

10926

WOODSIDE AVENUE NORTH | SANTEE, CA



±91,923 SF FOR SUBLEASE

\$1.20 NNN WITH LOW \$0.26 NETS DIVISIBLE TO ±60,000 SF

ANDY IRWIN
+1 858 410 6376
andy.irwin@jll.com
RE license #01302674

NICOLE WINTERS
+1 858 410 1231
nicole.winters@jll.com
RE license #01776953



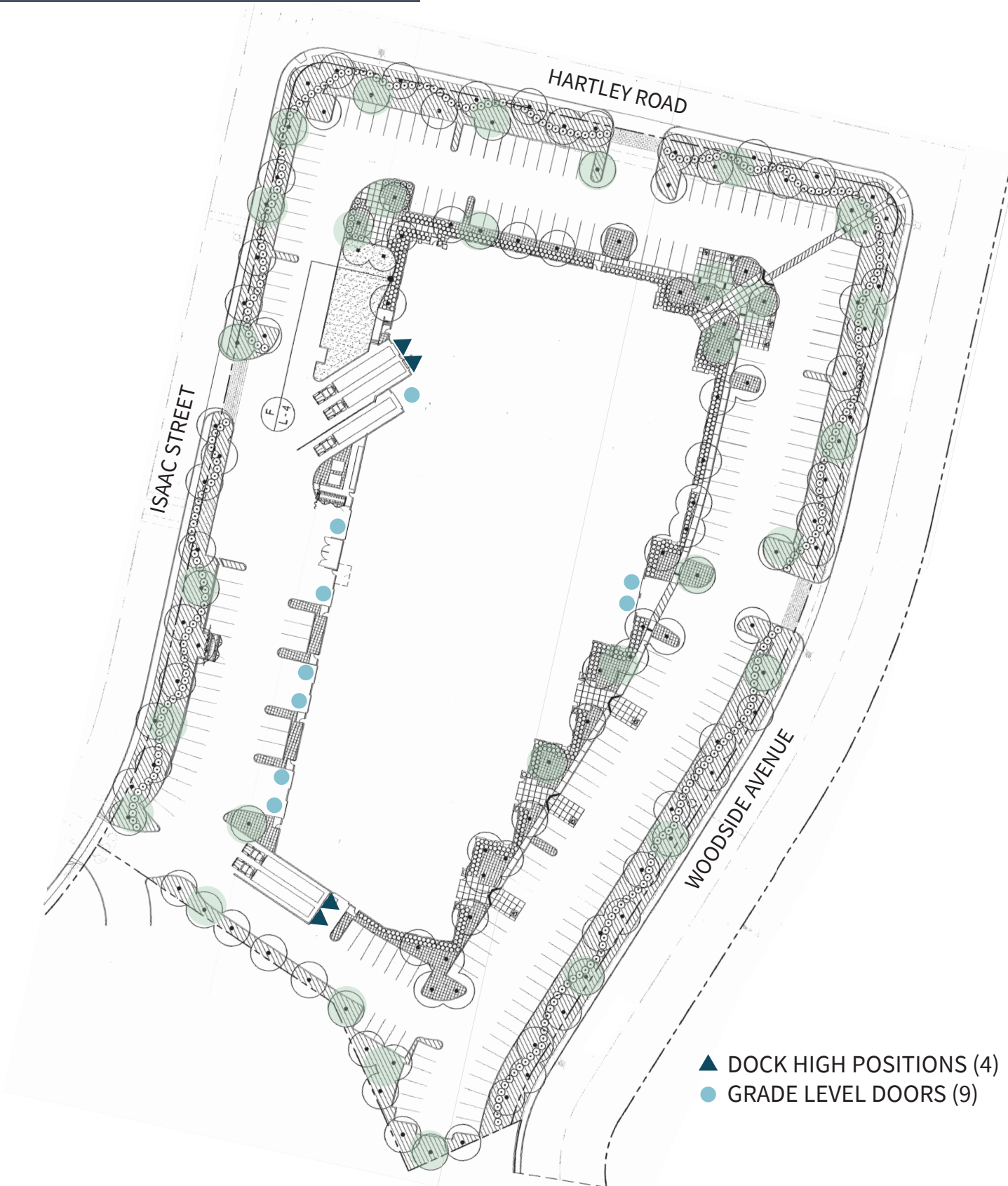
10926 Woodside Avenue, Santee

91,923 SF Industrial Building

PROJECT OVERVIEW

| | |
|---|--|
| TOTAL BUILDING AREA | ± 91,923 SF |
| DIVISIBILITY | ±60,000 SF |
| GROUND FLOOR | ± 80,868 SF |
| MEZZANINE | ± 9,537 SF |
| FIRST & SECOND FLOOR OFFICE AREA | ± 8,943 SF |
| LAND AREA | 5.44 Acres |
| ACCESSIBILITY | Easy access to CA-67, CA-52, CA-125 & I-15 |
| YEAR BUILT | 2004 |
| LAND AREA | 5.44 Acres |
| LOADING | 4 Dock High Positions 9 Grade Level Doors |
| CLEAR HEIGHT | 25' Minimum Clear Height |
| POWER | 4,000 amps @ 208v plus 2,000 amps @ 480v |
| SPRINKLERS | Fully Sprinklered |
| FULL BUILDING LEASE RATE | \$1.20 NNN |
| NNN EXPENSE | \$0.26 PSF |
| SUBLEASE TERM | Through 12/31/32 (shorter terms available) |
| ADDITIONAL FEATURES | Freestanding building. Ability to fence and secure the site. Freeway visibility. Potential to demise |

SITE PLAN



- ▲ DOCK HIGH POSITIONS (4)
- GRADE LEVEL DOORS (9)

