



AVAILABLE FOR SALE

±30,000 SF INDUSTRIAL BUILDING

5202 LOVELOCK STREET, SAN DIEGO, CA 92110

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SITE OVERVIEW

**PRICING:**

\$9,600,000
(\$320/SF)

**BUILDING SIZE:**

±30,000 SF

**SITE AREA:**

Parcel 436-440-16-00: 1.58 AC
Parcel 436-440-15-00: 0.29 AC

**PARKING:**

Ample parking and yard area

**LOADING:**

4 Dock-High & 3 Grade-Level (ramped) Doors,
plus rear dock loading

**CLEAR HEIGHT:**

Approximately 15' – 16' clear **Buyer to verify*

**OFFICE SIZE:**

Approximately 15%

**CONSTRUCTION:**

Concrete Tilt-Up

**SPRINKLERS:**

Yes

**POWER:**

2,000 Amps **Buyer to verify*

**YEAR BUILT:**

1971

**ZONING:**

IL-3-1, City of San Diego

**SUBMARKET:**

Morena / Sports Arena

PROPERTY HIGHLIGHTS

- Rare ±30,000 SF freestanding industrial building on ±1.87 acres across two parcels
- Heavy loading: 4 dock-high doors plus 3 grade-level (ramped) doors
- Existing cold storage and refrigeration in place – easily demolished to suit a new user
- Owned solar system
- Functional ±15% office build-out with open and private offices
- Concrete tilt-up construction, fully sprinklered
- Ample parking and yard area
- Approximately 15' – 16' clear height – buyer to verify
- IL-3-1 zoning in the infill Morena / Sports Arena submarket
- Excellent access to I-5 & I-8 with proximity to Mission Bay and Downtown San Diego

AS-BUILT FLOOR PLAN / SITE PLAN



LOVELOCK ST

**Portions of this image were generated with the assistance of AI and are for illustrative purposes only.*

CONCEPTUAL FLOOR PLAN / SITE PLAN



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PROPERTY PHOTOS



SITE AERIAL



NEIGHBORHOOD AERIAL



MORENA / SPORTS ARENA OVERVIEW

Morena / Sports Arena is one of San Diego's most centrally located infill industrial submarkets, positioned between Old Town, Mission Bay and the I-5 corridor, just minutes from Downtown San Diego and the airport.

The district is defined by tight industrial supply, very limited new construction and steady tenant demand from logistics, food production and maker / flex users drawn to its central location and harbor access.

Location: Bordered by I-5 and I-8 with direct access to Mission Bay, Downtown and the Port of San Diego.

Industry: A diverse mix of food and beverage production, distribution, marine and creative-flex businesses.

Connectivity: Immediate freeway access and close proximity to San Diego International Airport.

Scarcity: Infill location with very little developable land, supporting long-term value and low vacancy.

Lifestyle: Adjacent to Mission Bay Park, the Sports Arena / Midway redevelopment and abundant retail and dining.





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