

# FOR LEASE

±21,105 SF TILT-UP WAREHOUSE BUILDING  
3612 KURTZ STREET, SAN DIEGO, CA 92110



**SITE**



**KURTZ STREET**

**HANCOCK STREET**

**GREENWOOD STREET**

**CAMINO DEL RIO WEST**

**REX A. HUFFMAN**

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**Voit**

REAL ESTATE SERVICES

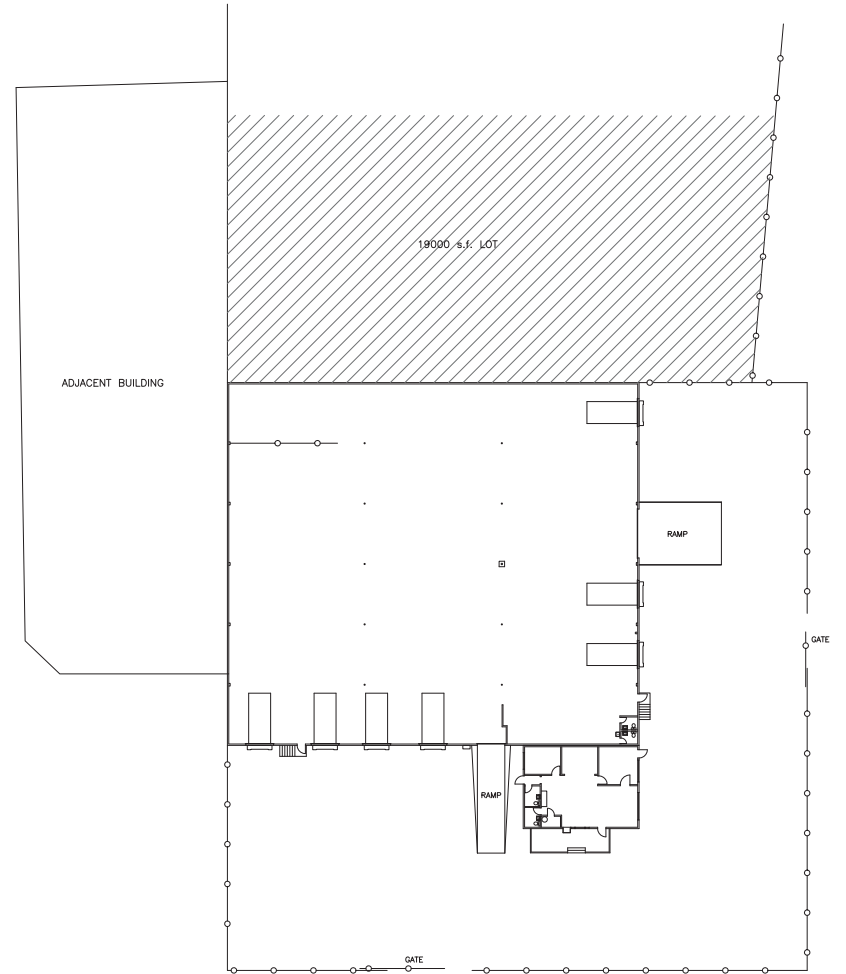
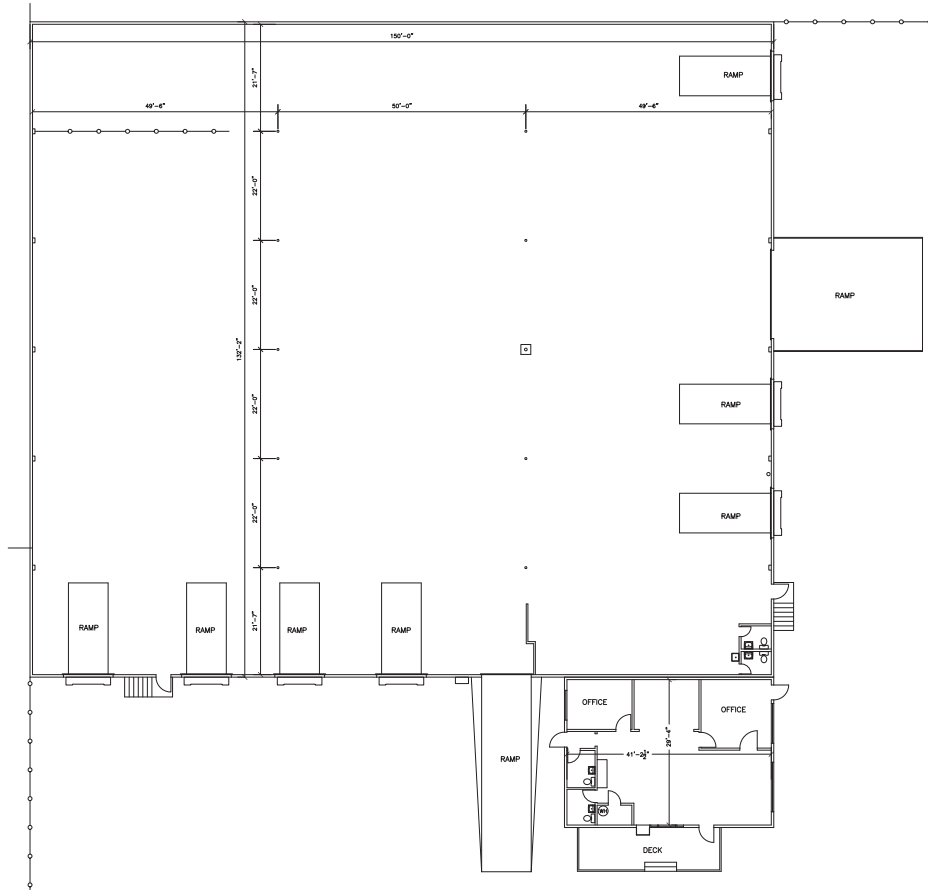
## PROPERTY FEATURES

