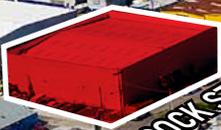


±10,923 INDUSTRIAL BUILDING FOR LEASE

3235 HANCOCK STREET, SAN DIEGO, CA 92110



PECHANGA ARENA
SAN DIEGO



HANCOCK STREET

GREENWOOD STREET

CAMINO DEL RIO WEST

TERRA BELLA NURSERY



REX A. HUFFMAN
LIC. #00658675 | 619.840.2943 | RHUFFMAN@VOITCO.COM

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REAL ESTATE SERVICES

PROPERTY SPECIFICATIONS

BUILDING SIZE:	±10,923 Square Feet
LAND SIZE:	±0.39 Acres (±16,837 Square Feet)
CLEAR HEIGHT:	±22' - 25'
YEAR BUILT:	2019
PARKING:	11 Designated Parking + Grade Loading
LEASE RATE:	\$1.75 MG + CAM \$.04/SF

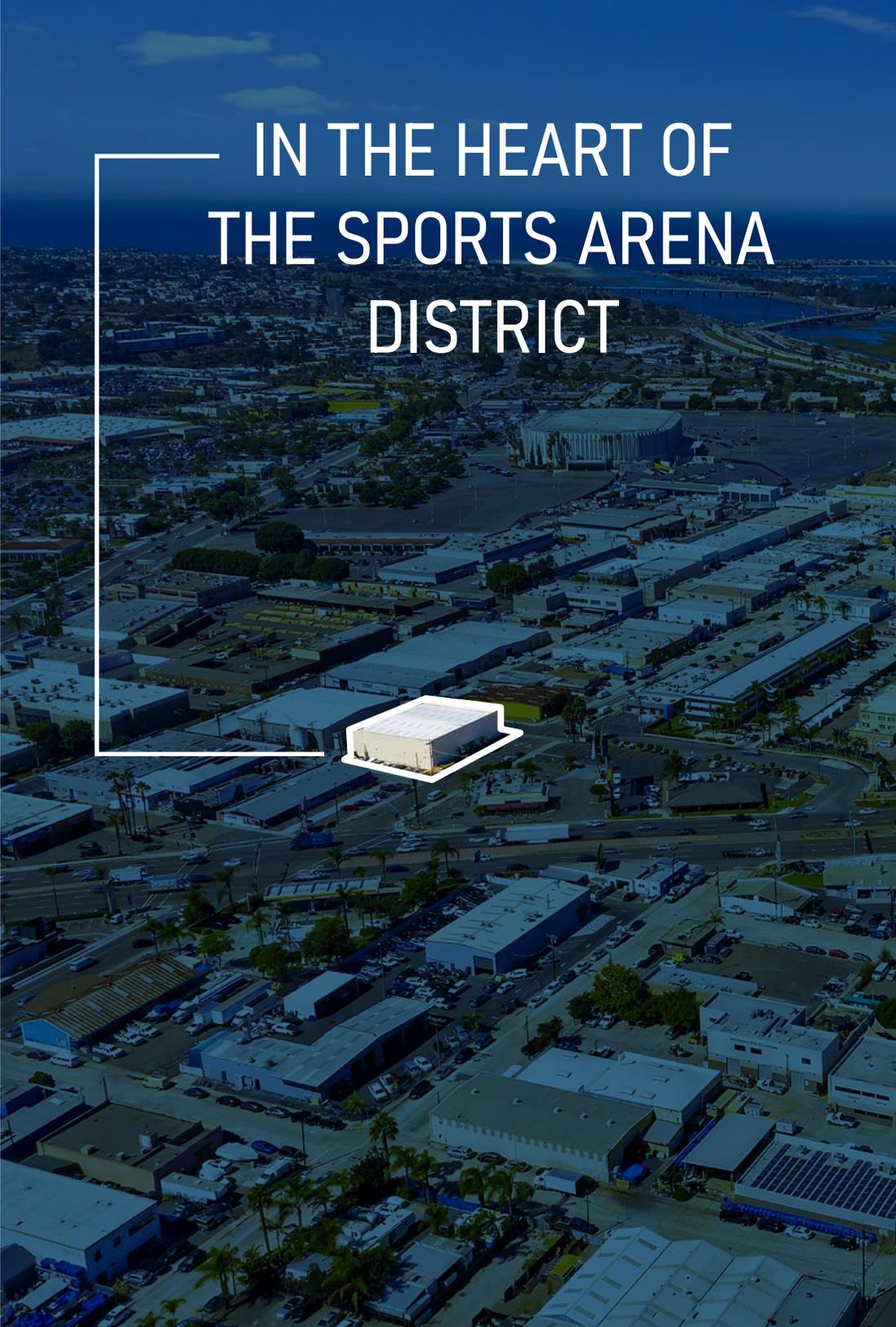
PROPERTY HIGHLIGHTS

- » New, free span metal construction
- » Fully sprinklered
- » Directly off Interstates 5 and 8
- » 2 oversized grade loading doors
- » Power: 250 amps; 240/120 volt; 3-phase (Lessee to confirm)
- » Zoning: CC3-8 Zoning ([View Zoning](#))
- » Gas service
- » 400 SF office/reception and 2 ADA restrooms

FOR MORE INFORMATION, PLEASE CONTACT:

REX A. HUFFMAN

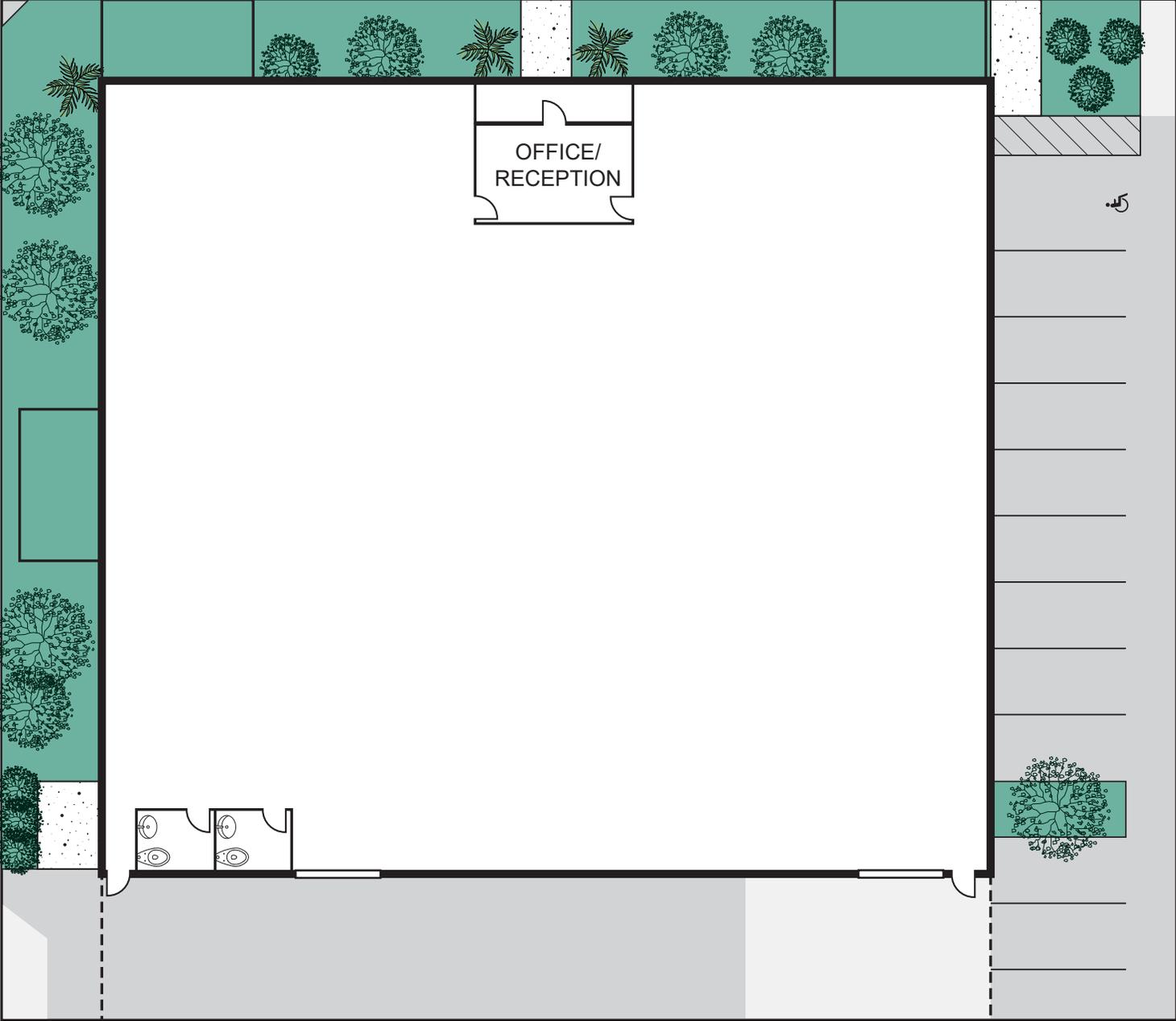
Senior Vice President/Partner | 619.840.2943
rhuffman@voitco.com | Lic. #00648675



