

8646

Commerce Ave.
San Diego, CA.

+/- 4,610 Sq. Ft.

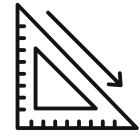


NAI San Diego

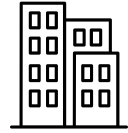


Mark Silverman
Executive Vice President
msilverman@naisandiego.com
c: (619) 857-2813

PROPERTY HIGHLIGHTS



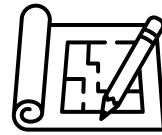
+/- 4,610 SF



Building is demisable



3 phase power



Construction: Concrete Tilt-Up



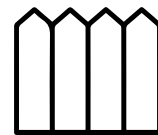
Ceiling hgt. 14ft.



2" gas line to building



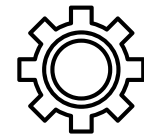
2 x 10' x 12' grade loading doors
1 x 6' x 8' grade level door



Small fenced outside storage area

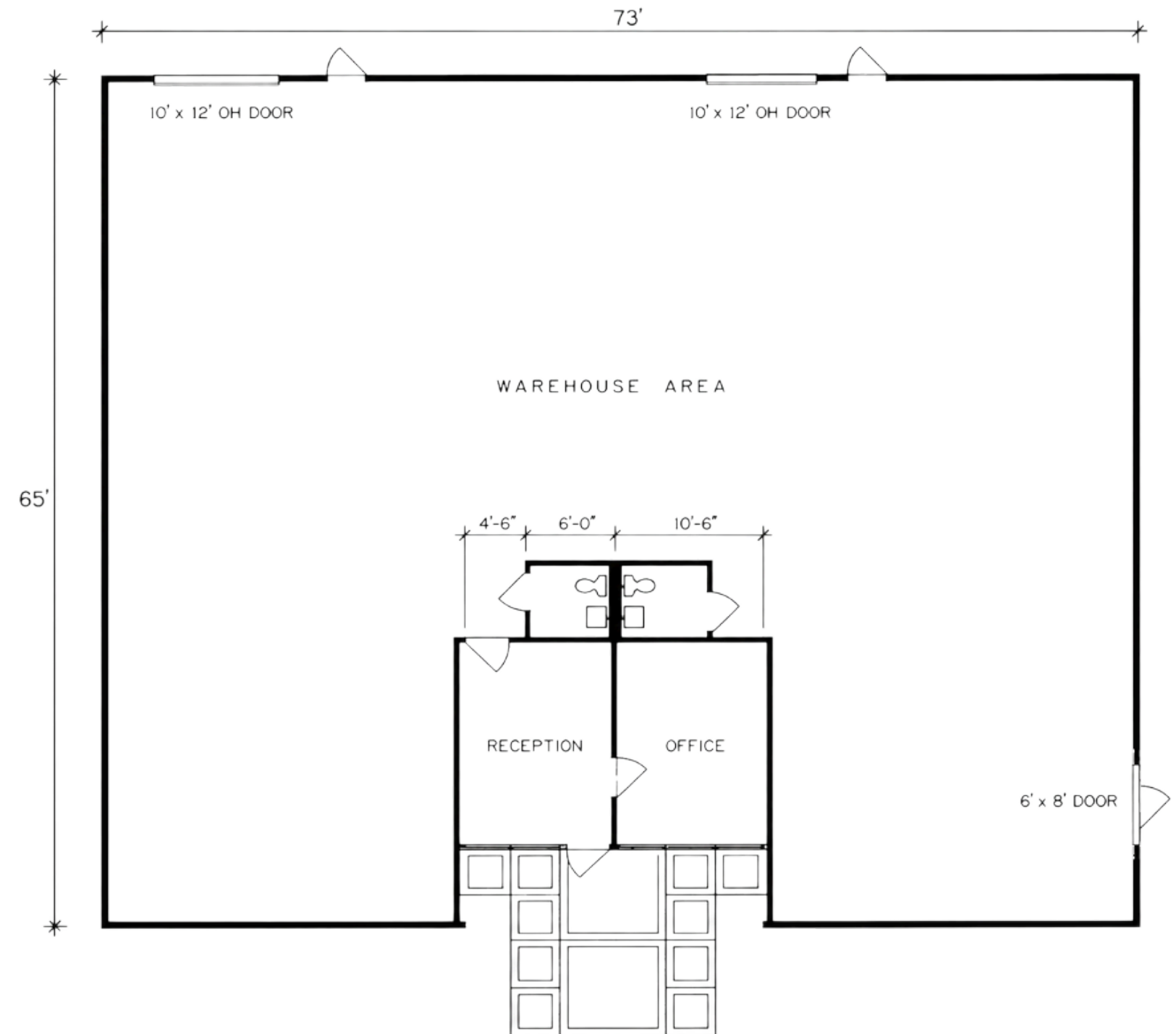


