

MOST COMPETATIVE RENTAL RATE - FOR LEASE

54,605+/- SF Industrial Building 15,000+/- SF Fenced Yard

1645 TIDELANDS AVE. | NATIONAL CITY, CA

JEFF MANCHESTER

Property Manager | Agent
O: 760.720.2829 x103
C: 858.215.2722
jeff@amsinc.bz
CaIDRE #02068475

ED ENGLE

President | Broker | CPM | CCIM
O: 760.720.2829 x101
C: 760.518.1693
ede@amsinc.bz
CaIDRE # 00859830

Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | amscommercialrealestate.com

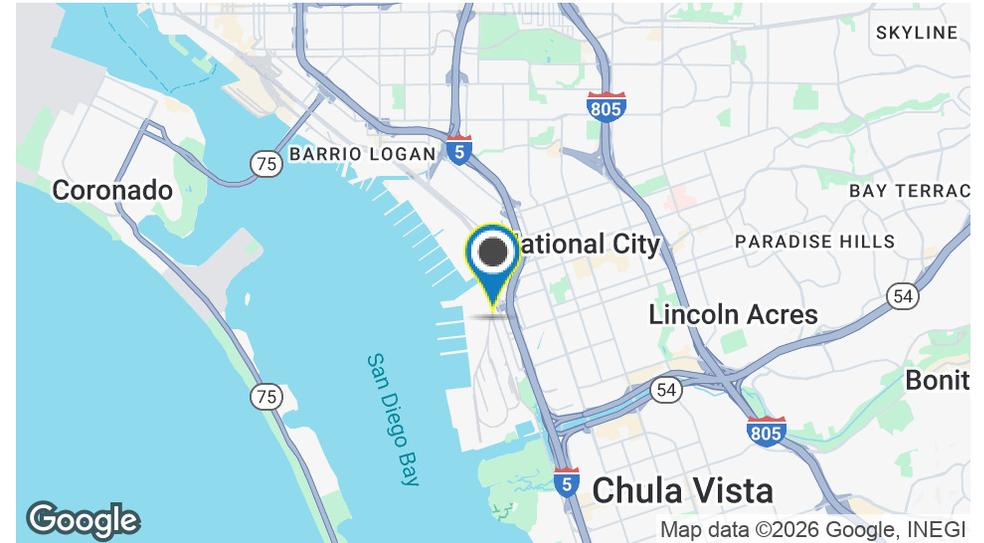
Information contained herein has been obtained from the ownership or other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All Properties subject to change or withdrawal without notice. Asset Management Specialists, Inc. Broker



ASSET
MANAGEMENT
SPECIALISTS

FOR LEASE 54,605+/- SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950



OFFERING SUMMARY

Lease Rate:	MOST COMPETATIVE RATE!!! Call for Lease Rate
Available SF:	54,605 +/- SF
Office Size:	7,000 +/- SF
Yard Size:	15,000 +/- SF

PROPERTY OVERVIEW

Well maintained Industrial Park in a great coastal National City location. Minutes from downtown San Diego with easy access to I-5, I-15, I-805, HWY 54 and 94, and 32nd Street. Close proximity to the Naval Base, San Diego Port District and Ship Yards.

SPACE HIGHLIGHTS

- Existing anchored storage racking in place throughout warehouse
- Large Mezzanine 2nd Floor, approximately 3,200 SF
- At Grade & Loading Dock Roll Up Doors
- 2,400 Amps of service on 2 Meters
- Ideal for solar power generation
- Fully Sprinklered
- Zoning: M - Industrial, Hub Zone Qualified
- Space is divisible

JEFF MANCHESTER

Property Manager | Agent
O: 760.720.2829 x103
C: 858.215.2722
jeff@amsinc.bz
CaIDRE #02068475

ED ENGLE

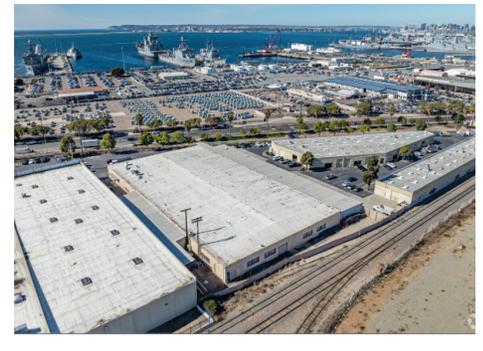
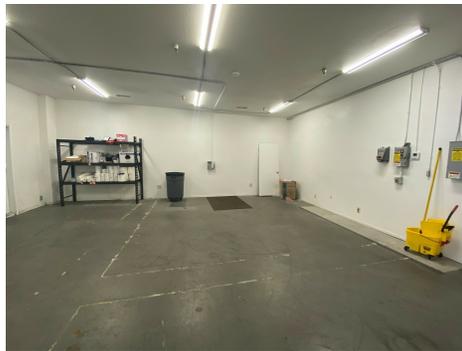
President | Broker | CPM | CCIM
O: 760.720.2829 x101
C: 760.518.1693
ede@amsinc.bz
CaIDRE # 00859830



