

# MULTI-TENANT INDUSTRIAL PARK FOR LEASE



## Southland Industrial Park

105-402 WEST 35TH STREET  
NATIONAL CITY, CA 91950

PROFESSIONALLY  
OWNED & MANAGED BY

H.G. FENTON COMPANY

### CURT PERRY

Vice President | Lic #01466077  
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### MICHAEL MOSSMER, SIOR

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REAL ESTATE SERVICES

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# PROPERTY FEATURES

**SOUTHLAND INDUSTRIAL PARK** is a master-planned, 13-acre business center located just five miles south of downtown San Diego and 10 miles north of the U.S./Mexico international border. Interstates 5 and 805 and Highway 54 provides easy access to the rest of the county.

The Park offers more than 218,000 rentable square feet of industrial and office space, mature landscaping, proximity to public transportation, and most suites are fully heated and air conditioned.



## PROPERTY FEATURES

- » ±218,733 square foot multi-tenant industrial park
- » ±1,100 RSF to ±16,335 RSF Available
- » Efficient space plans
- » Immediate access to Hwy 54, Interstates 5 & 805
- » Freeway visible signage available on some suites
- » Fiber optic cable coming soon

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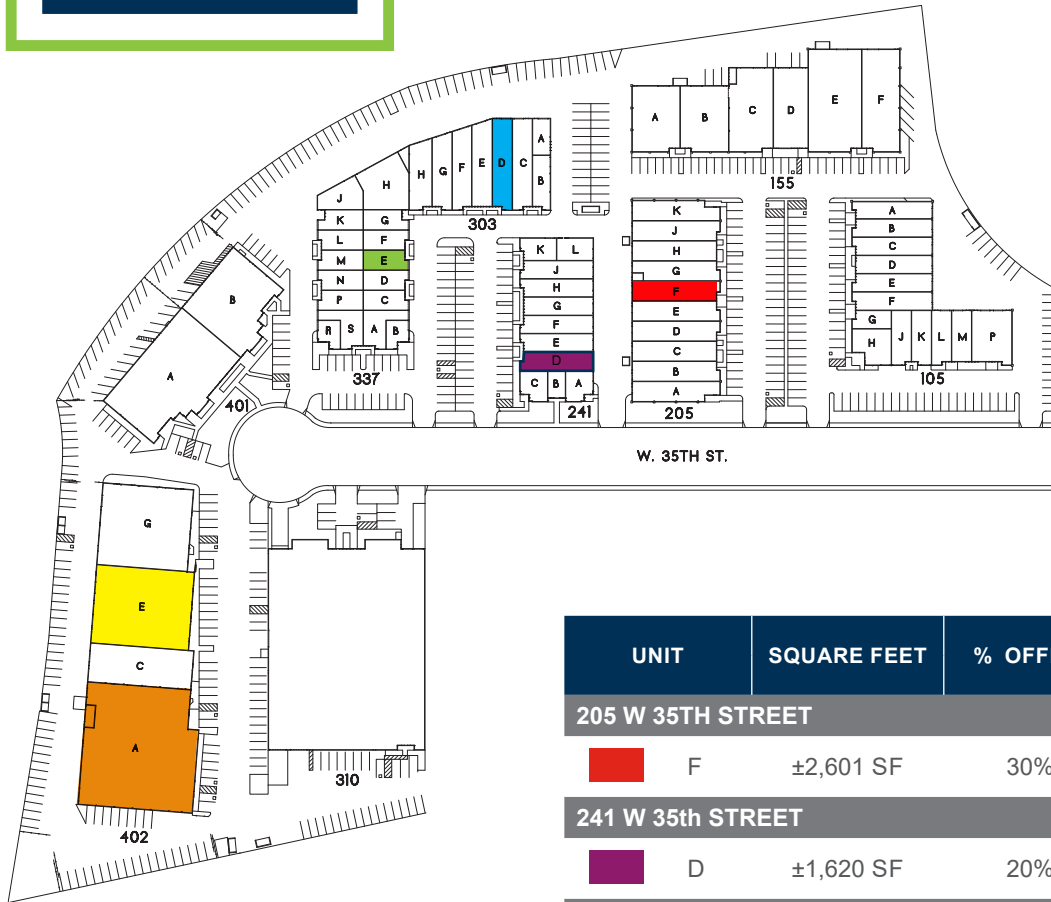
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# AVAILABILITY



| UNIT  | SQUARE FEET | % OFFICE | CLEAR HEIGHT | LOADING |    | AVAILABLE | ASKING RATE    |
|---|-------------|----------|--------------|---------|----|-----------|----------------|
|   |             |          |              | DH      | GL |           |                |
| <b>205 W 35TH STREET</b>  |             |          |              |         |    |           |                |
|  F  | ±2,601 SF   | 30%      | 18'          | -       | 1  | 30 Days   | \$1.70 NNN *   |
| <b>241 W 35th STREET</b>  |             |          |              |         |    |           |                |
|  D | ±1,620 SF   | 20%      | 15'          | -       | 1  | Now       | \$1.85 NNN *   |
| <b>303 W 35TH STREET</b>  |             |          |              |         |    |           |                |
|  D | ±2,222 SF   | 15%      | 15'          | -       | 1  | Now       | \$1.80 NNN **  |
| <b>337 W 35TH STREET</b>  |             |          |              |         |    |           |                |
|  E | ±1,100 SF   | 15%      | 15'          | -       | 1  | 3/1/25    | \$1.90 NNN **  |
| <b>402 W 35TH STREET</b>  |             |          |              |         |    |           |                |
|  A | ±16,335 SF  | 15%      | 22'          | -       | 3  | Now       | \$1.89 NNN *** |
|  E | ±9,335 SF   | 15%      | 22'          | -       | 2  | Now       | \$1.89 NNN *** |

