

# FOR SALE

±14,467 SF INDUSTRIAL BUILDINGS WITH YARD ON .47 ACRES LAND  
900 CIVIC CENTER DRIVE, NATIONAL CITY, CA 91950

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Please Do Not Disturb Tenant. Showings by Appointment Only.

# Property Overview

## MAIN BUILDING

## APPROXIMATE AREA

Building Size:

11,516 SF

## OTHER STRUCTURES

Permitted:

1,026 SF

Total Permitted:

12,542 SF

Non-Permitted Structure #1:

1,445 SF

Non-Permitted Structure #2:

480 SF

Total Non-Permitted:

1,925 SF

Total Approximate Building Areas  
(Permitted & Non-Permitted):

14,467 SF

**ASKING PRICE: PLEASE CONTACT BROKER**



**TWO (2)**  
NUMBER OF PARCELS

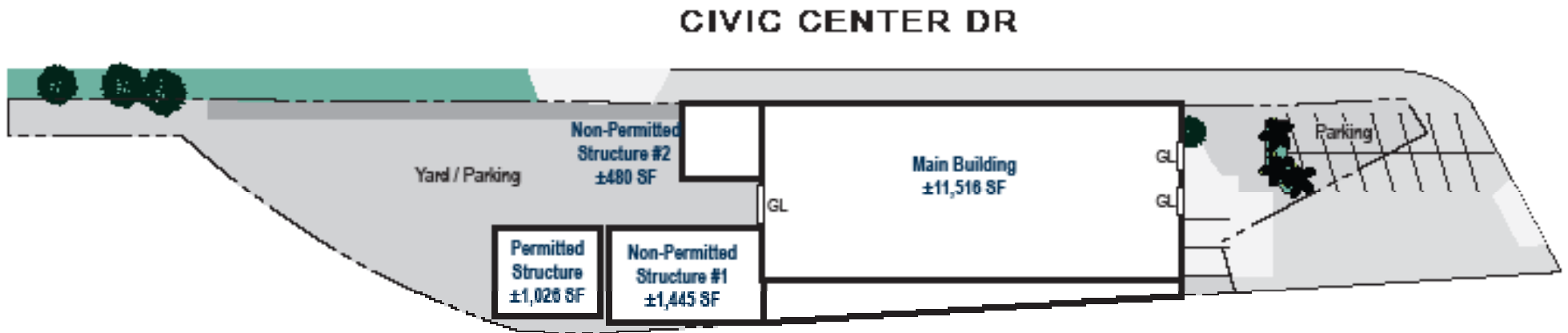
**559-010-09-00**  
PARCEL #1

**559-040-32-01**  
PARCEL #2

**0.47 ACRES**  
TOTAL LOT SIZE

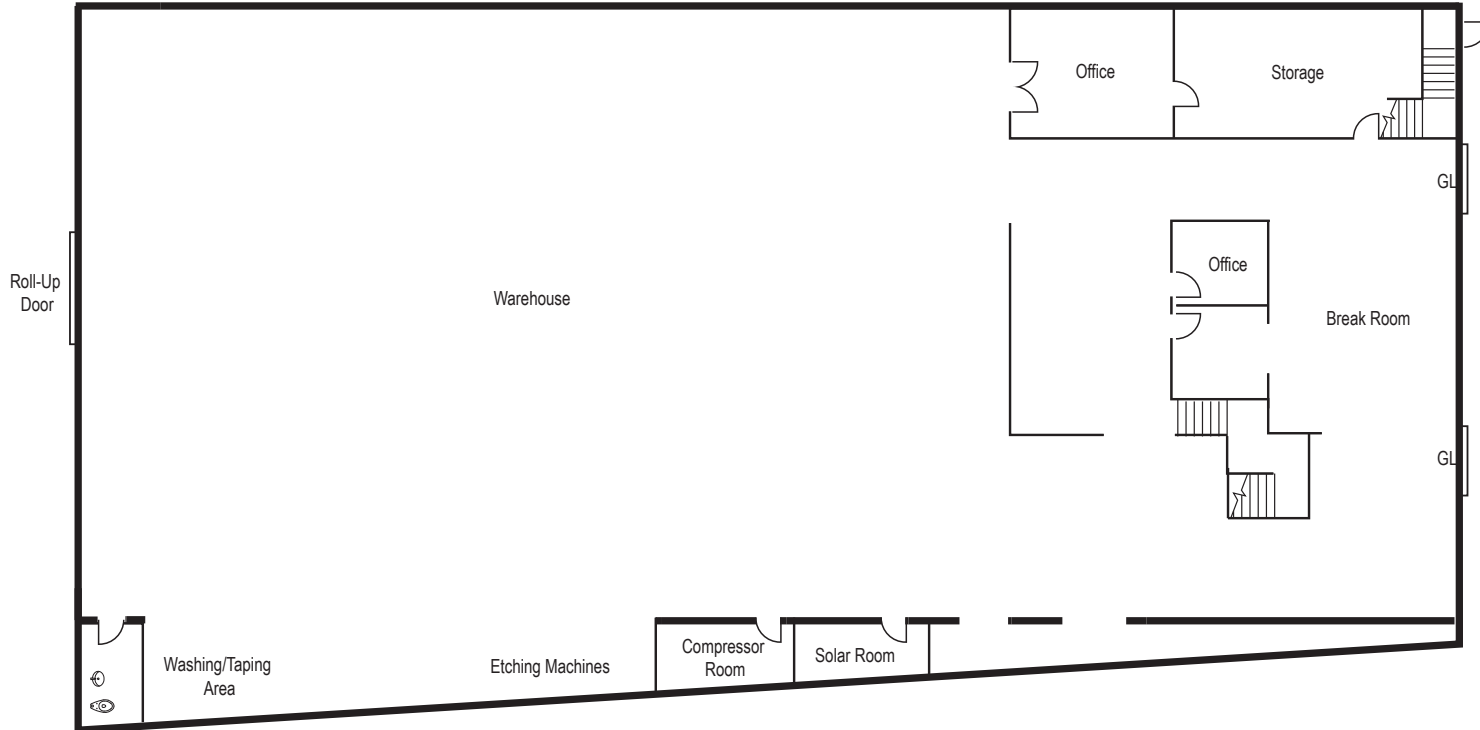
**IM MEDIUM INDUSTRIAL**  
ZONING

# Site Plan

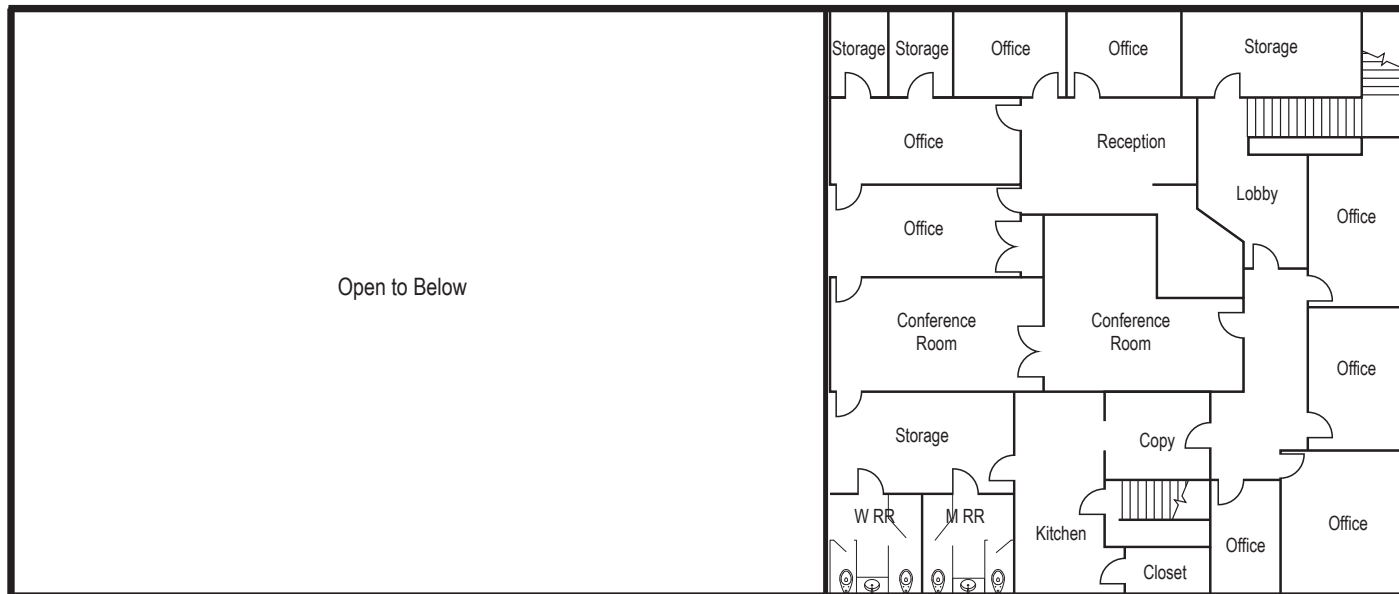


# Floor Plan

## 1st Floor



## 2nd Floor





### INTERIOR FEATURES

Upgraded LED lighting



Man-Cave with kitchen, shower and restroom

Fitness center



Multiple sets of restrooms

Climate controlled areas throughout 1st & 2nd floor improved office

Remote control of lighting, locks, doors, etc.



