

PALISADE SANTEE COMMERCE CENTER



Colliers

Brand New, Class A, State-of-the-Art Multi-Tenant Industrial Building

#290,618 SF



10990 Woodside Avenue, Santee, CA 92071

FOR LEASE

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PALISADE SANTEE

COMMERCE CENTER

±290,618 SF Brand New, Class A,
State-of-the-Art Multi-Tenant Industrial Building



Colliers

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PALISADE SANTÉE

±290,618 SF



RARE SPEC MULTI-TENANT INDUSTRIAL BUILDING IN CENTRAL/EAST COUNTY

Strategically located on ±13.49 acres in a premier Class A business park setting, the project offers institutional-quality design with 36' clear heights, 54 total loading doors, and a shared 185' truck court accommodating tenants from 25,553 to 290,618 square feet.

East County is a strategic and highly desirable industrial submarket with excellent access to major transportation corridors including Interstate 8, State Route 67, and proximity to the Port of San Diego and San Diego International Airport. East County has emerged as a vital industrial hub due to its strong infrastructure and connectivity to regional and cross-border markets. East County's industrial appeal has been further enhanced by a growing base of industrial customers seeking more cost-efficient alternatives to Central County, making East County an increasingly attractive destination for tenants.



±290,618 SF -
Two Buildings



Can Accommodate Tenants
±25,553 - 290,618 SF



Divisible up to Eight (8) Units



±13.49 Total Acres



Fifty Four (54)
Dock High Doors



±36' Clear Height



Excellent Santee Location
with Regional Connectivity



Delivery Date
Q2 2027



Four (4) Oversized
Grade Level Doors



±4,000 amps, 277/480V
Services Power



ESFR Sprinklers K-25



Fenced & Secured Yard
with 185' Truck Court



Nearby Shopping
& Restaurants

PROJECT OVERVIEW



Class A Business
Park Setting

10990 Woodside Avenue, Santee, CA 92071

PALISADE SANTÉE



Subject to change after city review/approval

FOR LEASE



PROPERTY OVERVIEW

Address

10990 N Woodside Avenue Santee, CA 92071

Market

San Diego

Submarket

Santee / East County

Site Area

±13.49 Acres

APN

381-070-52

Zoning

I-L (City of Santee Industrial Zoning)

Parking

1,02/1,000 SF 296 Vehicle Stalls

Square Feet

±290,618 SF

Number of Units

Divisible up to Eight (8)

Two-Story Office SF

8,000 SF Mezzanine 22,000 SF Total Office

Clear Height

±36'

Truck Court

185'

Loading

54 Dock-High Doors; 6 Ground-Level Doors



BUILDING 1

Square Feet

±143,708 SF

Number of Units

Divisible up to Four (4) (±25,553 - 143,708 SF)

Two-Story Office SF

4,000 SF Mezzanine; 11,000 SF Total Office

Clear Height

±36'

Truck Court

185'

Loading

27 Dock-High Doors; 3 Ground-Level Doors

BUILDING 2

Square Feet

±146,910 SF

Number of Units

Divisible up to Four (4) (±25,688 - 146,910 SF)

Two-Story Office SF

4,000 SF Mezzanine; 11,000 SF Total Office

Clear Height

±36'

Truck Court

185'