As of September 2024

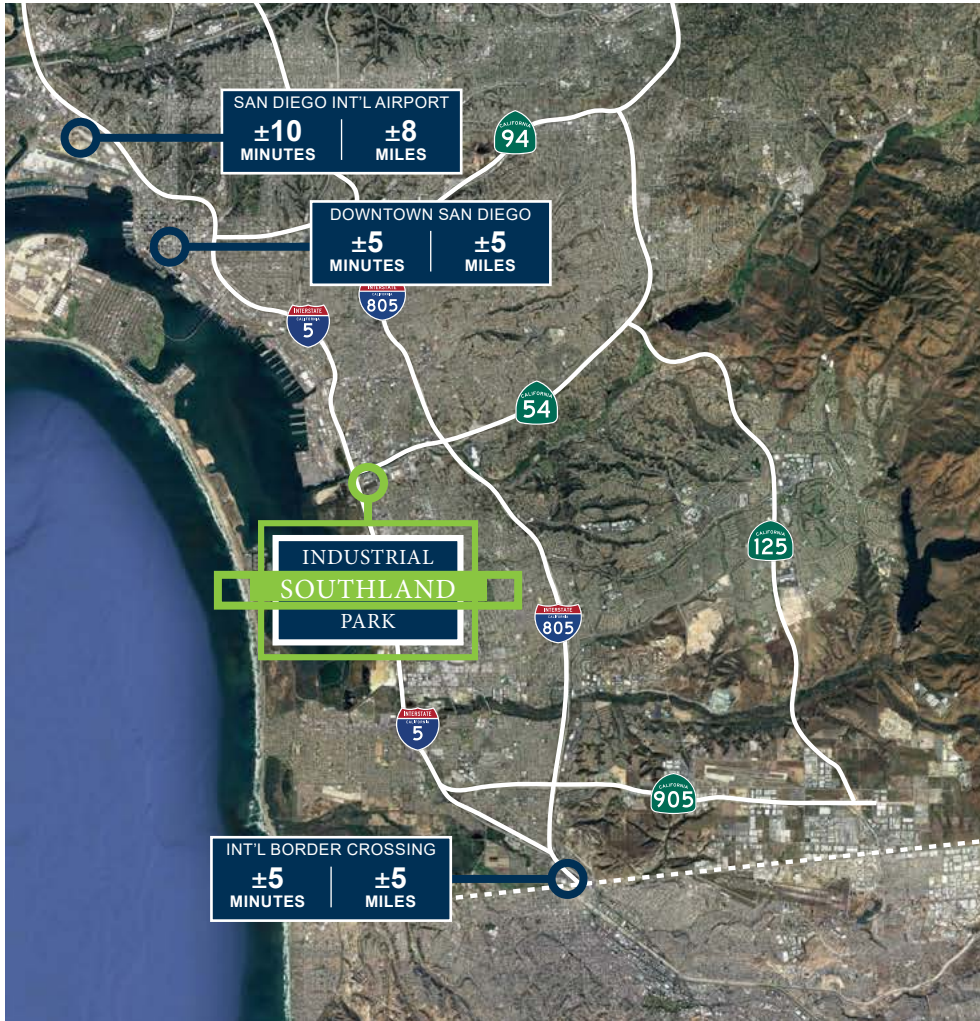
(\* Industrial NNN Estimated at \$0.25 per square foot per month)

(\*\* Industrial NNN Estimated at \$0.27 per square foot per month)

(\*\*\* Industrial NNN estimate at \$0.24 per square foot per month)



# LOCATION



## LOCATION AMENITIES

- » Prime location with easy access
- » Walking distance to Wal-Mart shopping center and food services
- » Located approximately 0.75 miles from E Street / Bayfront Trolley Station
- » Within HubZone & Enterprise Zone
- » Immediate access to Highway 54, Interstate 5, and Interstate 805
- » On-site property management

**HUBZone** Provides pricing advantages in bidding for federal contracts

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# Make your own choices about the safety of your operations with features including:



Direct suite access without the need to share an elevator



Dedicated entrance allowing unrestricted accessibility



Private, in-suite restrooms



\*Separate HVAC systems with MERV-rated filters

*\*Only in suites that have HVAC systems*



Electronic signing and lease payment system



Vacant spaces thoroughly cleaned before move-in



Ample outdoor space allows for socially-distanced breaks



Parking in close proximity to building allows for easy pick-up and delivery

**Control Your Own Work Environment**  
**Eliminate Impact by Others**

