

**MIXED-USE  
6,000 SF  
WAREHOUSE**

.....  
**4 APARTMENT  
UNITS**

# 1920 HANCOCK ST

SAN DIEGO, CA 90031

**MIXED-USE INDUSTRIAL BUILDING**

**BRET MORRISS**

619-870-8665

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License #02037074

**BUSTER HOY**

619-952-7107

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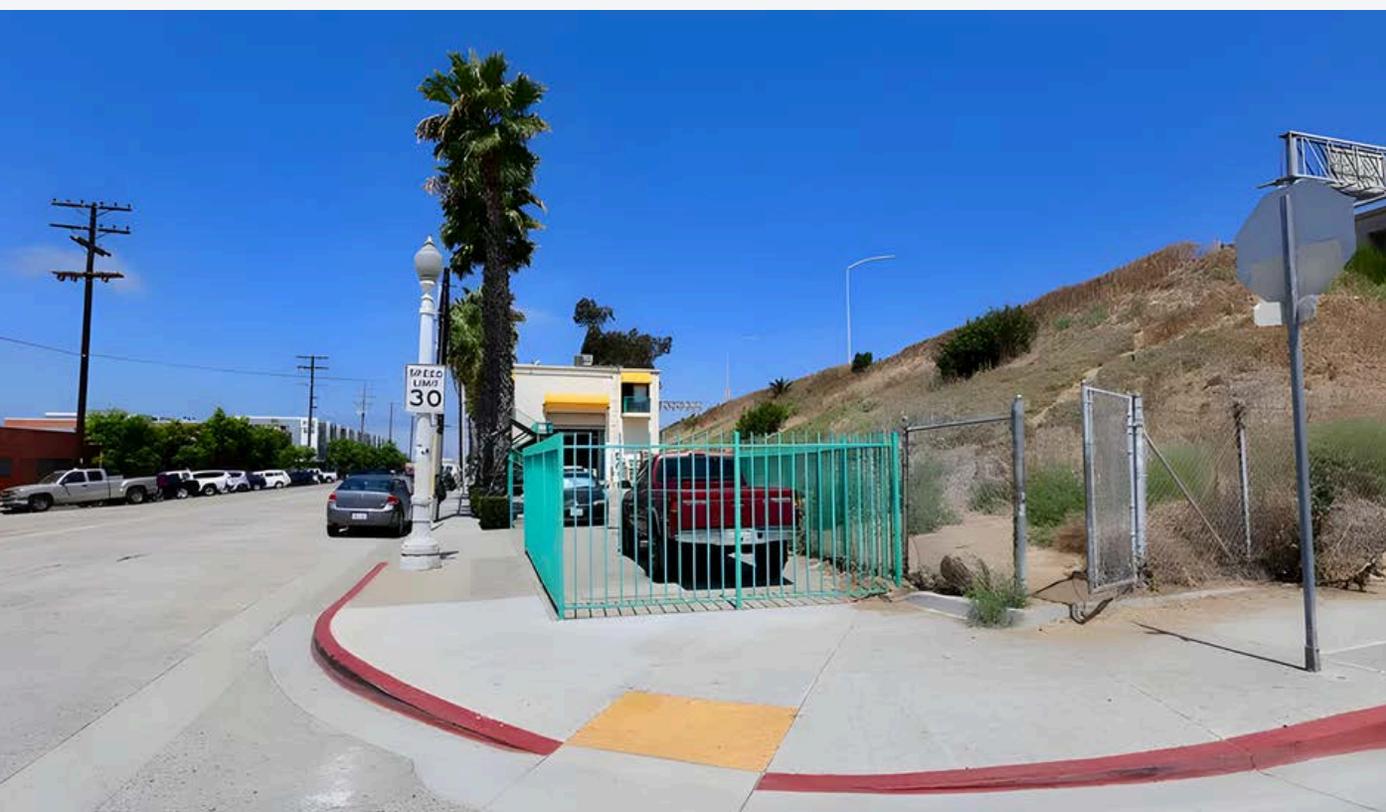
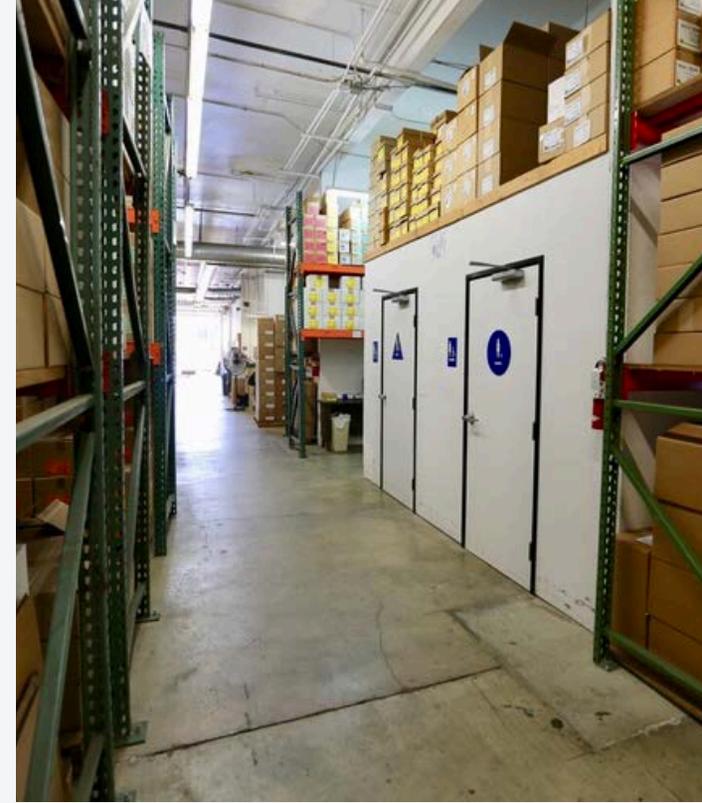
**CAST**  
CAPITAL PARTNERS

# PROPERTY HIGHLIGHTS

<b>BUILDING SF</b>	11,400 SF
<b>LAND SF</b>	10,051 SF (0.23 AC)
<b>INDUSTRIAL SPACE AVAILABLE FOR LEASE</b>	6,000 SF
<b>LAYOUT</b>	Four private offices & two restrooms
<b>SPRINKLERS</b>	Fully sprinklered & heating throughout
<b>DOORS</b>	1 GL roll-up
<b>CLEAR HEIGHT</b>	15'
<b>POWER</b>	120/140 single phase power & gas
<b>ZONING</b>	Zoned CC-3-8
<b>PARKING</b>	Secure gated parking yard
<b>PRICING</b>	Lease: <b>\$1.75/SF + MG</b> Sale: <b>\$4,700,000</b>

**CLOSE DISTRIBUTION PROXIMITY TO AIRPORT, DOWNTOWN, MIDWAY, LITTLE ITALY AND UPTOWN. GREAT ACCESS AND VISIBILITY FROM I-5.**







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MIDWAY  
RETAIL /  
SPORTS ARENA  
DISTRICT

OLD TOWN  
SAN DIEGO

OLD TOWN  
TRANSIT  
CENTER

MISSION HILLS

SITE

WASHINGTON  
ST TROLLEY  
STATION

LIBERTY  
STATION

PORT OF  
SAN DIEGO

SAN DIEGO  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
SAN DIEGO



# CAST

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