### EXTERIOR AMENITIES

Fenced secured outside yard

Ample parking



Key card access

Security cameras

(2) Level 2 Car Chargers (One on each end of Property)



### POWER & UTILITIES

Heavy power, including 480v

Hardwired for computers and stubbed for gas



Power and electrical distribution throughout

Compressor room and compressed airlines



Webpass Internet Provider: Google, 1GB dish on roof for \$350/month.



### WAREHOUSE/CONSTRUCTION

Epoxy floors in warehouse

Operational crane in warehouse



### SOLAR

70 MWh System (25 Year Warranty)

Owned outright; offsets an average of \$3,000 per month in electrical utilities

Grandfathered for NEM 2.0 (the best exchange rate)



### MISCELLANEOUS

Updated Phase I and Phase II reports completed



### ACCESS

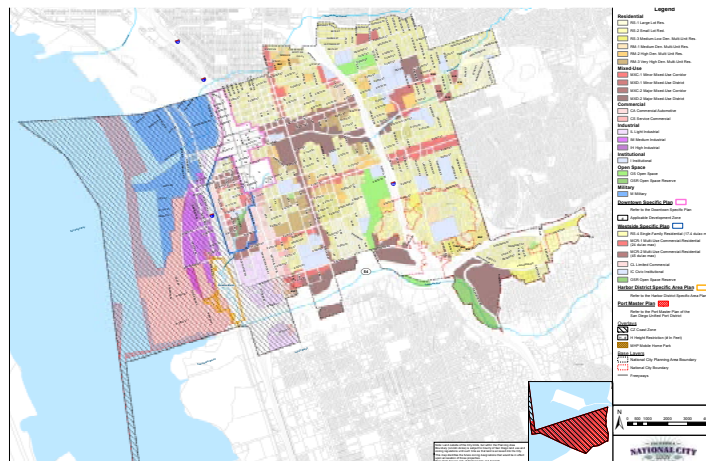
Convenient access to Interstate 5 (500 Ft Away)

# Zoning Overview

## MEDIUM INDUSTRIAL (IM)

The IM medium industrial zone is designed to provide for the development of medium manufacturing and industrial uses that operate without excessive noise, dust, odor or other nuisances and yet may be objectionable to other non-industrial uses.

[VIEW ZONING OVERVIEW](#)

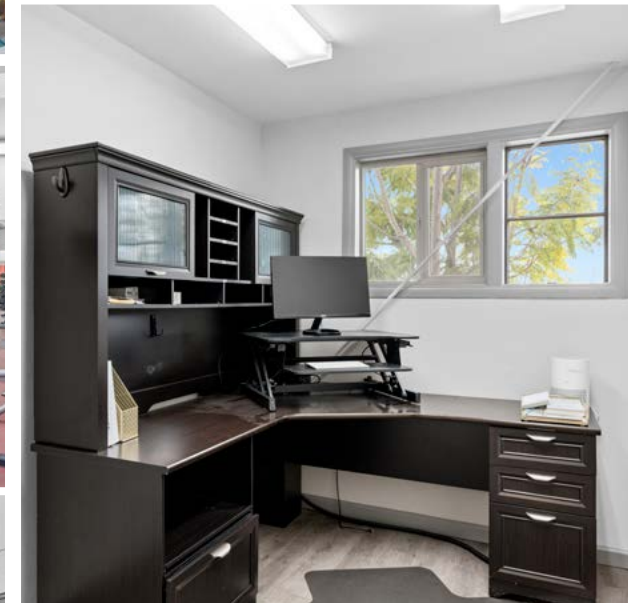


[VIEW ENLARGED ZONING MAP](#)

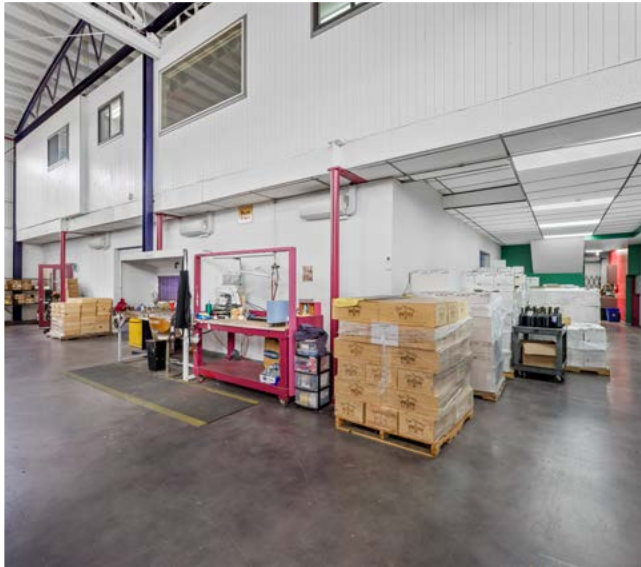


TIDELANDS AVENUE

CIVIC CENTER DRIVE



360° VIEW VIRTUAL TOUR







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