FIRST FLOOR

OFFICE

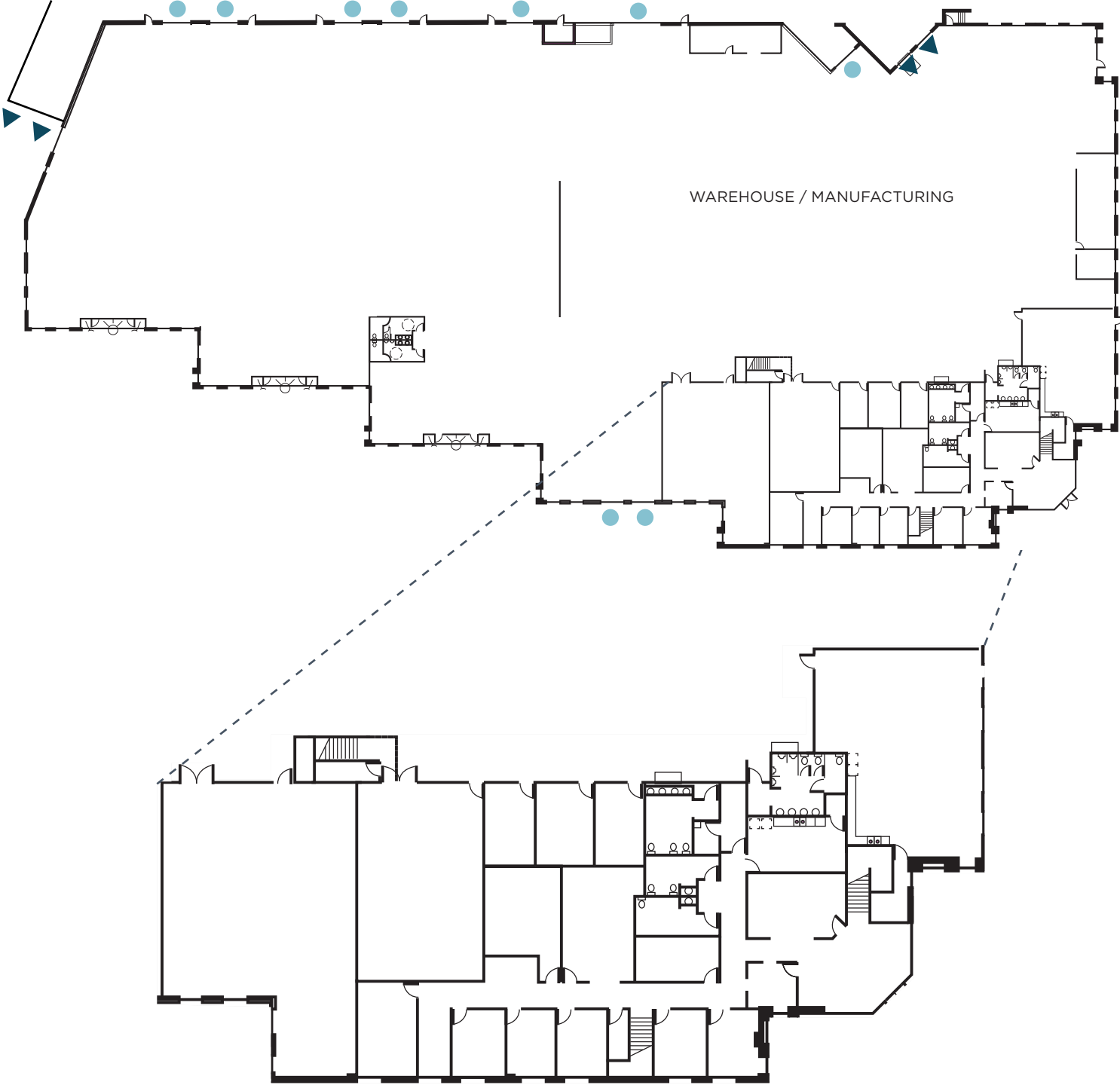
±6,730 SF

WHS/MFG

±74,138 SF

TOTAL

±80,868 SF



SECOND FLOOR

OFFICE

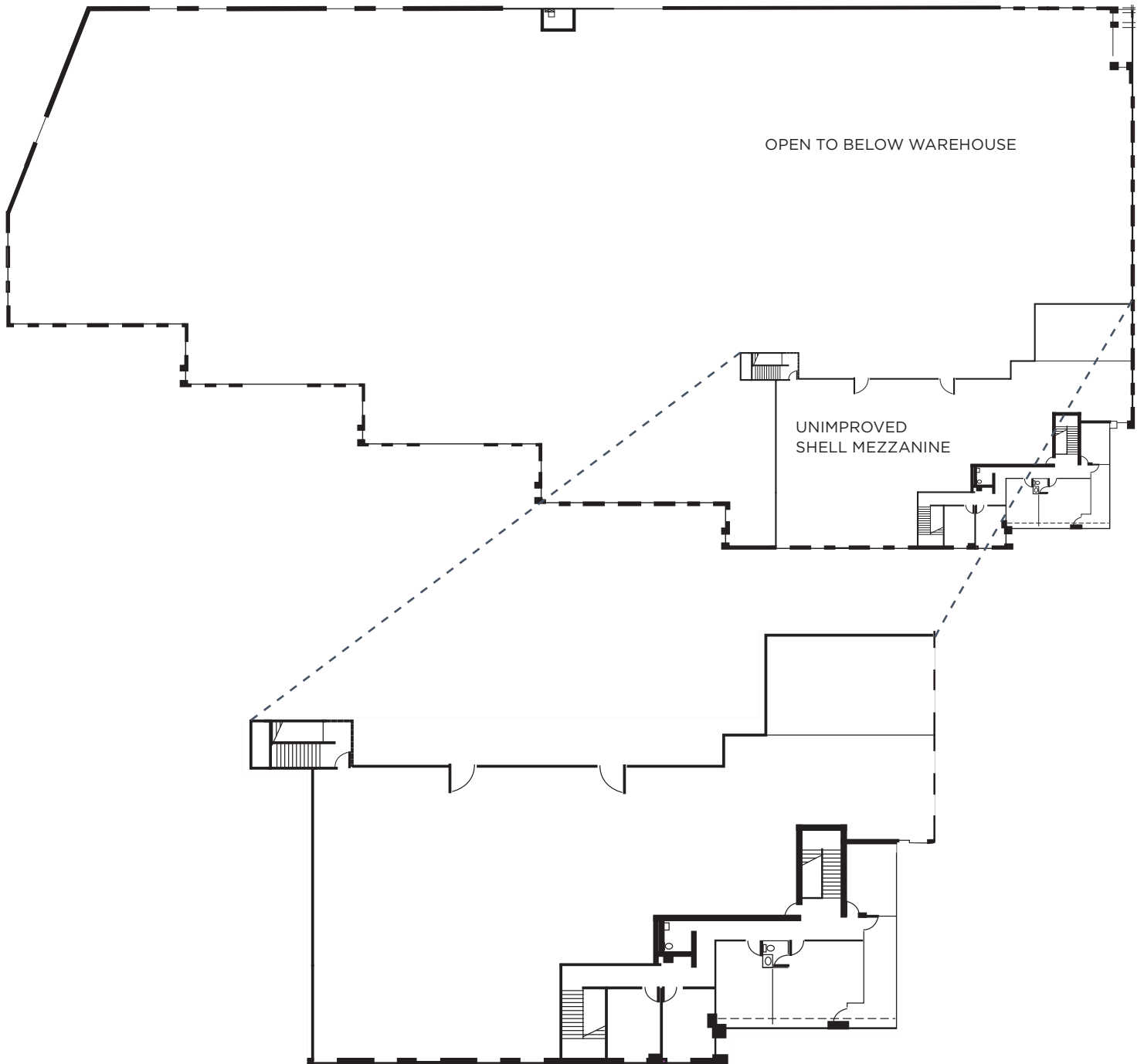
±2,213 SF

MEZZANINE/STORAGE

±7,324 SF

TOTAL

±9,537 SF



DRIVE TIMES

LOS ANGELES

125 miles
2 hours, 22 minutes

ORANGE COUNTY

91.9 miles
1 hour, 34 minutes

OCEANSIDE

43.3 miles
51 minutes

CARMEL VALLEY

25.1 miles
30 minutes

DOWNTOWN

20.4 miles
20 minutes

CHULA VISTA

