



# INDUSTRIAL FOR LEASE OR SALE

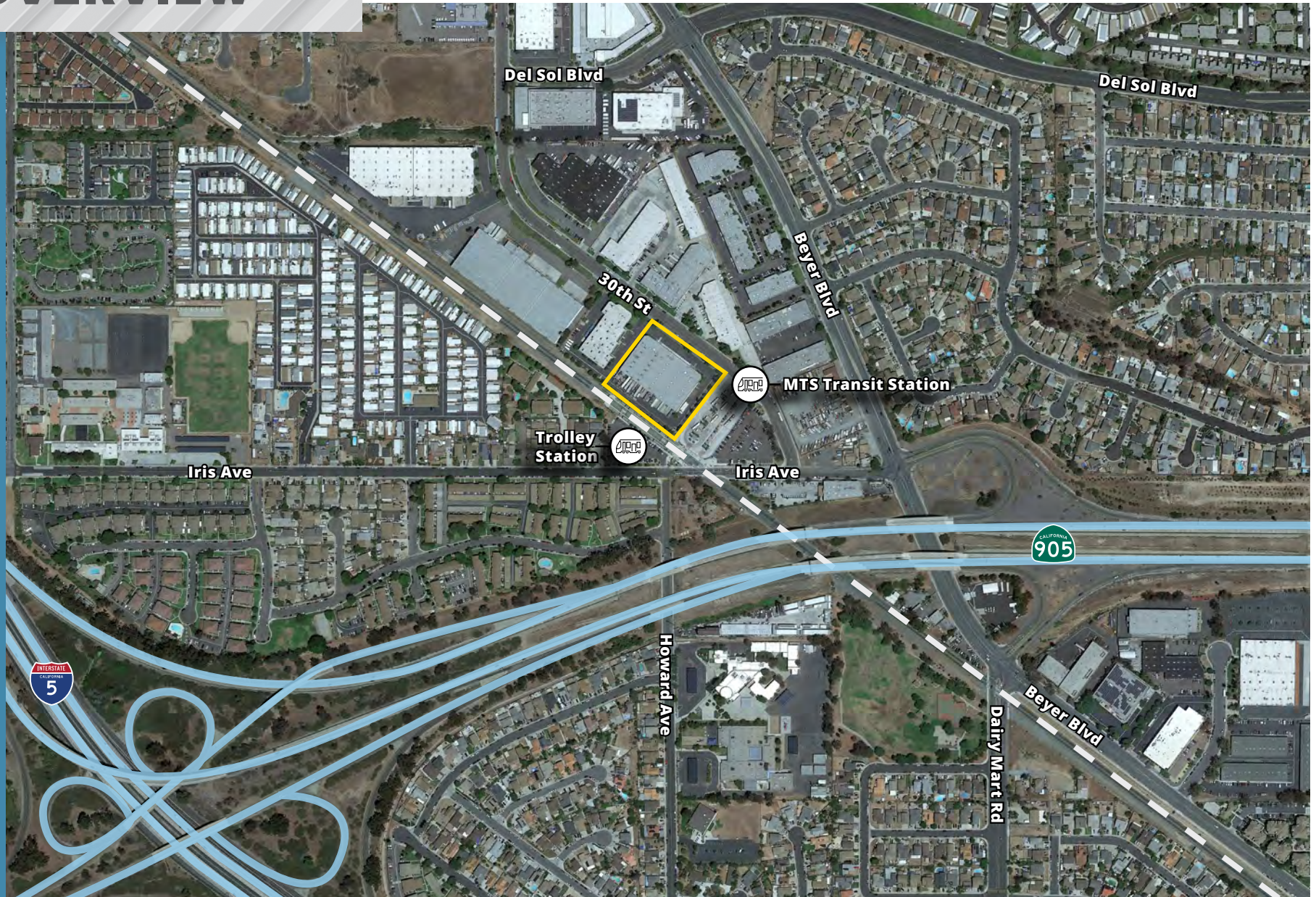
61,949 SF Divisible to 24,811 or 37,138 SF