ASSET
MANAGEMENT
SPECIALISTS

FOR LEASE 54,605+/- SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950



JEFF MANCHESTER

Property Manager | Agent
O: 760.720.2829 x103
C: 858.215.2722
jeff@amsinc.bz
CalDRE #02068475

ED ENGLE

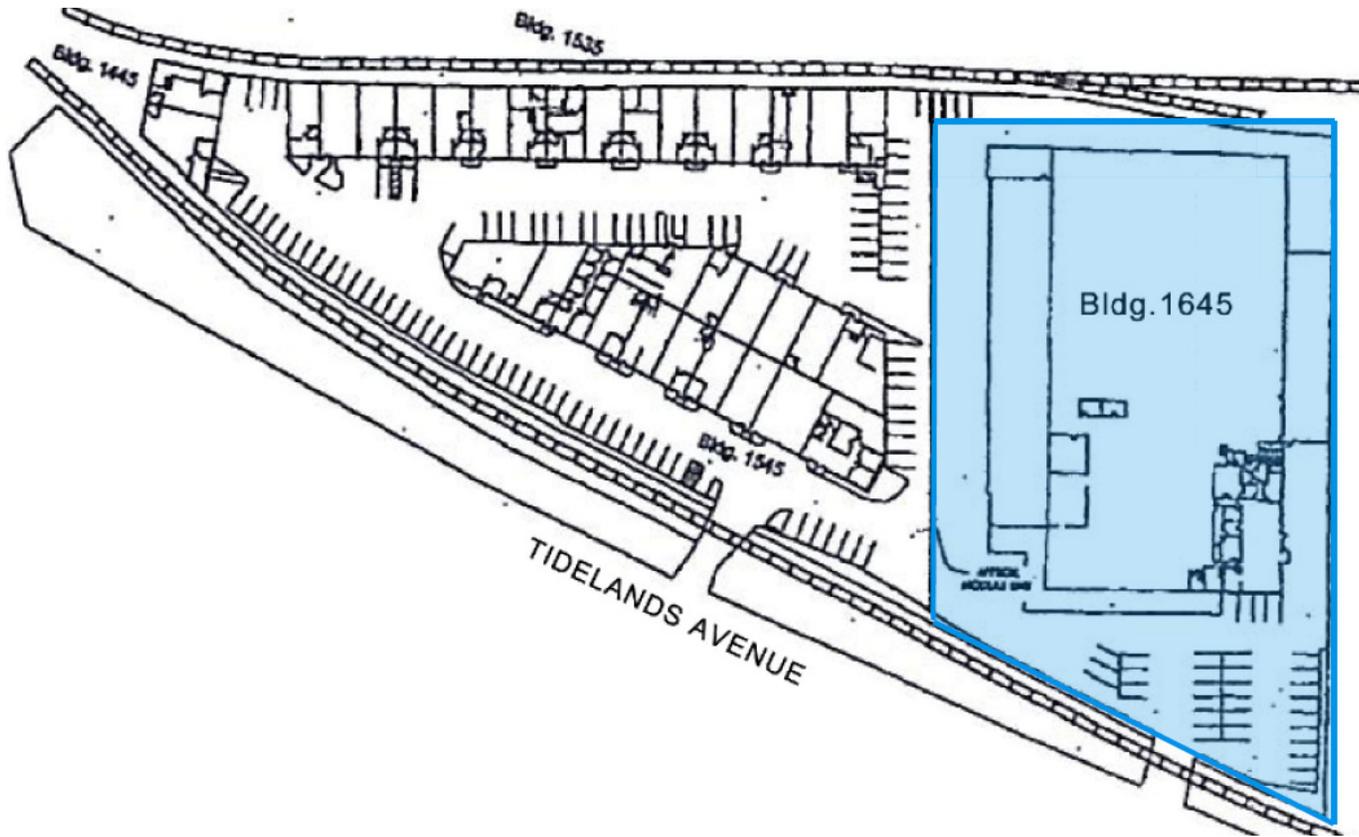
President | Broker | CPM | CCIM
O: 760.720.2829 x101
C: 760.518.1693
ede@amsinc.bz
CalDRE # 00859830



ASSET
MANAGEMENT
SPECIALISTS

FOR LEASE 54,605+/- SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	54,605 SF	Lease Rate:	MOST COMPETATIVE RATE!! Please contact broker

JEFF MANCHESTER

Property Manager | Agent
O: 760.720.2829 x103
C: 858.215.2722
jeff@amsinc.bz
CaDRE #02068475

