

FOR SALE & LEASE

921 Coolidge Avenue
National City, CA 91950



Light Industrial Building for Lease and Sale

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SPACE AVAILABLE

±3,538 SF Commercial Building

LEASE RATE

\$6,200/Month, Modified Gross

SALE PRICE

\$1,495,000

PROPERTY HIGHLIGHTS

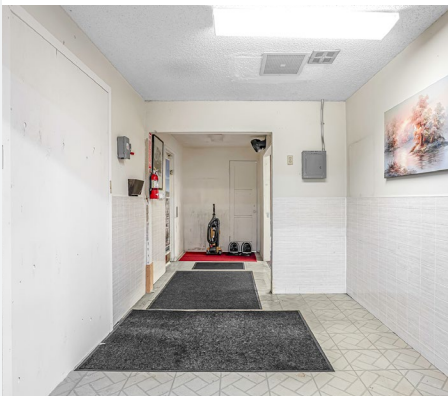
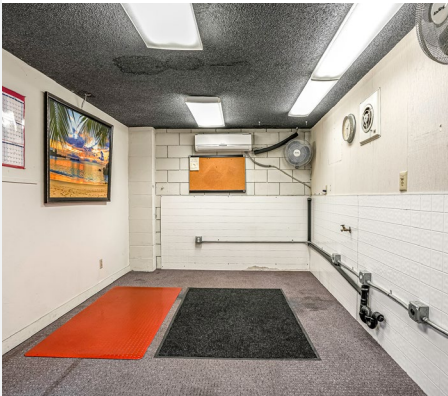
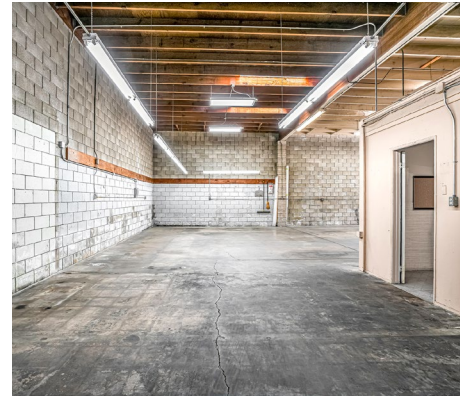
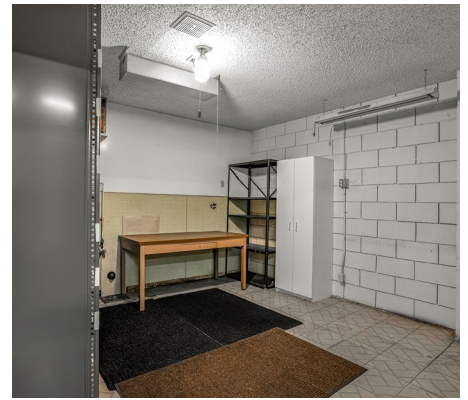
- 30% Office, One (1) Restroom, One (1) Grade Level Door,
- Warehouse Clear Height 13'5"
- Four (4) Parking Spaces Plus Ample Street Parking
- **Zoning:** Downtown Specific Plan, Zone 7 Best use- Office, retail or hospitality. Some light industrial uses grandfathered

Power	3 Phase/220 Power
Fenced	Fully Fenced and Secured Yard
Hub Zone	Located within a HUB Zone
Accessibility	Easy Access to the 5, 15 & 54 Freeways

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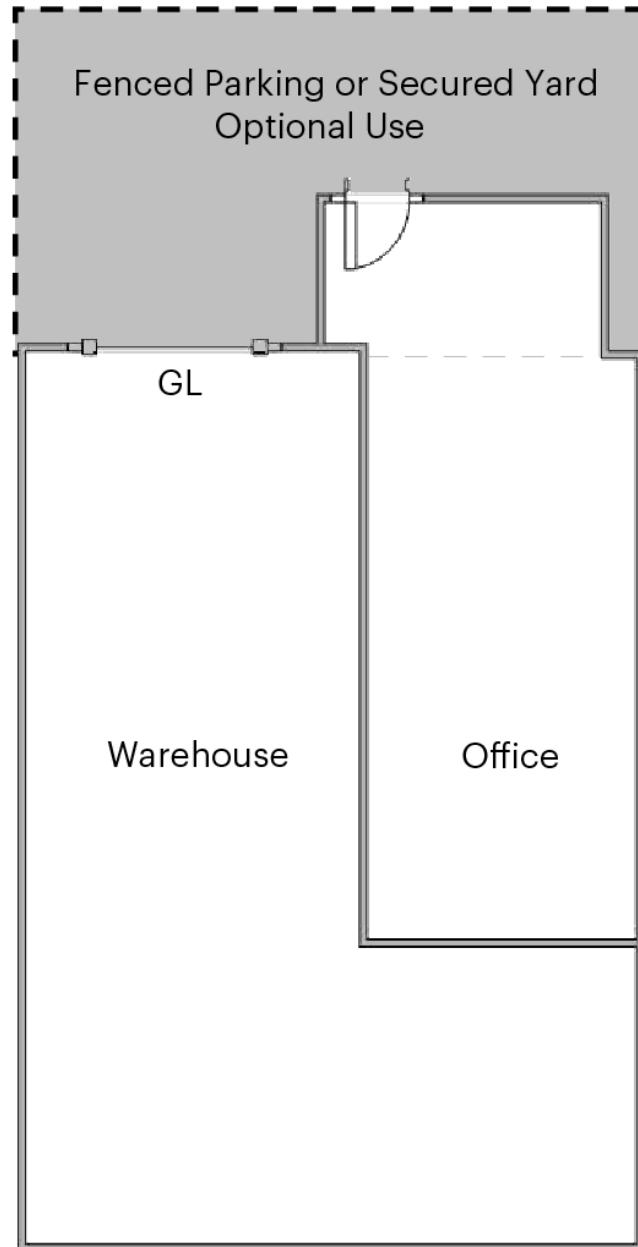