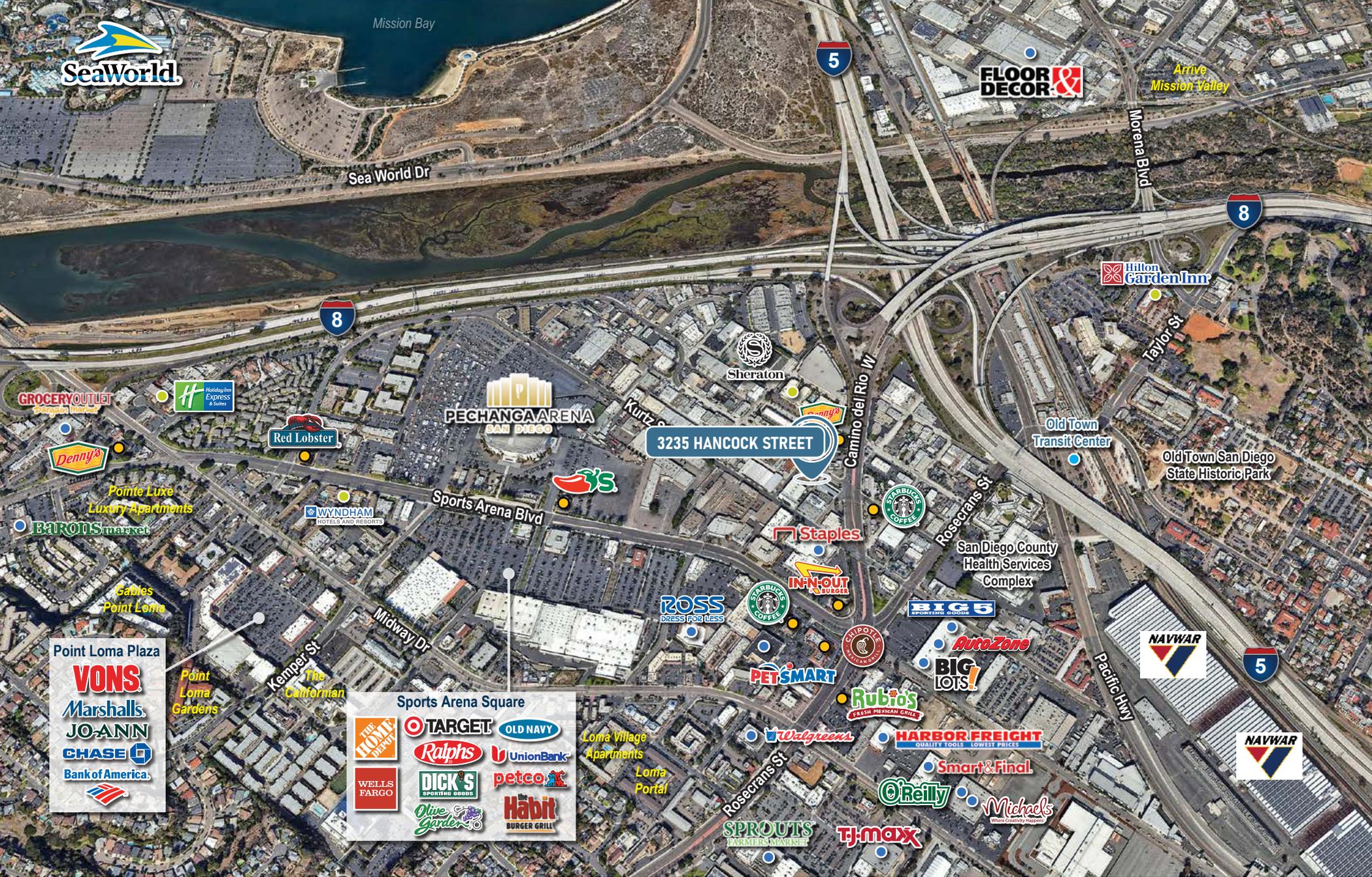
IN THE HEART OF THE SPORTS ARENA DISTRICT

HANCOCK STREET

GREENWOOD STREET







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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | Lic. #01991785 | www.voidco.com

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