ED ENGLE

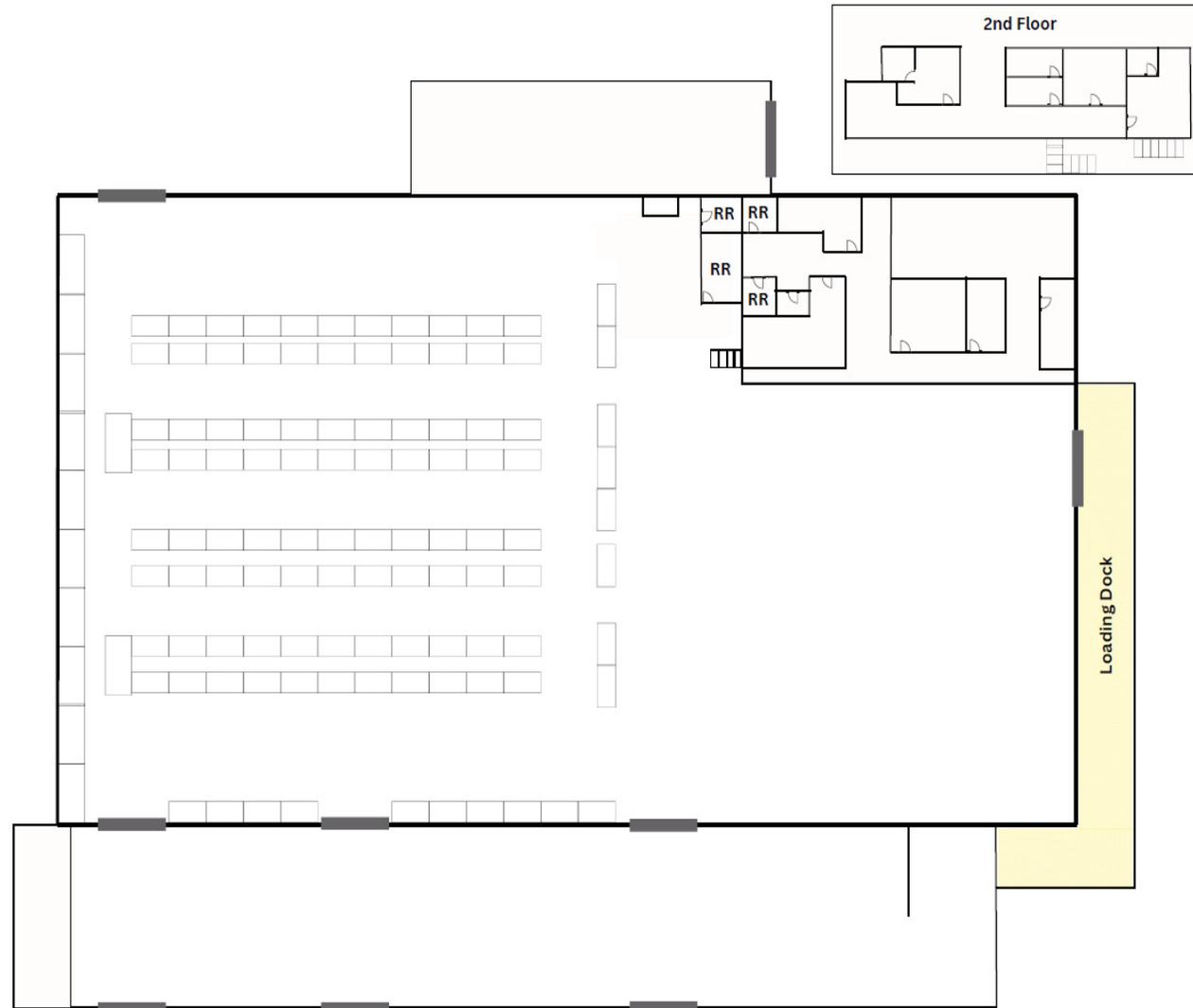
President | Broker | CPM | CCIM
O: 760.720.2829 x101
C: 760.518.1693
ede@amsinc.bz
CaDRE # 00859830



ASSET
MANAGEMENT
SPECIALISTS

FOR LEASE 54,605+/- SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950



JEFF MANCHESTER

Property Manager | Agent
O: 760.720.2829 x103
C: 858.215.2722
jeff@amsinc.bz
CaDRE #02068475

ED ENGLE

President | Broker | CPM | CCIM
O: 760.720.2829 x101
C: 760.518.1693
ede@amsinc.bz
CaDRE # 00859830



ASSET
MANAGEMENT
SPECIALISTS

FOR LEASE 54,605+/- SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

JEFF MANCHESTER

Property Manager | Agent
 O: 760.720.2829 x103
 C: 858.215.2722
 jeff@amsinc.bz
 CalDRE #02068475

