

FOR LEASE

Suite 104

Warehouse / Flex Space



State Street Building

2555 State St | San Diego | CA | 92101

- Open Floor Plan
- Common Area Lobby & Restroom
- Common Area Loading Dock
- Uses: Warehouse / Distribution / Retail / Assembly / Fulfillment / Flex
- Fire Alarm Monitored 24/7



Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #: 01712147

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**BERKSHIRE
HATHAWAY
HomeServices**

California Properties
Commercial Division

Rare Downtown San Diego Warehouse / Flex Space

**Close to All:
Little Italy, Bankers Hill, Airport,
Restaurants, Entertainment,
Shopping, Freeway Access**

**Berkshire Hathaway HomeServices
CA Properties—Commercial Division
5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008**

FOR LEASE

Suite 104

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BERKSHIRE
HATHAWAY
HomeServices

California Properties
Commercial Division

Suite 104

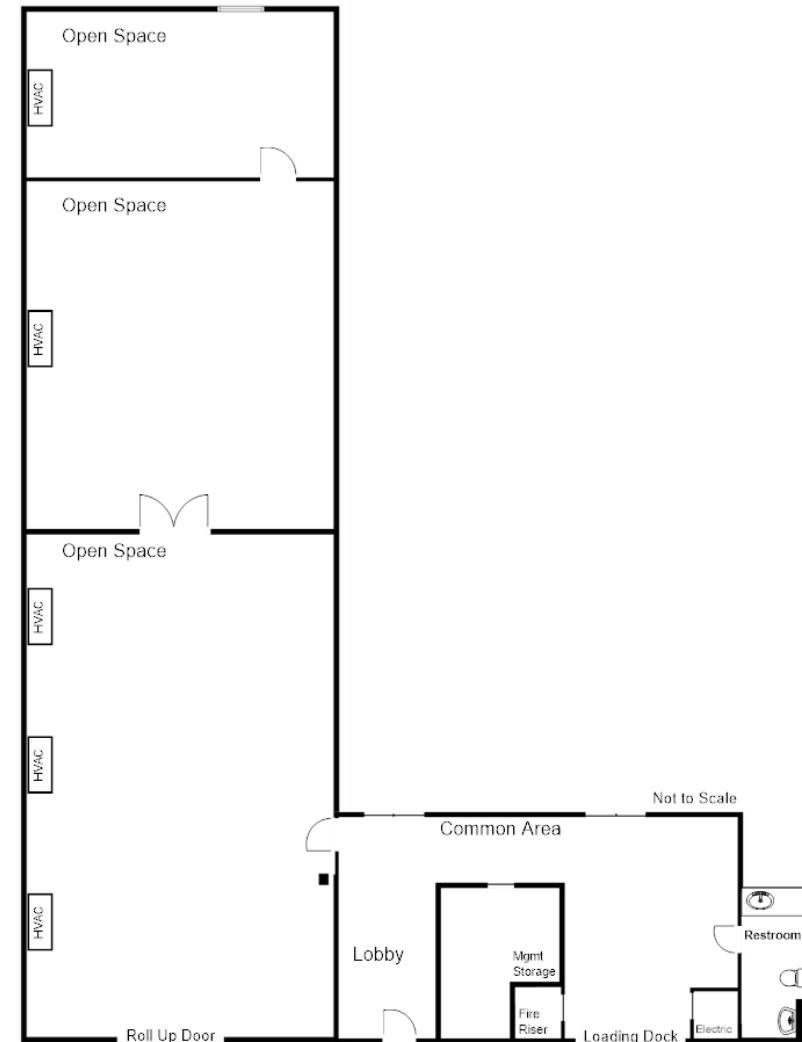
- +/- 3,277 Rentable Square Feet
- \$1.95 per square foot
- \$0.19 CAM per square foot
- Gross Lease, Plus E
- Grade Level Truck Roll-Up Door
- HVAC
- Free street parking
- High speed internet available
- Fire Sprinklers - All Interiors
- 9' - 11' Open Beam Ceilings

- **Common Area:**

- Lobby
- Restroom
- Loading Dock & Rollup Door

- **CAM includes:**

- Water
- Trash
- Gardener
- Janitorial Weekly (common area)
- Restroom Supplies
- Fire Sprinklers