1444 30<sup>TH</sup> St | San Diego, CA 92154

- › 24,811 - 37,138 SF industrial suites
- › Freestanding building with fenced secured yard area
- › 6 dock-high and 4 grade-level truck doors
- › Heavy power - 1,200 amps 277/480v
- › 22' clear height
- › 120 parking spaces
- › Location within New Employment Credit designated area
- › Adjacent to San Diego Trolley station and MTS Bus station



# AREA OVERVIEW





# PROPERTY HIGHLIGHTS

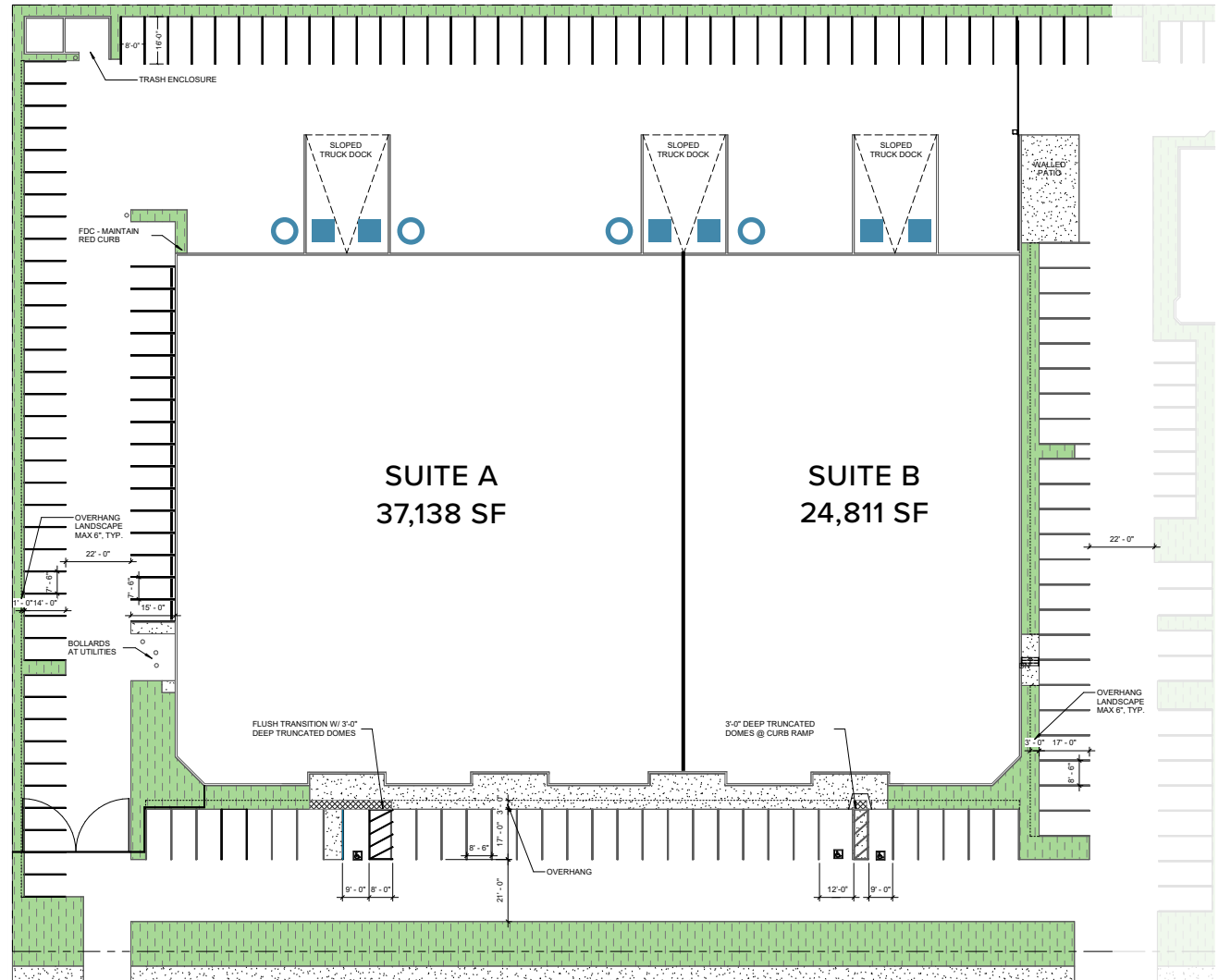
- › Freestanding building with fenced secured yard area
- › Divisible to 24,811 or 37,138 SF
- › Approx. 16% office space
- › Fenced truck court
- › 6 dock-high and 4 grade-level doors
- › 22' clear height
- › 120 parking spaces
- › Location within New Employment Credit designated area
- › Adjacent to San Diego Trolley station and MTS Bus station



