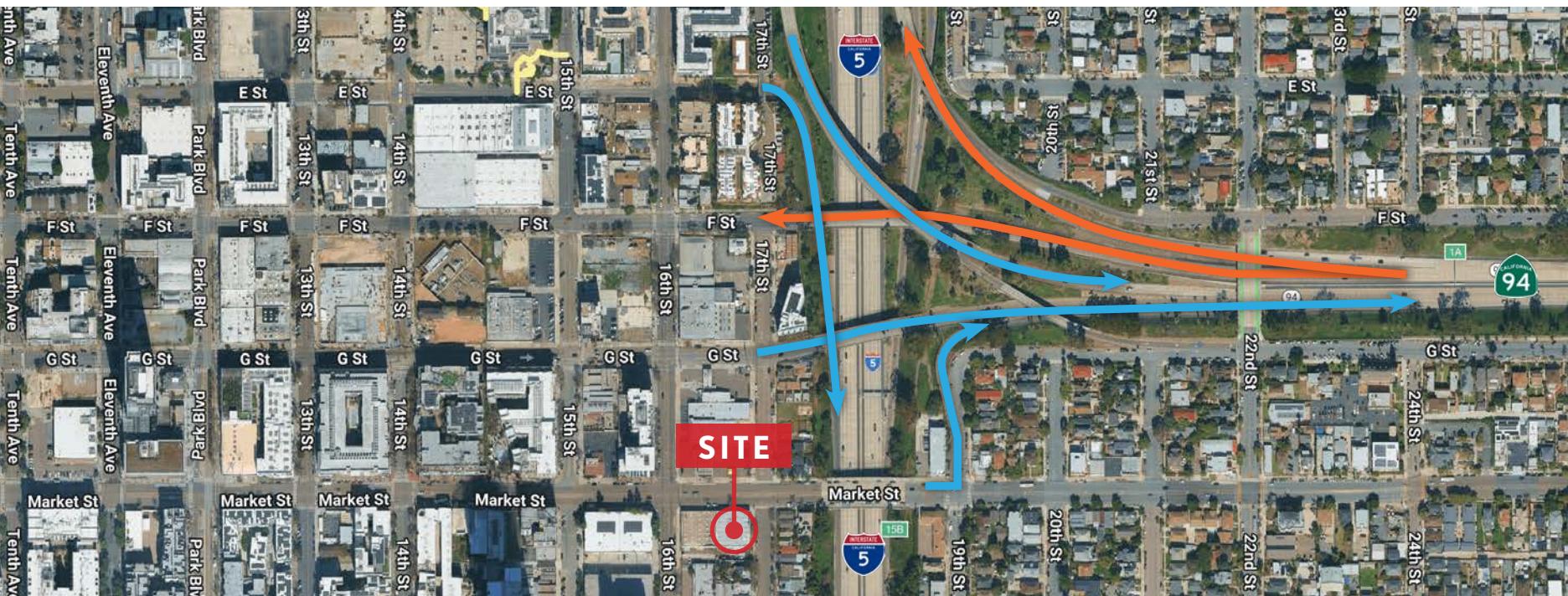
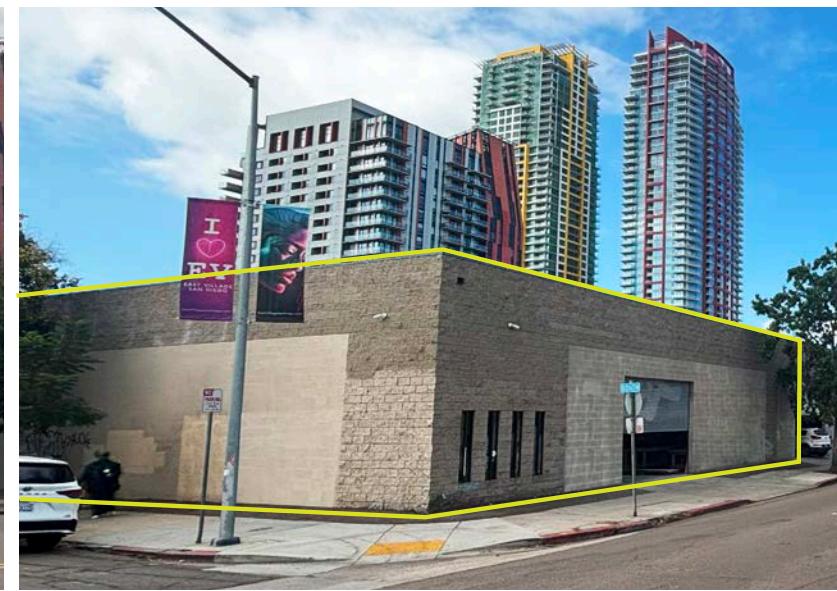