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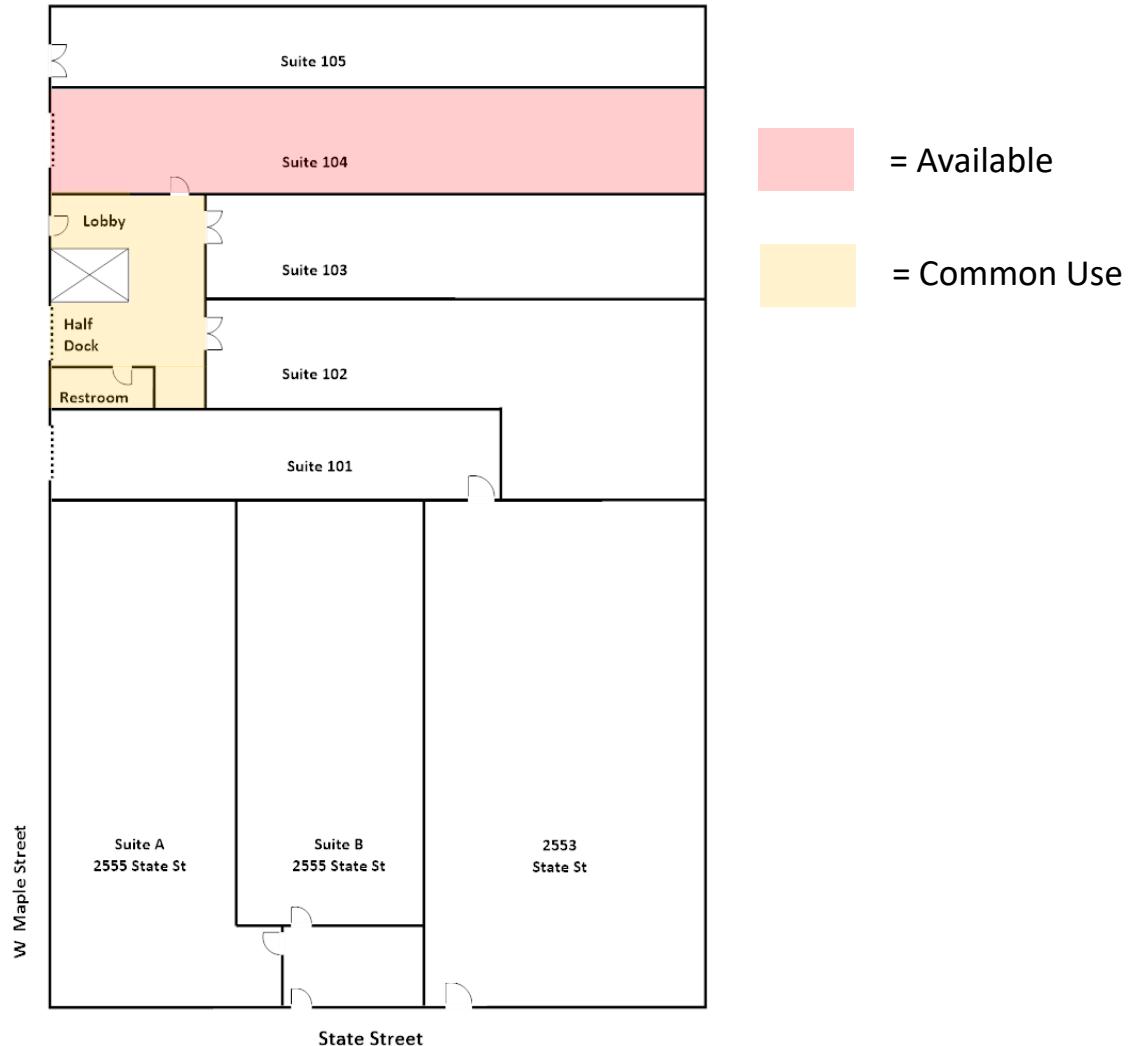
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Site Plan



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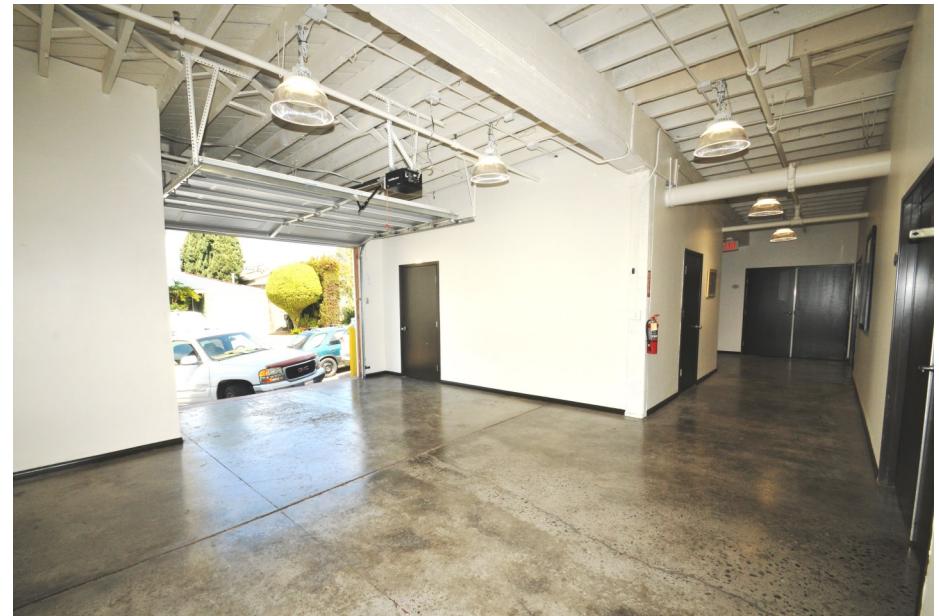


