

SPACE AVAILABLE FOR LEASE

RANCHO SAN DIEGO COMMERCENTRE

2810, 2820 & 2830 Via Orange Way, Spring Valley 91978

**4% Broker-Bonus Fee
on Suites Over 2,000 sf**

AVAILABLE SPACE

2820 Suite #C - 1,092 SF

2820 Suite #M - 1,092 SF

2830 Suite #H-J - 5,600 SF

***Available May 1st**

***1 Month Free on 3 Year
*2 Months Free on 5 Year**



REPRESENTED BY
Rocket Glass, CCIM
DRE #01787282

PHONE
Office: 619.786.7237
Cell: 858.344.9916

EMAIL
rocket@rocketrealty.properties

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PROPERTY FEATURES

- *Close proximity to Highway 94*
- *3.25 per 1,000 sf Parking Ratio*
- *Electric gates at both entry points*
- *3 Phase Power Available*
- *Gas Service Available*
- *Fire Sprinklers (.33 / 3,000)*
- *Approx. 18 ft clear height*
- *High speed internet from COX*
- *Common area dock available*
- *TPO Roof which is extra insulated*
- *Zoning: County of San Diego "M-52"*
- *Estimate NNN Fees \$.38 per sf*



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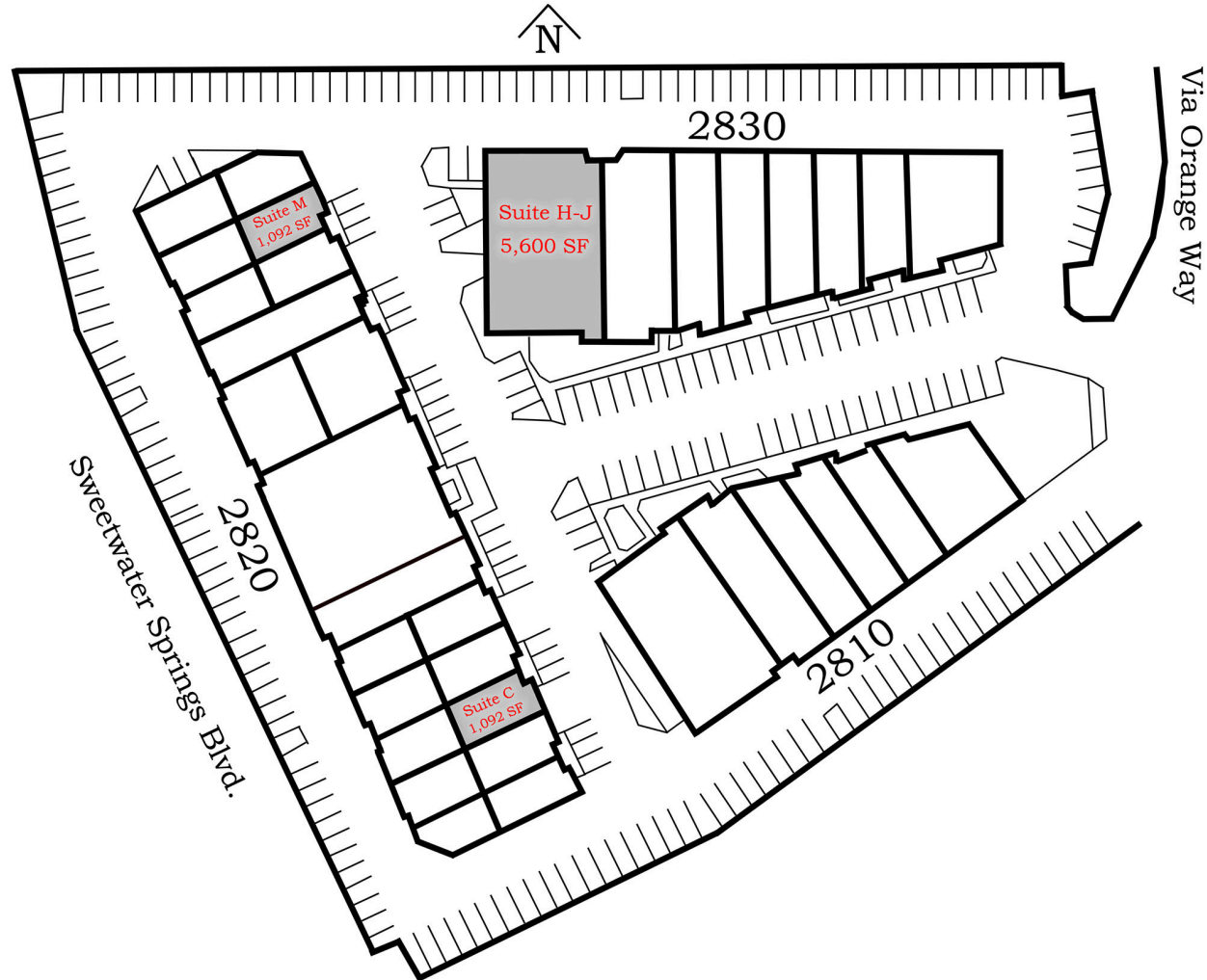
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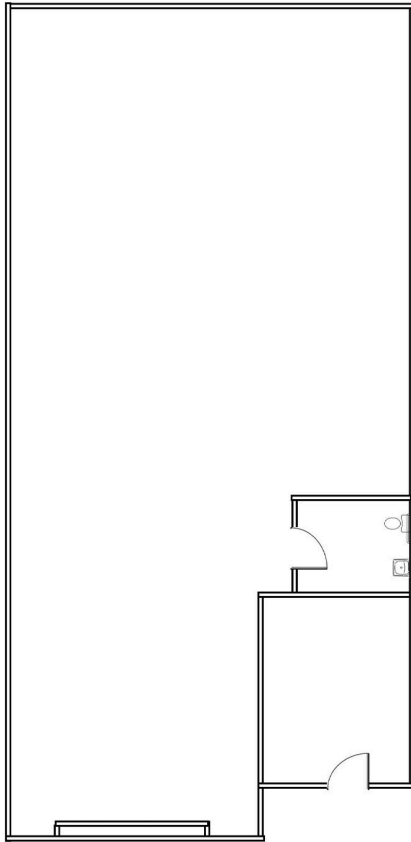
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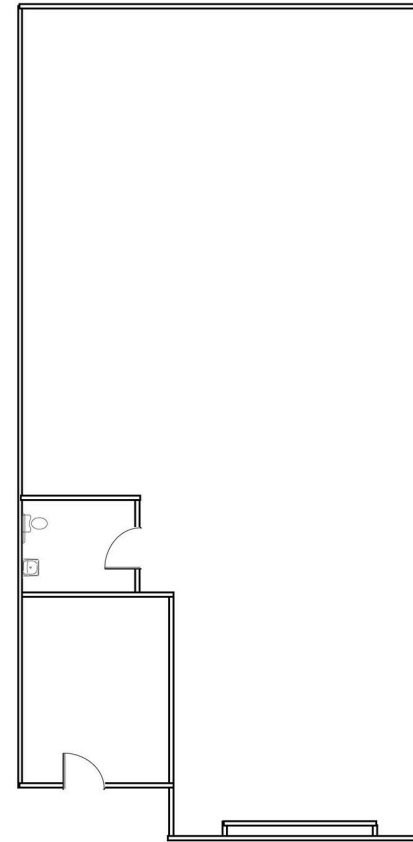
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*Floor Plans Not to Scale