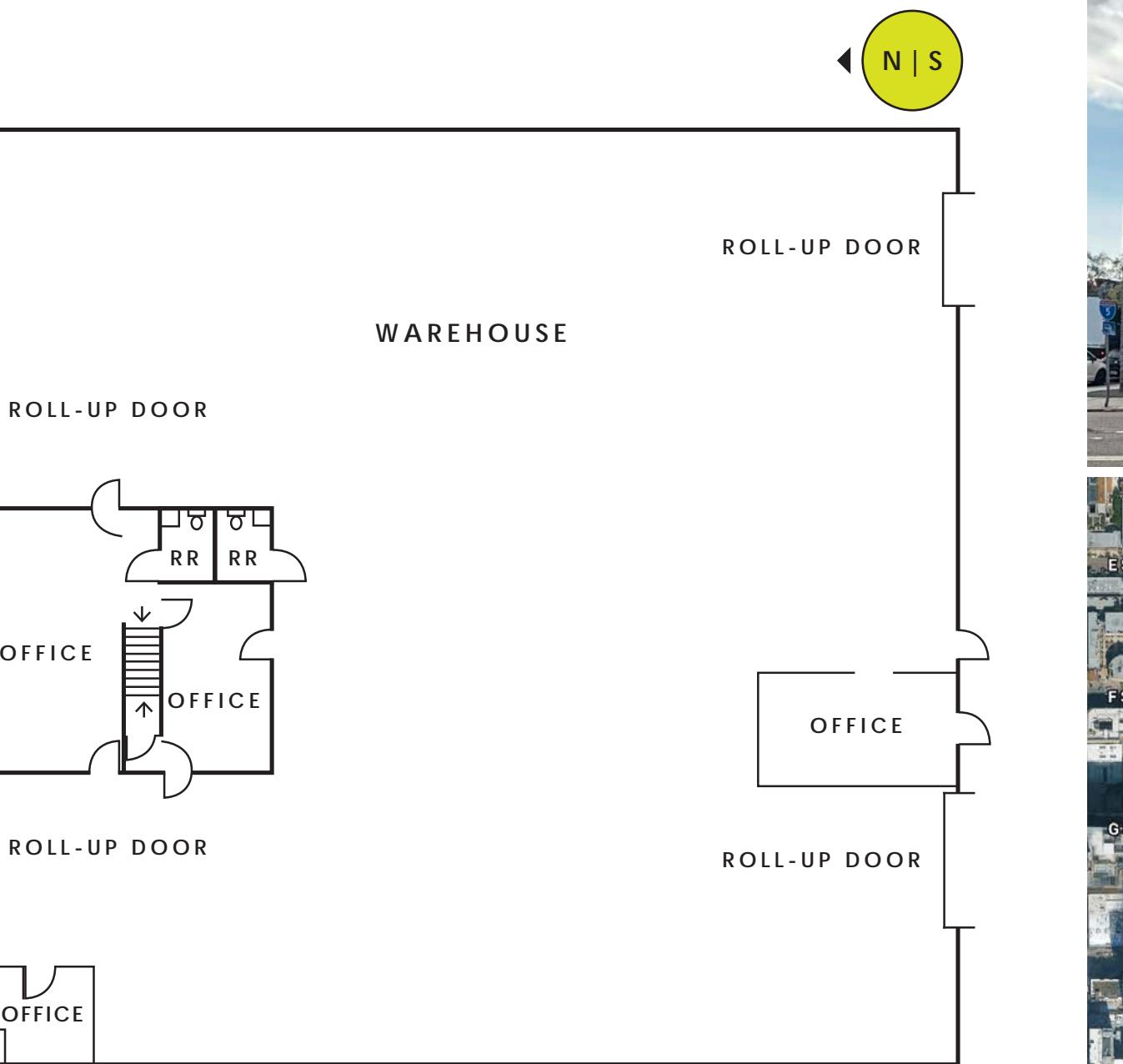