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Common Area Lobby



Common Area 1/2 Loading Dock

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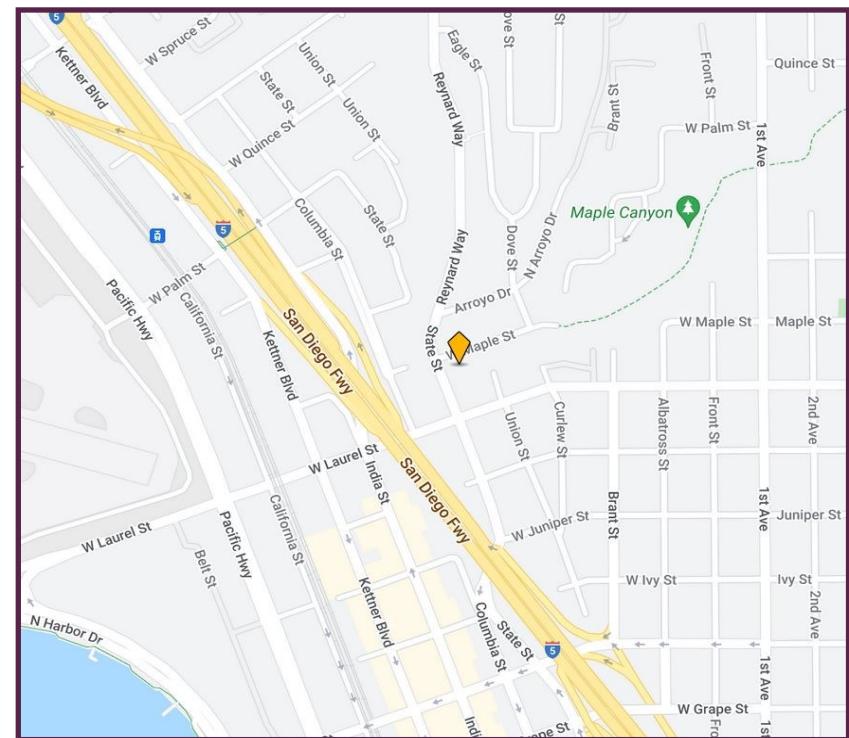
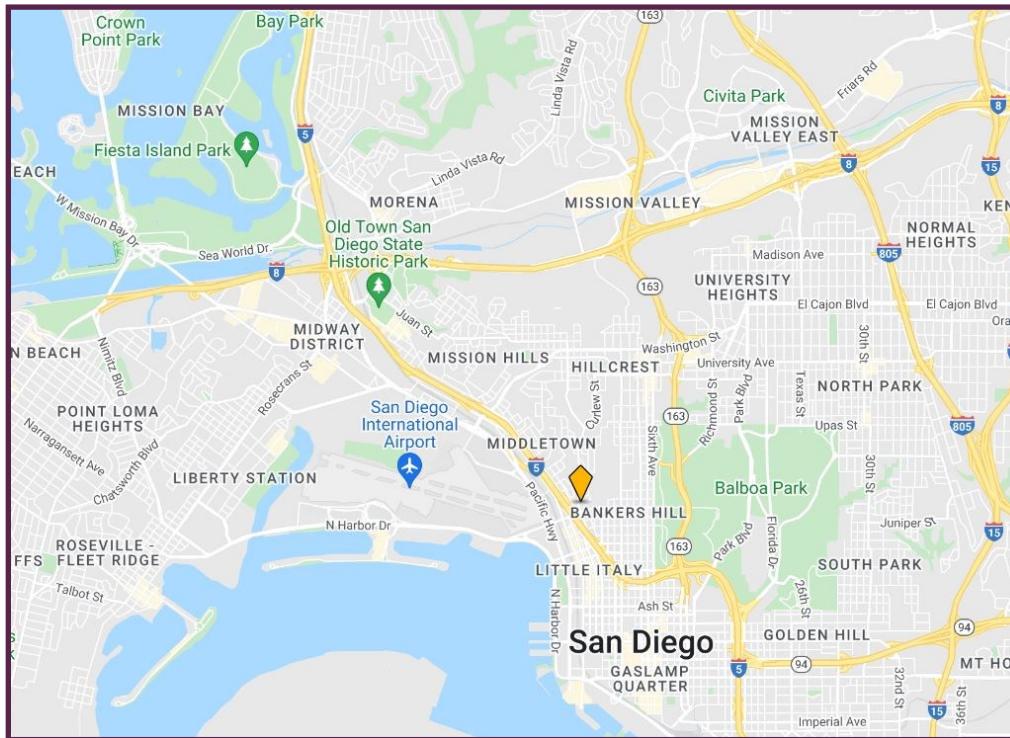
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