

**SPACE AVAILABLE FOR LEASE**

## **RANCHO SAN DIEGO COMMERCENTRE**

2810, 2820 & 2830 Via Orange Way, Spring Valley 91978

**4% Broker-Bonus Fee**

### **AVAILABLE SPACE**

**2830 Suite #A - 2,721 SF**

**\*Price Reduction**

**\*1 Month Free on 3 Year**  
**\*2 Months Free on 5 Year**



REPRESENTED BY  
Rocket Glass, CCIM  
DRE #01787282

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rocket@rocketrealty.properties

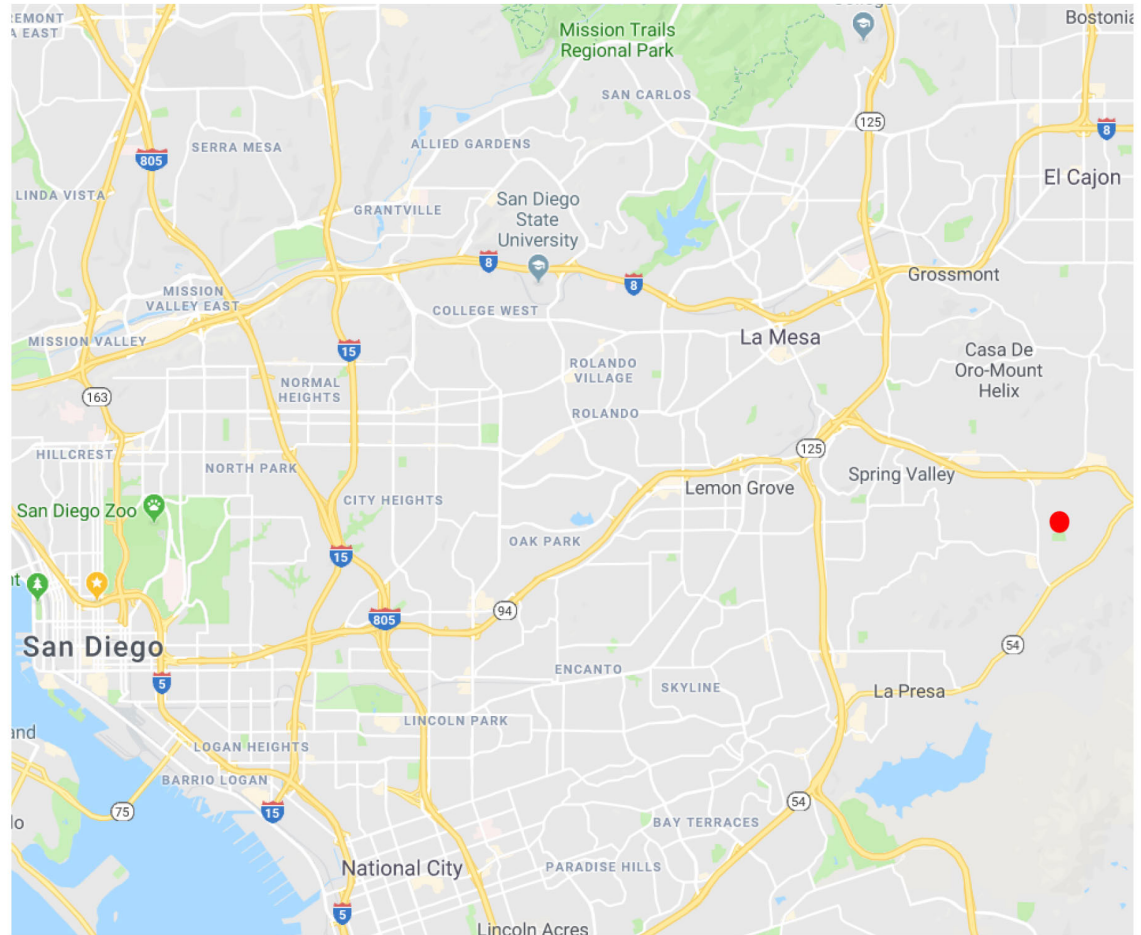
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### PROPERTY FEATURES

