

FOR LEASE

8594 SIEMPRE VIVA ROAD

11,021 SF INDUSTRIAL SUITE

8594



**REDUCED
RATE!**

**SHORT
TERM OPTION
AVAILABLE**

8594 SIEMPRE VIVA RD | SUITE 4 | SAN DIEGO | CA 92154

HIGHLIGHTS



OTAY MESA SUBMARKET



DOCK & GRADE LOADING



MINIMAL OFFICE



SPRINKLERED



SECURED PARKING



FRONTAGE ON SIEMPRE VIVA RD



PROPERTY FEATURES

Lease Rate: \$0.95/SF NNN

SUITE SIZE: 11,021 SF

CLEAR HEIGHT: 24'

OFFICE: 15%

SPRINKLERED: YES

DOCK HIGH POSITIONS: 3

ZONING: IBT-1

GRADE LEVEL DOORS: 3

YEAR BUILT: 2000

FLOOR PLAN



- = Grade Level Door
- ▲ = Dock High Door

PROPERTY PHOTOS



PROPERTY PHOTOS



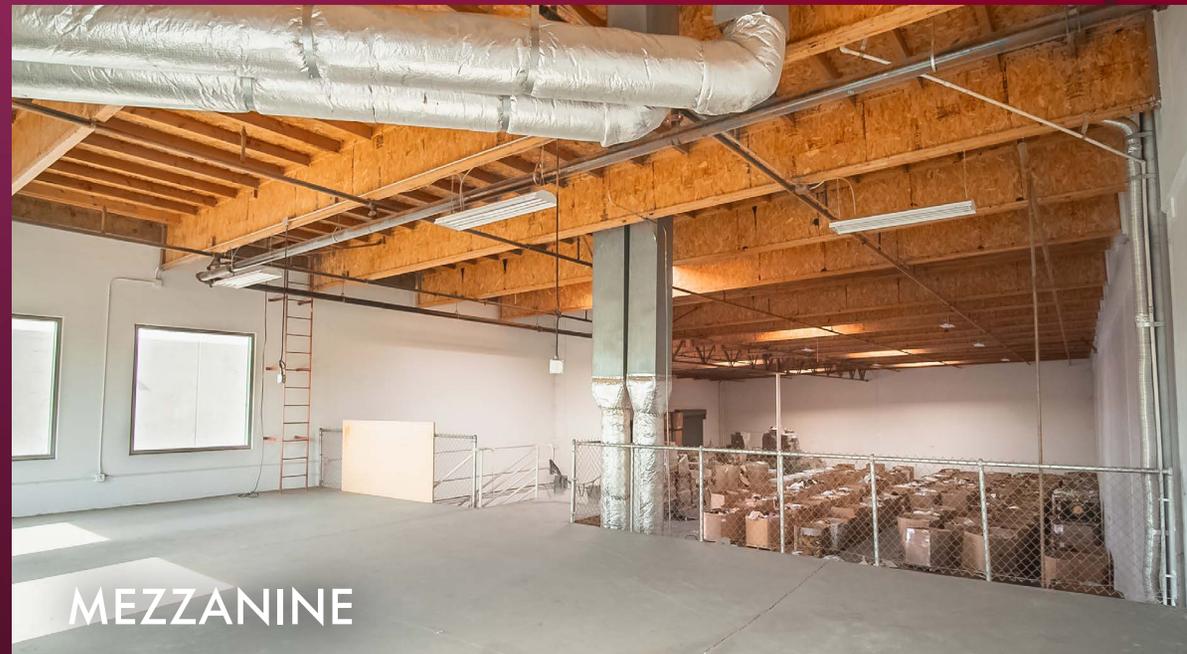
OFFICE



RECEPTION



WAREHOUSE



MEZZANINE

CORPORATE NEIGHBORS



Expeditors
Static Control
PANALPINA
IRON MOUNTAIN INCORPORATED
HENRY LOGISTICS
FedEx
ZEBRA
plantronics

Copart
Chipman
HYUNDAI

FedEx
amazon
Rivulis
BD
EMERALD TEXTILES
COSTCO WHOLESALE
ZUCARMEX
CHP
XPOLogistics

8594
SIEMPRE VIVA ROAD

DHL
GENERAL DYNAMICS
Steelcase
CUBIC
Honeywell
Mor
Kraft
Parker

SHARP
Panasonic
BOSE
TRIDENT
IRON MOUNTAIN INCORPORATED
GENERAL DYNAMICS
MASTERS TOUCH
GOGGIN
PACIFIC WORLD CORPORATION

SAN DIEGO

POPULATION

3.33M

MEDIAN HOUSEHOLD
INCOME

\$79,646

UNEMPLOYMENT RATE

4.2%

San Diego County is one of the nation's most desirable places to live, well known for its amazing year round weather and 70 miles of coastline. The region is situated in southwestern California with the Pacific Ocean to the West, Los Angeles, Orange, and Riverside Counties to the North, and the Tijuana/Mexico border to the South. In 2018, over 35 million visitors were captivated by the region's luxurious hotels, sandy beaches, fine dining establishments, world renowned golf courses, and various top attractions.

2 Sports Teams

6 Universities

400 Parks & Beaches

100+ Attractions

6,000+ Restaurants

70° Average Temperature

115+ Breweries
& Growing!

70 Miles of
Coastline

75% Of The Year
Is Sunny

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Andrew Kenny

(760) 929-7841

akenny@lee-associates.com

DRE Lic#02206475



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonoorth

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Any of the foregoing information will need to be separately verified by Buyer.

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