Sale Price: Contact Brokers

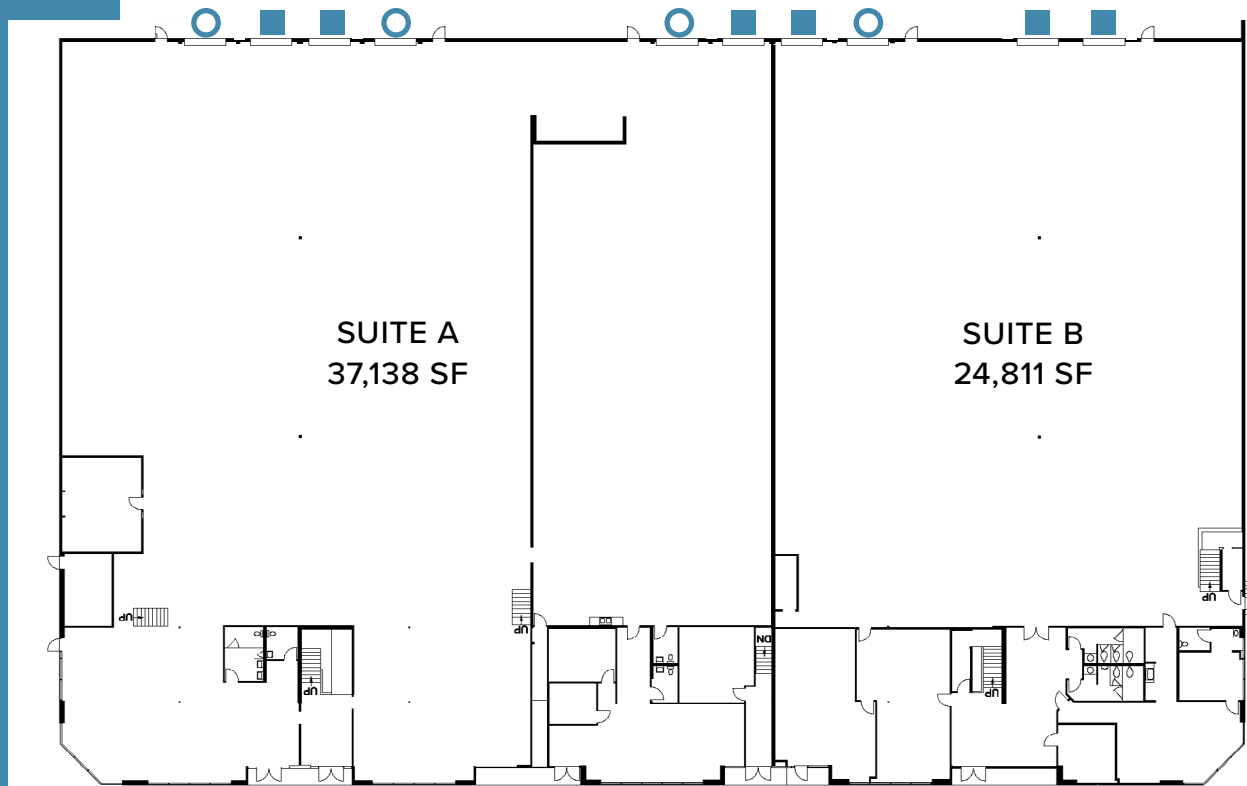
Lease Rate: \$1.35/SFNNN

NNNs: Estimated to be \$0.35/SF

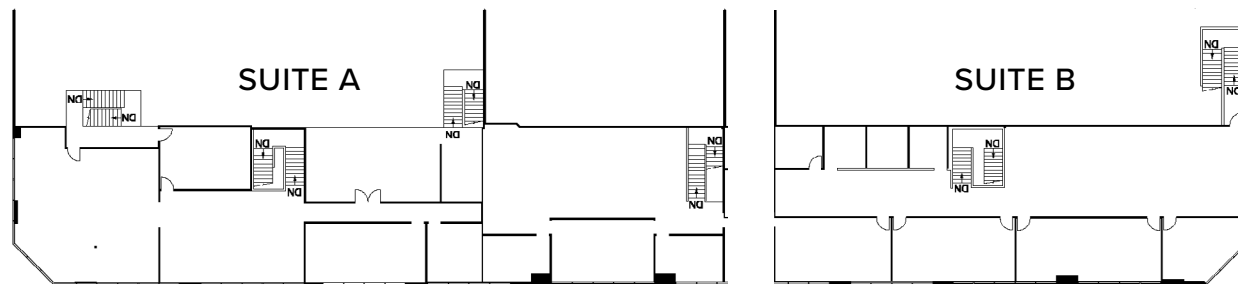


- Grade-level
- Dock-high

# FLOOR PLAN



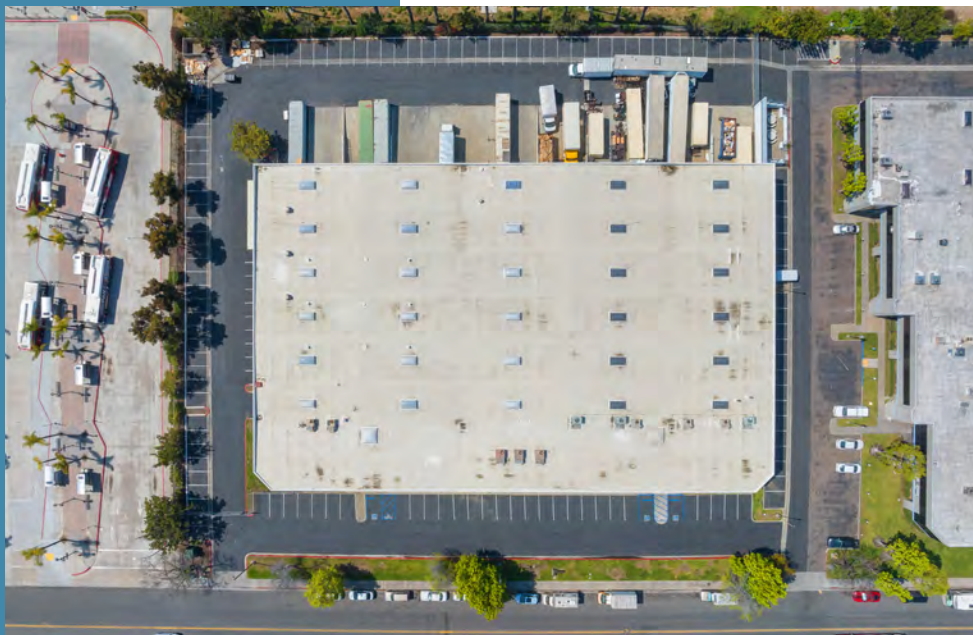
- Grade-level
- Dock-high



Mezzanine level



# PROPERTY PHOTOS





# LOCATION



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**BOB MOONEY**

+ 1 619 227 9414

[bob.mooney@colliers.com](mailto:bob.mooney@colliers.com)

License No. 00836061

**TUCKER HOHENSTEIN, SIOR**

+ 1 760 930 7966

[tucker.hohenstein@colliers.com](mailto:tucker.hohenstein@colliers.com)

License No. 00999360

**MIKE ERWIN, SIOR**

+ 1 760 930 7971

[mike.erwin@colliers.com](mailto:mike.erwin@colliers.com)

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