- *Close proximity to Highway 94*
- *3.25 per 1,000 sf Parking Ratio*
- *Electric gates at both entry points*
- *3 Phase Power Available*
- *Gas Service Available*
- *Fire Sprinklers (.33 / 3,000)*
- *Approx. 18 ft clear height*
- *High speed internet from COX*
- *Common area dock available*
- *TPO Roof which is extra insulated*
- *Zoning: County of San Diego "M-52"*
- *Estimate NNN Fees \$.36 per sf*



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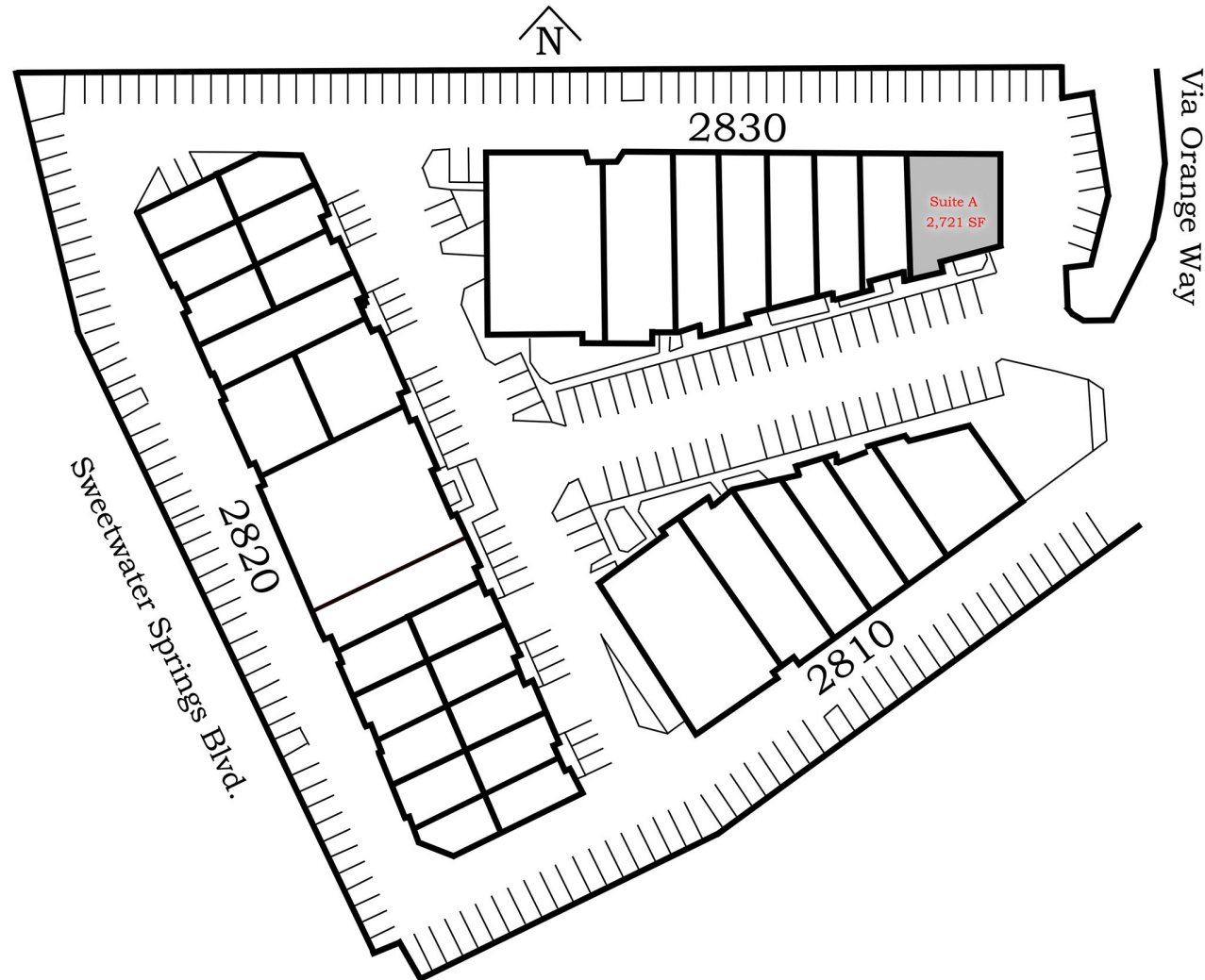
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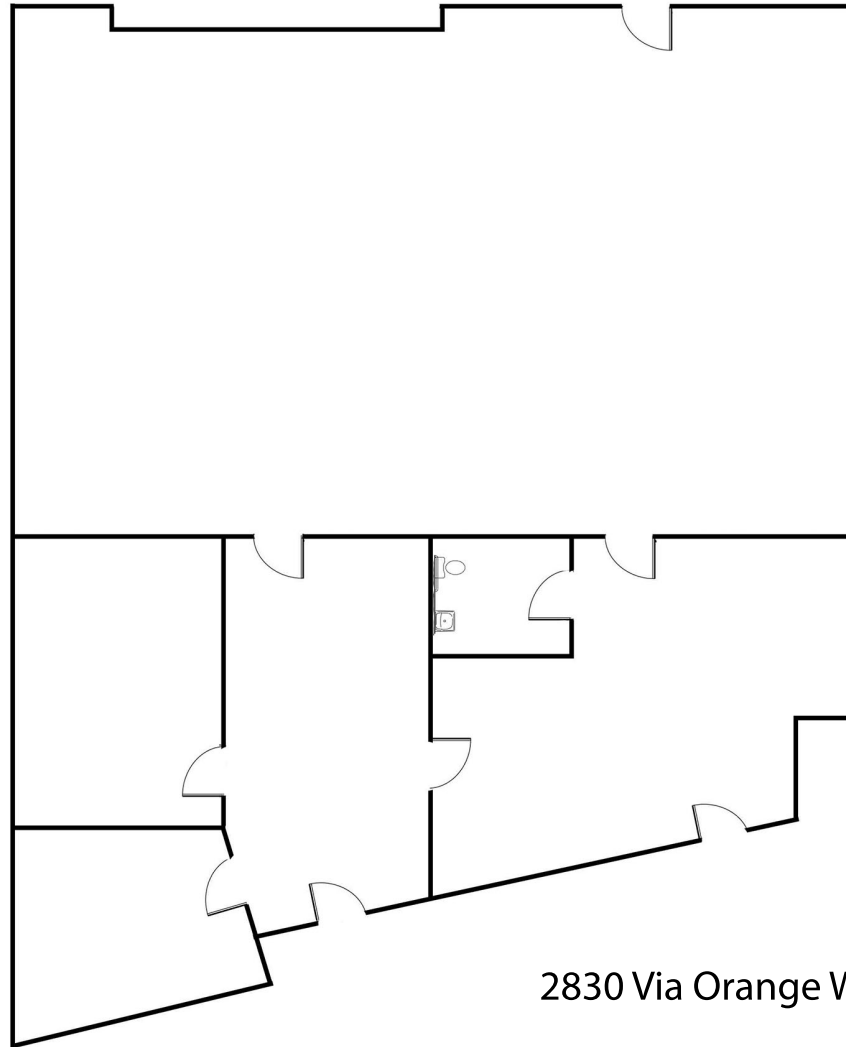
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## RANCHO SAN DIEGO COMMERCE CENTRE

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\*Floor Plans Not to Scale



2830 Via Orange Way #A - 2,721 SF - ~~\$1.60~~ \$1.50 NNN



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