Loading

27 Dock-High Doors; 3 Ground-Level Doors

CORPORATE NEIGHBORS



10990 Woodside Avenue, Santee, CA 92071



LOCAL AMENITIES

Trolley Square
Santee Town Center



MISSION GORGE RD



Cuyamaca Business Park



Parkway Plaza



FLETCHER PKWY



PEPSI BOTTLING GROUP



PALISADE SANTEE

COMMERCE CENTER

Gillespie Field



El Cajon
Town & Country



BROADWAY

N 2ND ST

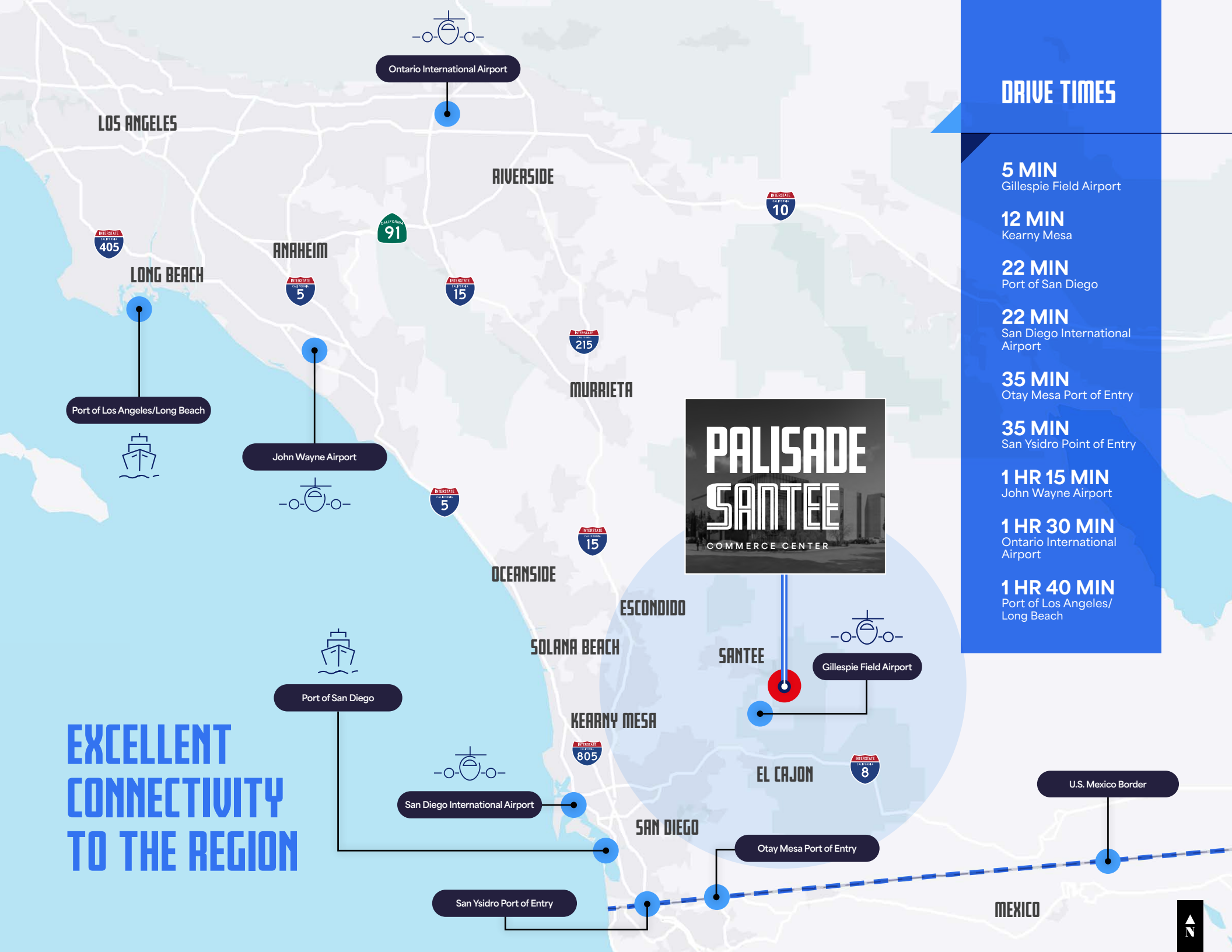


**WITH IMMEDIATE ACCESS
TO FOUR MAJOR FREEWAYS,
PALISADE SANTEE COMMERCE
CENTER OFFERS PROMPT
CONNECTION TO THE
BROADER SAN DIEGO
METROPOLITAN AREA.**

Regional connectivity to abundant amenities is one of the main reasons San Diego's prominent industrial users call Santee home.

The central location accounts for the area's long-time popularity among numerous San Diego tenants and business owners, and convenient access to all points in the county allows San Diego's large labor force to access Santee easily.





DRIVE TIMES

5 MIN

Gillespie Field Airport

12 MIN

Kearny Mesa

22 MIN

Port of San Diego

22 MIN

San Diego International Airport

35 MIN

Otay Mesa Port of Entry

35 MIN

San Ysidro Point of Entry

1 HR 15 MIN

John Wayne Airport

1 HR 30 MIN

Ontario International Airport

1 HR 40 MIN

Port of Los Angeles/Long Beach

**EXCELLENT
CONNECTIVITY
TO THE REGION**

**PALISADE
Santee**
COMMERCE CENTER


69,000
VEHICLES
PER DAY

PALISADE SANTÉE

COMMERCE CENTER



REGIONAL OVERVIEW

EAST COUNTY

East County serves as a natural extension of Central San Diego's industrial hub, offering lower rents, reduced occupancy, and strong potential for new development. With direct access to major transportation routes like SR-52 and SR-67, the area supports a growing base of light industrial and logistics users seeking cost-effective alternatives to more saturated submarkets. Santee, in particular, stands out for its available land, favorable zoning, and proximity to both workforce and infrastructure.

The region benefits from ongoing investment in mobility and infrastructure, enhancing connectivity and freight access across East County. As demand for functional, affordable industrial space continues to rise, East County offers a compelling opportunity for investors targeting long-term growth in San Diego's evolving industrial landscape.



KEY FACTS



131,481

Workforce in
East County



1%

Class-A Product
in East County



22%
Lower Rent

in East County than
Central County



1980

Average Age of Building
in East County



2.7%

Vacancy Rate in
East County

LET'S TALK

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