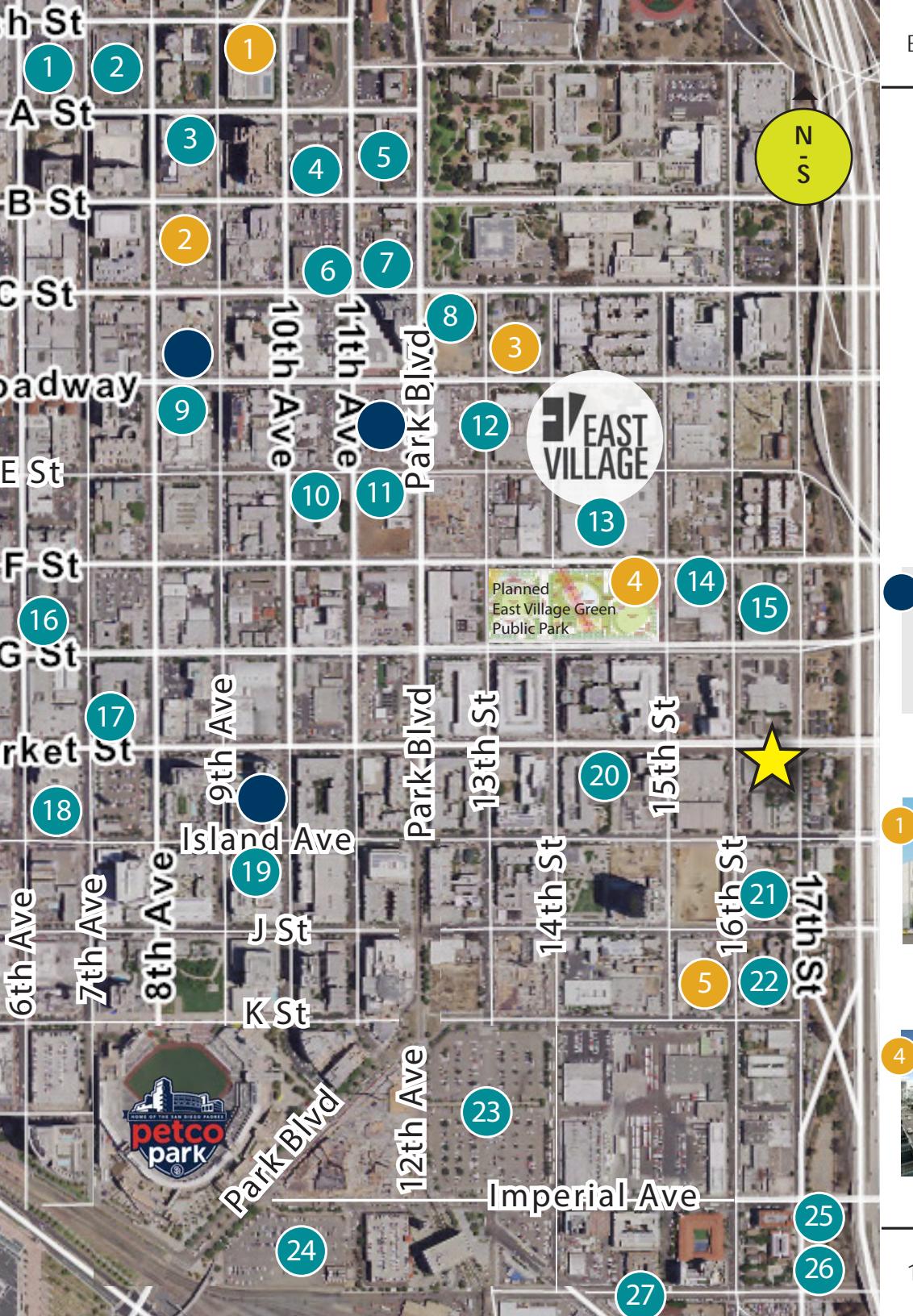
A LITTLE BIT ABOUT 1633 MARKET ST.