ED ENGLE

President | Broker | CPM | CCIM
 O: 760.720.2829 x101
 C: 760.518.1693
 ede@amsinc.bz
 CalDRE # 00859830



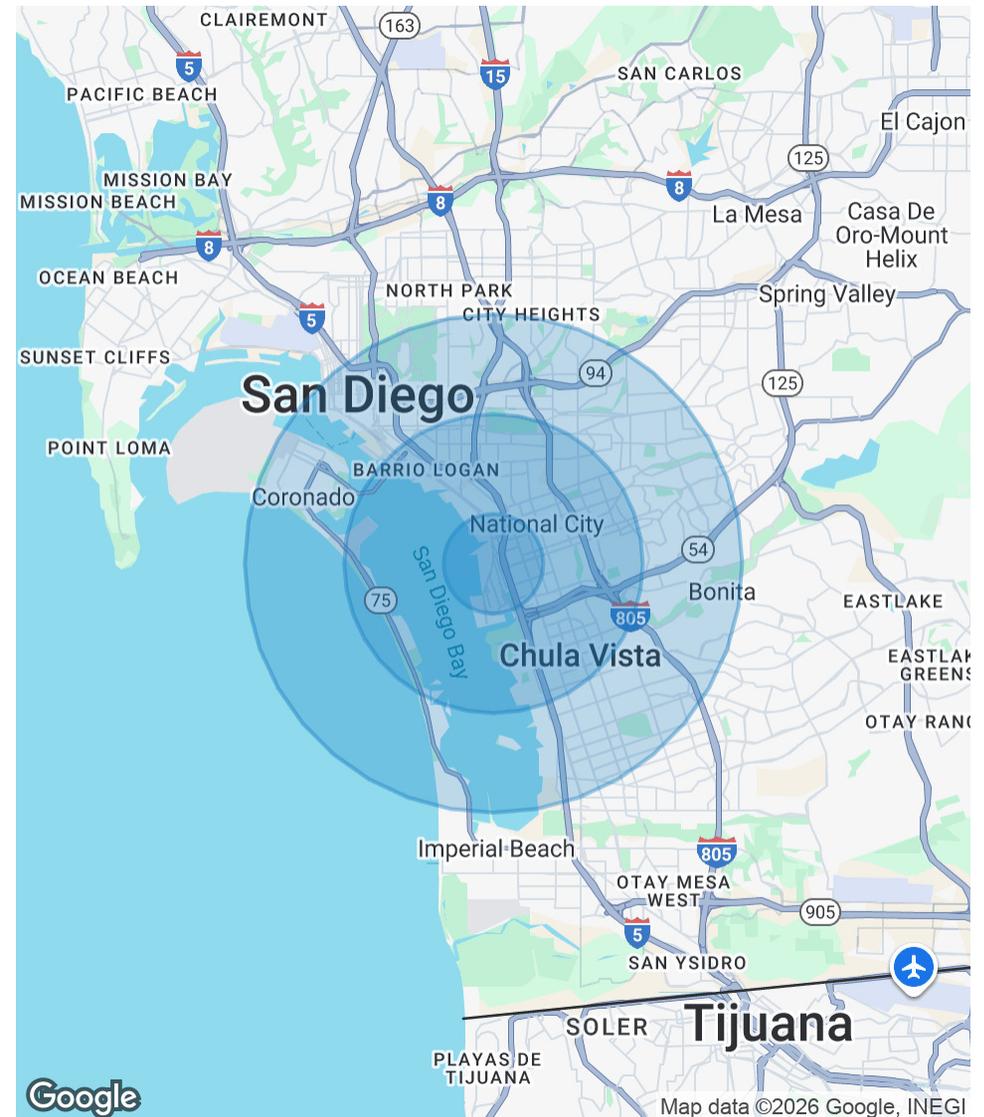
ASSET
 MANAGEMENT
 SPECIALISTS

FOR LEASE 54,605+/- SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,507	155,979	456,628
Average age	37	37	39
Average age (Male)	35	36	38
Average age (Female)	38	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,989	45,856	158,607
# of persons per HH	3.2	3.4	2.9
Average HH income	\$74,460	\$80,609	\$99,007
Average house value	\$733,226	\$651,286	\$756,831

* Demographic data derived from 2020 ACS - US Census



JEFF MANCHESTER

Property Manager | Agent
 O: 760.720.2829 x103
 C: 858.215.2722
 jeff@amsinc.bz
 CaDRE #02068475

ED ENGLE

President | Broker | CPM | CCIM
 O: 760.720.2829 x101
 C: 760.518.1693
 ede@amsinc.bz
 CaDRE # 00859830



**ASSET
MANAGEMENT
SPECIALISTS**