20.1 miles
20 minutes

OTAY MESA

27.8 miles
38 minutes



CORPORATE NEIGHBORS



10926
WOODSIDE

THE HOME DEPOT
COSTCO WHOLESALE
Party City
ROSS DRESS FOR LESS
KOHL'S
Michaels
TARGET
DOLLAR TREE
AutoZone
LOWE'S
BARNES & NOBLE
Walmart

pepsi
BOTTLING GROUP

SMLC
SHIRT DESIGN LASER CUTTING
AIRE FORCE
HEATING & AIR DIV.
Carter
AIR

FAMILY AUTO SERVICE
AND TIRE CENTER
SoCalTruck
ACCESSORIES & EQUIPMENT
AMERICAN FACTORY WHEEL
REPAIR, RETREAD, REFILL
TPR
INDUSTRY
fix
AUTO

GILLESPIE
FIELD

Walmart
DICK'S
SPORTING GOODS
HomeGoods
REGAL
ALDI
BEST BUY
PET SMART
jcpenny
Mor
ULTA
BEAUTY
ASHLEY



FOR SUBLEASE

91,923 SF MANUFACTURING BUILDING FOR SUBLEASE

10926

WOODSIDE AVENUE | SANTEE, CA

CONTACT BROKER FOR MORE INFORMATION

ANDY IRWIN

+1 858 410 6376

andy.irwin@jll.com

RE license #01302674

NICOLE WINTERS

+1 858 410 1231

nicole.winters@jll.com

RE license #01776953

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