* FOR LEASE

**±10,000 SF WAREHOUSE
PLUS ±5,000 SF
OUTDOOR SPACE**

Class	C
Zoning	CCPD-R
Land SF	15,420 SF
Drive Ins	3 tot./14' w x 12' h
Clear Height	20'
Power	Available
Parking Spaces	Surface - 6
Fire Sprinklers	Yes

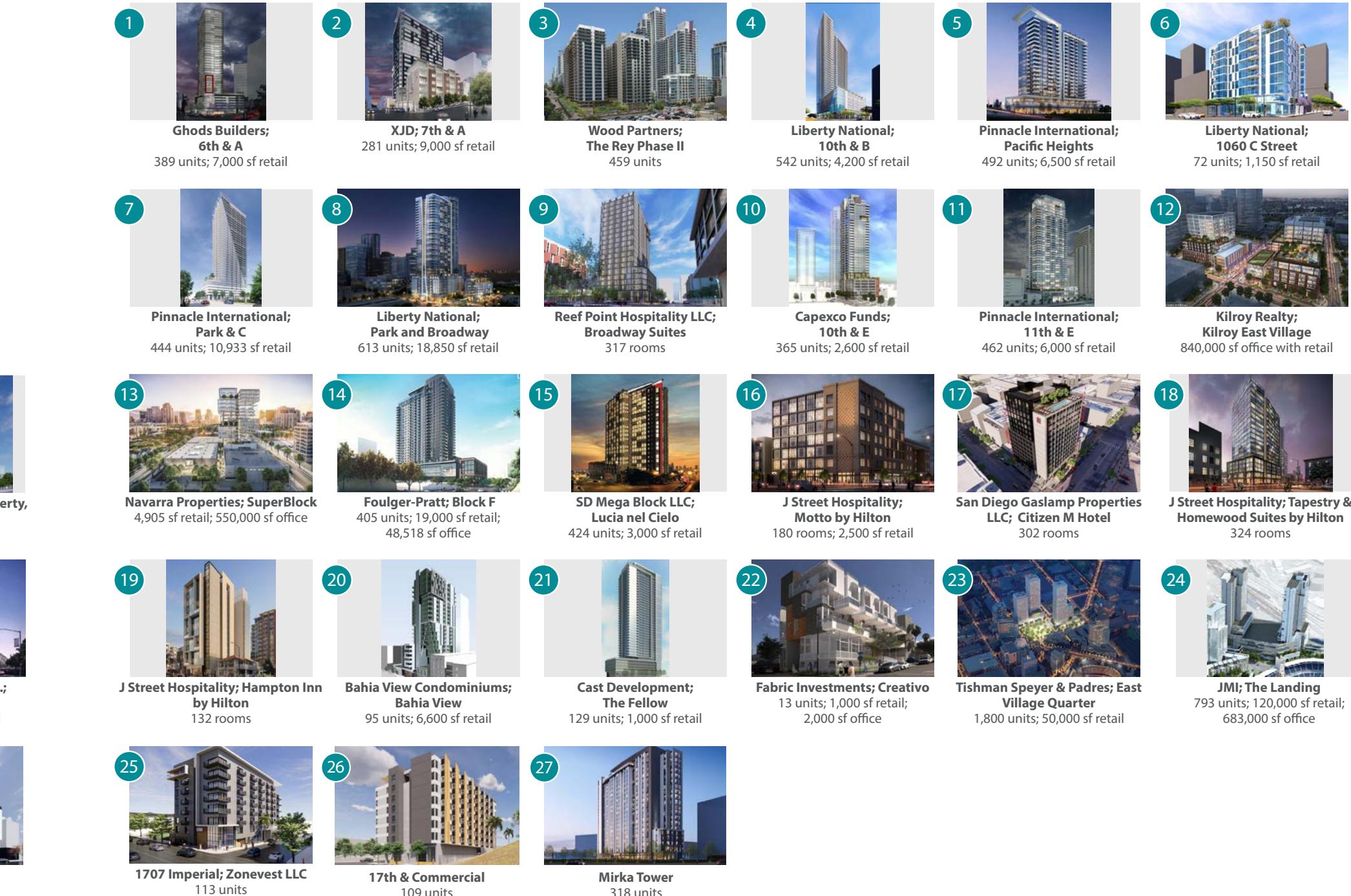
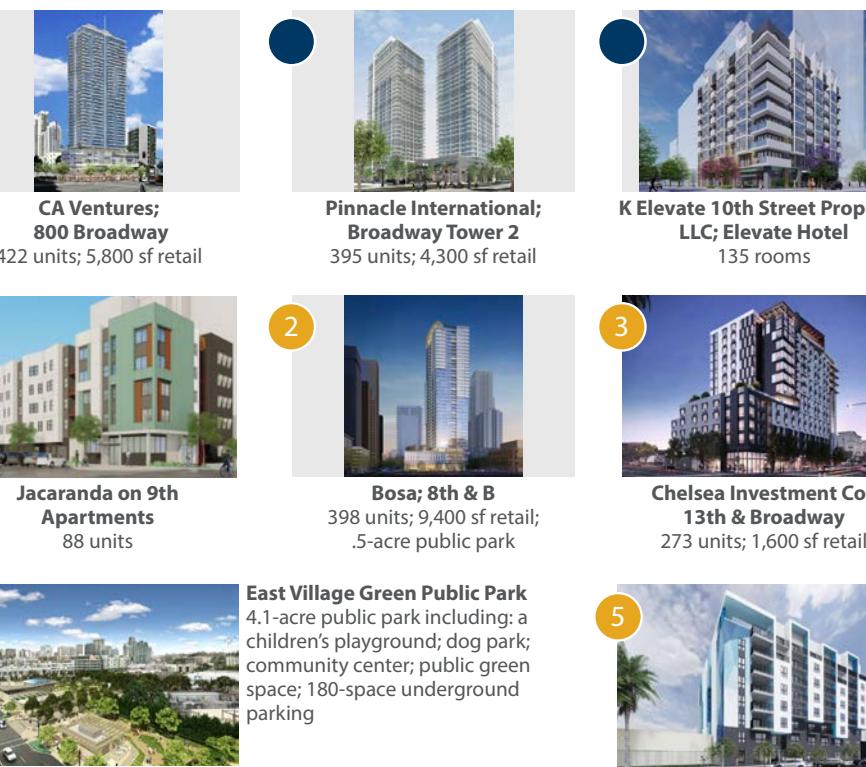




DEVELOPMENT PIPELINE

Q 4 - 2 0 2 5

- Recently Completed
- Pipeline
- Under Construction





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