Skylights



Industrial IL-2-1

<https://docs.sandiego.gov/municode/MuniCodeChapter13/Ch13Art01Division06.pdf>



**PURCHASE PRICE:
\$2,135,000**



8646 Commerce Ave

Santa Fe

Commerce Ave

Miramar Rd

Rasha St

Camino Santa Fe

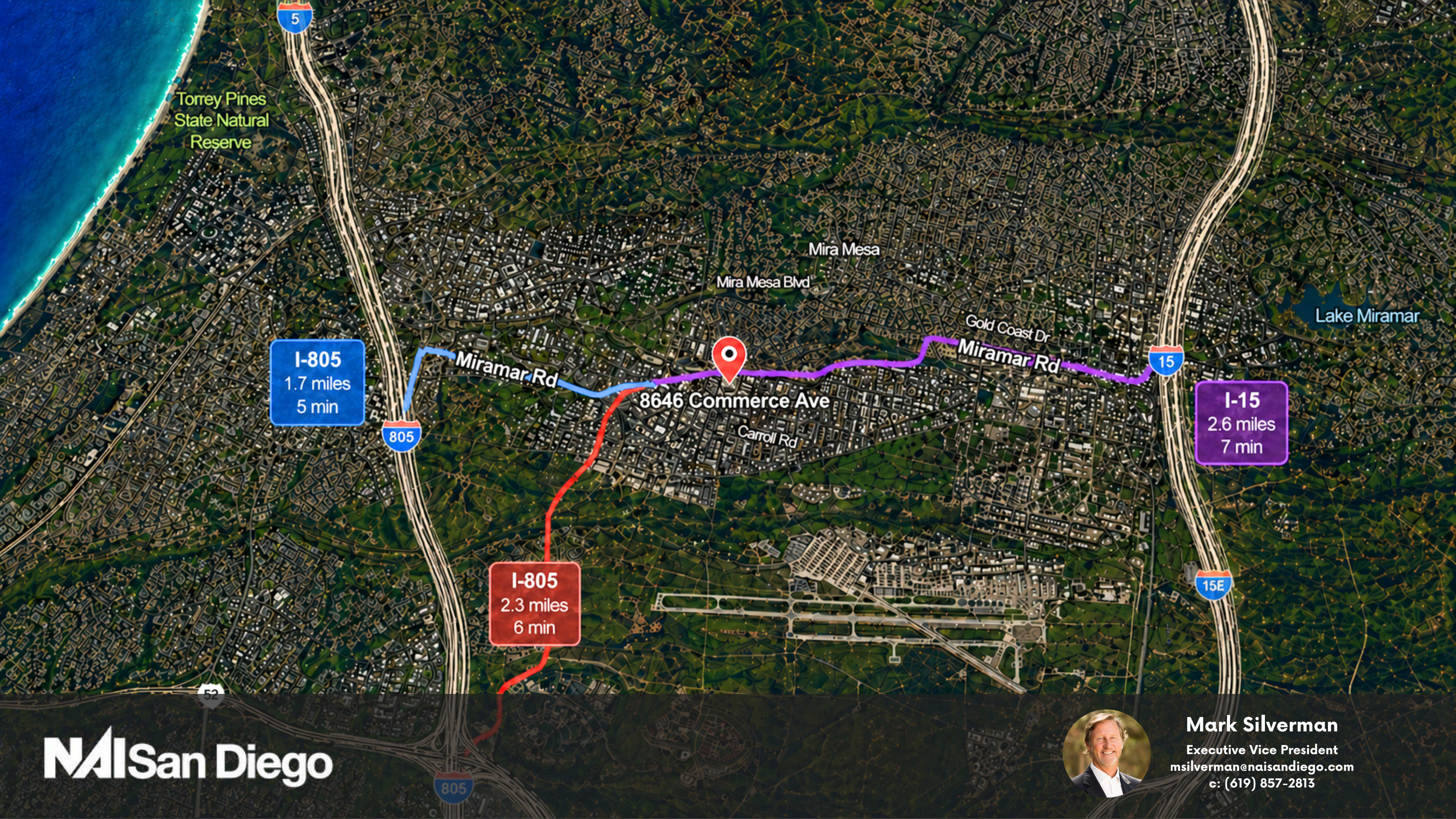
Corte Santa Fe

Miramar Rd

Miramar Rd

Miramar Rd





Torrey Pines State Natural Reserve

Mira Mesa

Mira Mesa Blvd

Gold Coast Dr

Lake Miramar

I-805
1.7 miles
5 min



Miramar Rd

8646 Commerce Ave

Carroll Rd

Miramar Rd



I-15
2.6 miles
7 min

I-805
2.3 miles
6 min



NAI San Diego



Mark Silverman
Executive Vice President
msilverman@naisandiego.com
e: (619) 857-2813