2820 Via Orange Way #C - 1,092 SF - \$1.60 NNN



2820 Via Orange Way #M - 1,092 SF - \$1.60 NNN



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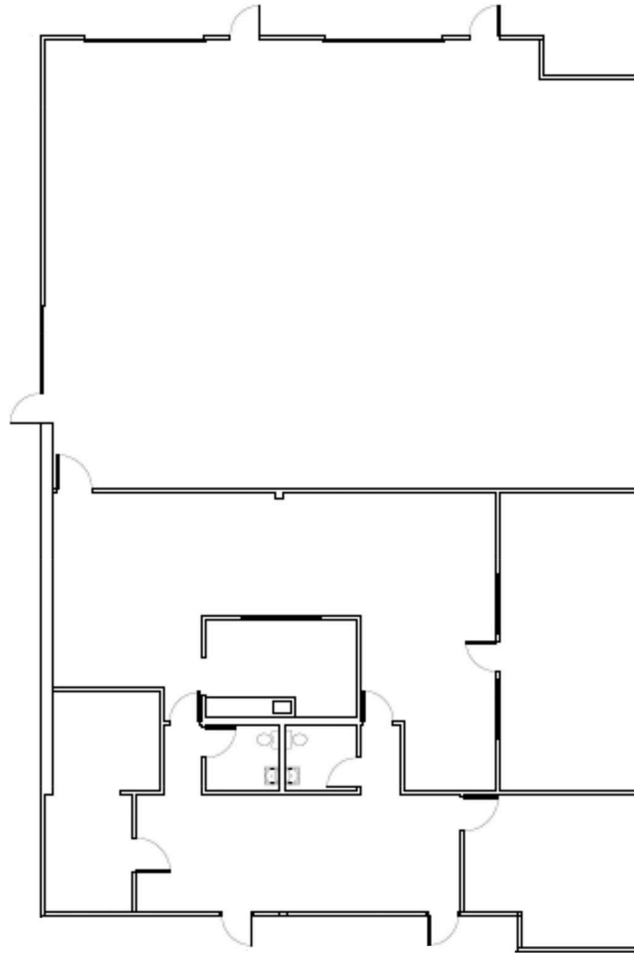
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2830 Via Orange Way #H-J - 5,600 SF - \$1.50 NNN



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