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FLOOR PLAN

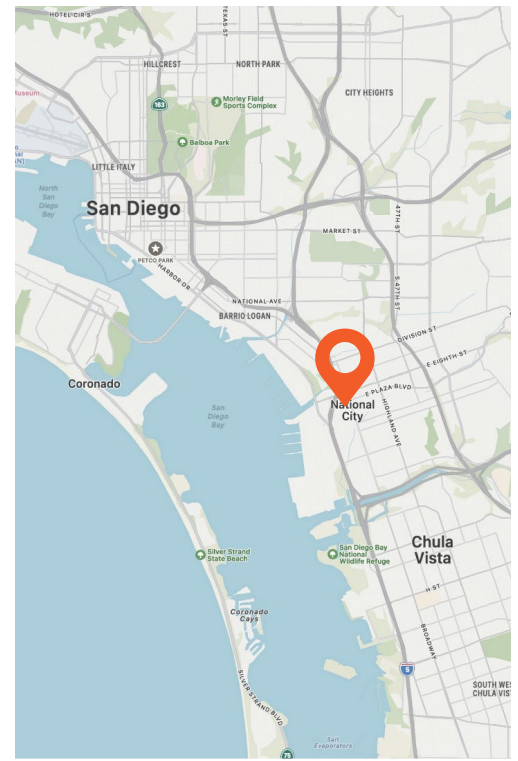
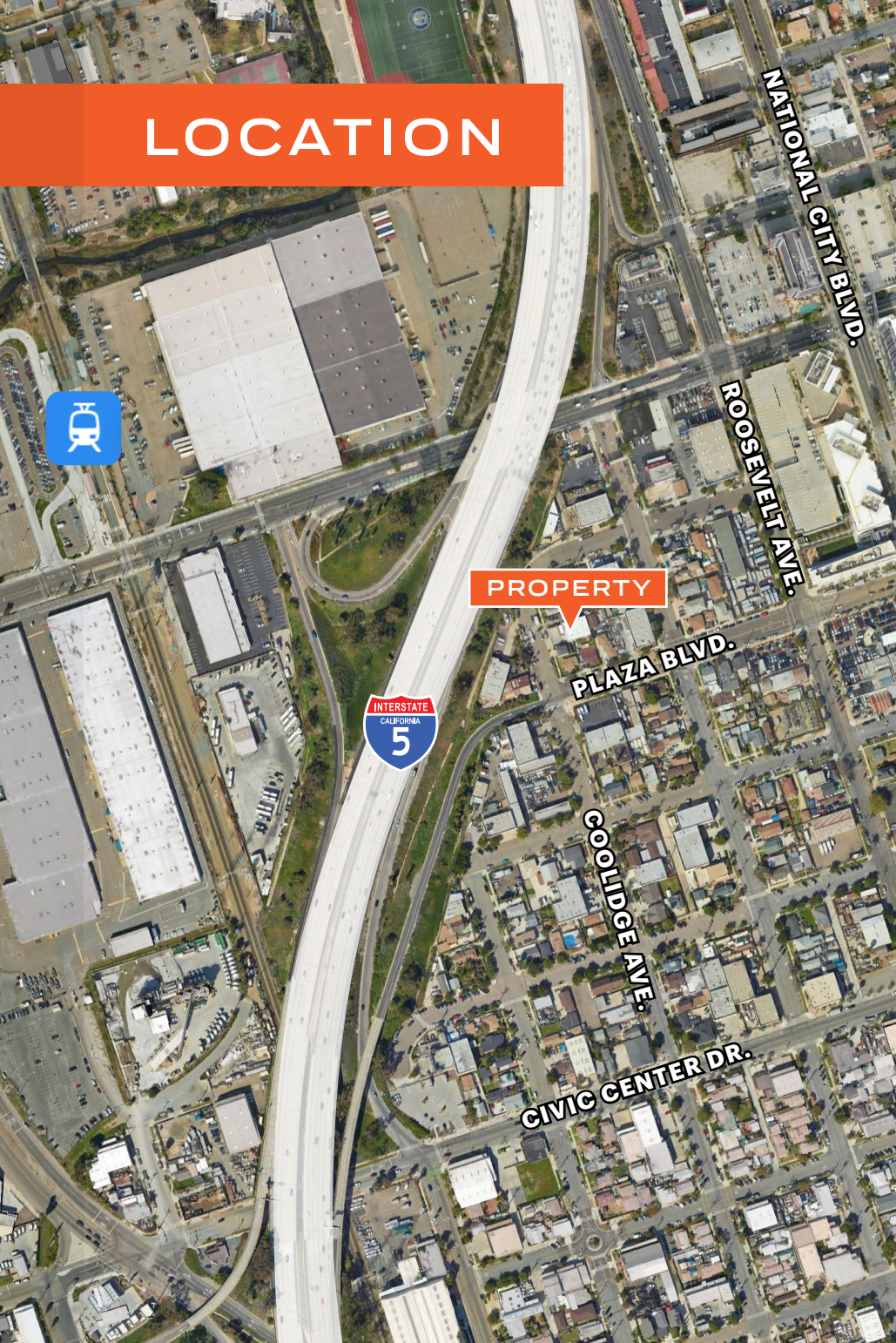


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LOCATION



Easy access to I-5 and minutes to 32nd Street Naval Base, Downtown San Diego and United States/ Mexico border.

488,807
population with 5 miles

215,000 CPD
Interstate 5 & East Division Street

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Contact Information

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