

FOR SALE OR LEASE

# OWNER USER/INVESTMENT OPPORTUNITY 4 INDUSTRIAL CONDOS 10,410 SF

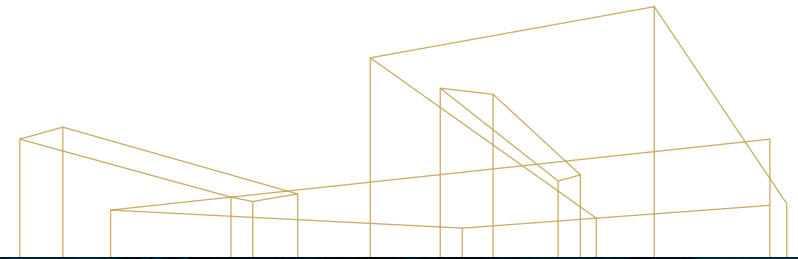


2345 VIA SEGUNDO, SAN YSIDRO, CA 92173

 Kidder  
Mathews



# 2345 VIA SEGUNDO SAN YSIDRO, CA 92173



Located just minutes from the  
Las Americas Premium Outlets  
and the U.S./Mexico border in  
San Ysidro, CA

**\$2,810,700**

\$270/SF

**\$1.25/SF**

LEASE RATE (NNN'S \$0.25)

**2,565 SF**

AVAILABLE WITH 30 DAY OCCUPANCY



ONE CONDO FOR LEASE  
SUITE B - 2,565 SF



20' CLEAR HEIGHT



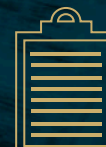
16 SURFACE SPACE  
0.57/1,000 SF



TOTAL OF FOUR (4)  
GRADE-LEVEL DOORS



EASY FREEWAY  
ACCESS TO I-5



75% OCCUPIED  
CURRENT NOI: \$118,213  
(\$1.27 NNN)

For more  
information  
contact

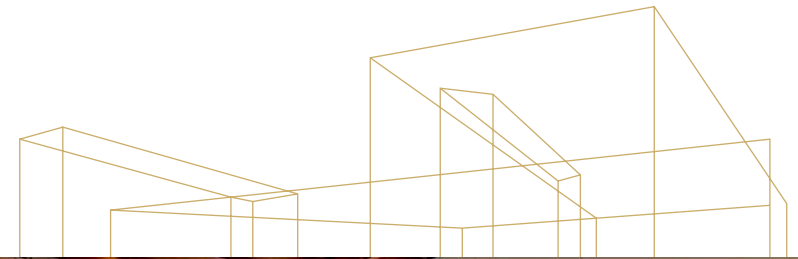
JEFF BROWN  
858.369.3016  
[jeff.brown@kidder.com](mailto:jeff.brown@kidder.com)  
LIC N° 01496665

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# 2345 VIA SEGUNDO SAN YSIDRO, CA 92173



For more  
information  
contact

**JEFF BROWN**  
858.369.3016  
[jeff.brown@kidder.com](mailto:jeff.brown@kidder.com)  
LIC N° 01496665

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





# 2345 VIA SEGUNDO SAN YSIDRO, CA 92173



For more  
information  
contact

**JEFF BROWN**  
858.369.3016  
[jeff.brown@kidder.com](mailto:jeff.brown@kidder.com)  
LIC N° 01496665

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.







**For more  
information  
contact**

**JEFF BROWN**  
858.369.3016  
[jeff.brown@kidder.com](mailto:jeff.brown@kidder.com)  
LIC N° 01496665

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