- » ±21,105 SF tilt-up warehouse building for lease
- » ±1,280 SF of open office area
- » ±23,500 SF fenced and secured yard
- » 9 dock high & ramped doors
- » 18' clear height
- » 220 V 3-Phase power
- » CC-3-8 zoning ([View Zoning](#))
- » Sprinklered facility
- » Gas service
- » Skylights throughout
- » **Lease Rate: \$1.39/SF NNN**  
**(Taxes, maintenance and insurance ±\$0.40/SF)**
- » **AVAILABLE NOW**



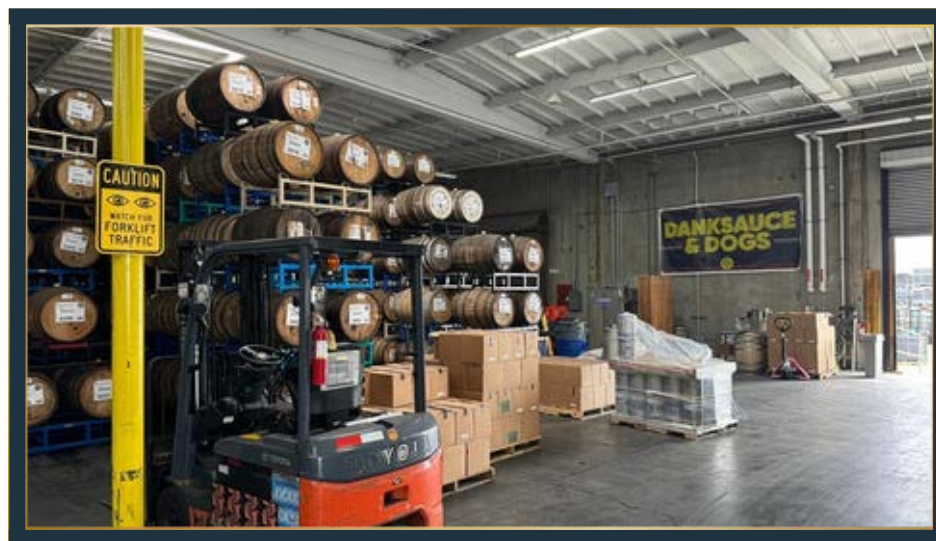
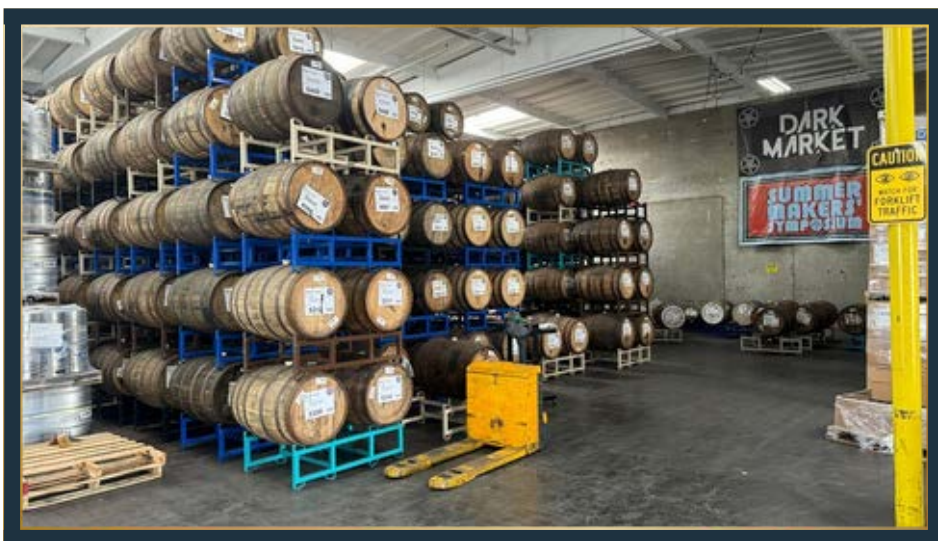
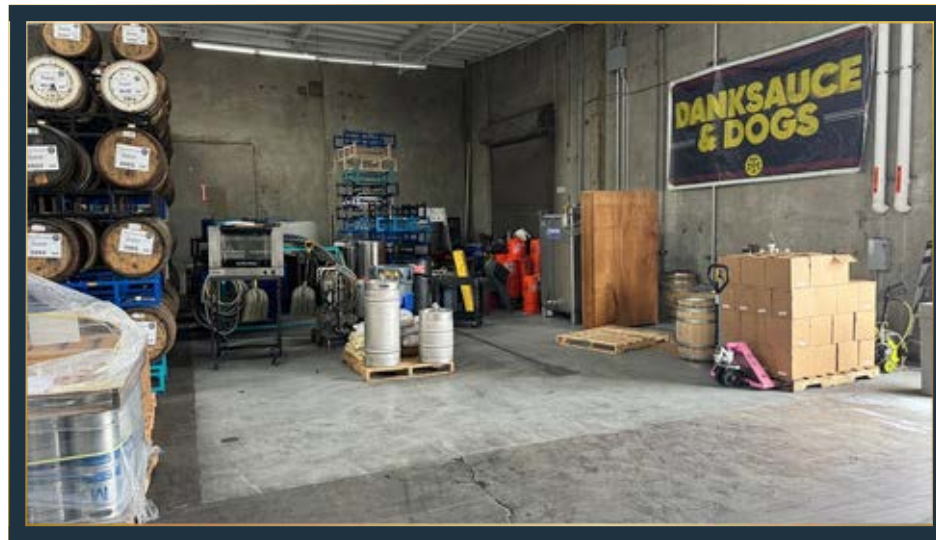
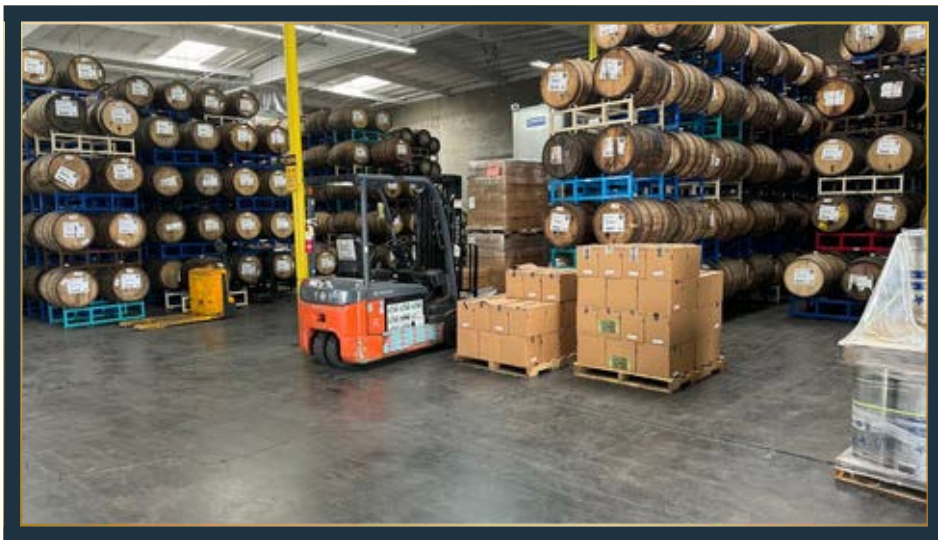
*Contact agent for touring instructions*

# FLOOR AND SITE PLAN



KURTZ

NOT TO SCALE



**REX A. HUFFMAN**, Senior Vice President/Partner  
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