

# For Lease | 30,974 SF

## Cross-Dock Warehouse

8055 St. Andrews Ave

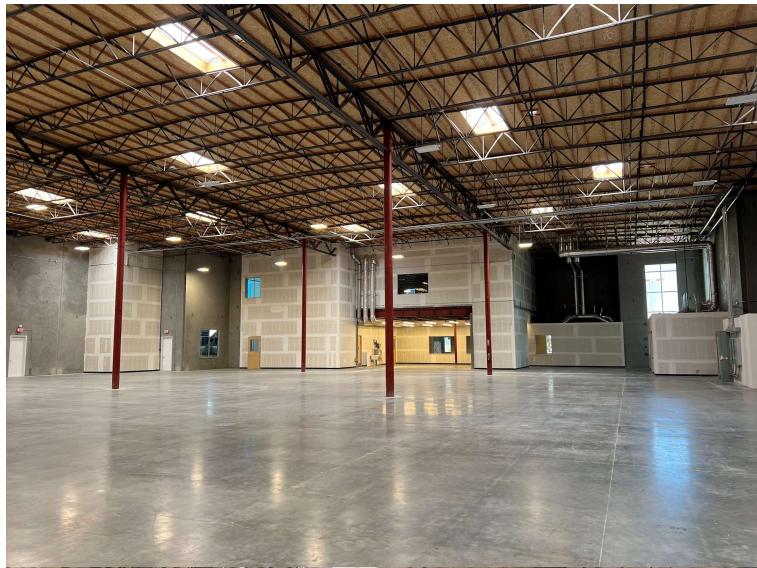
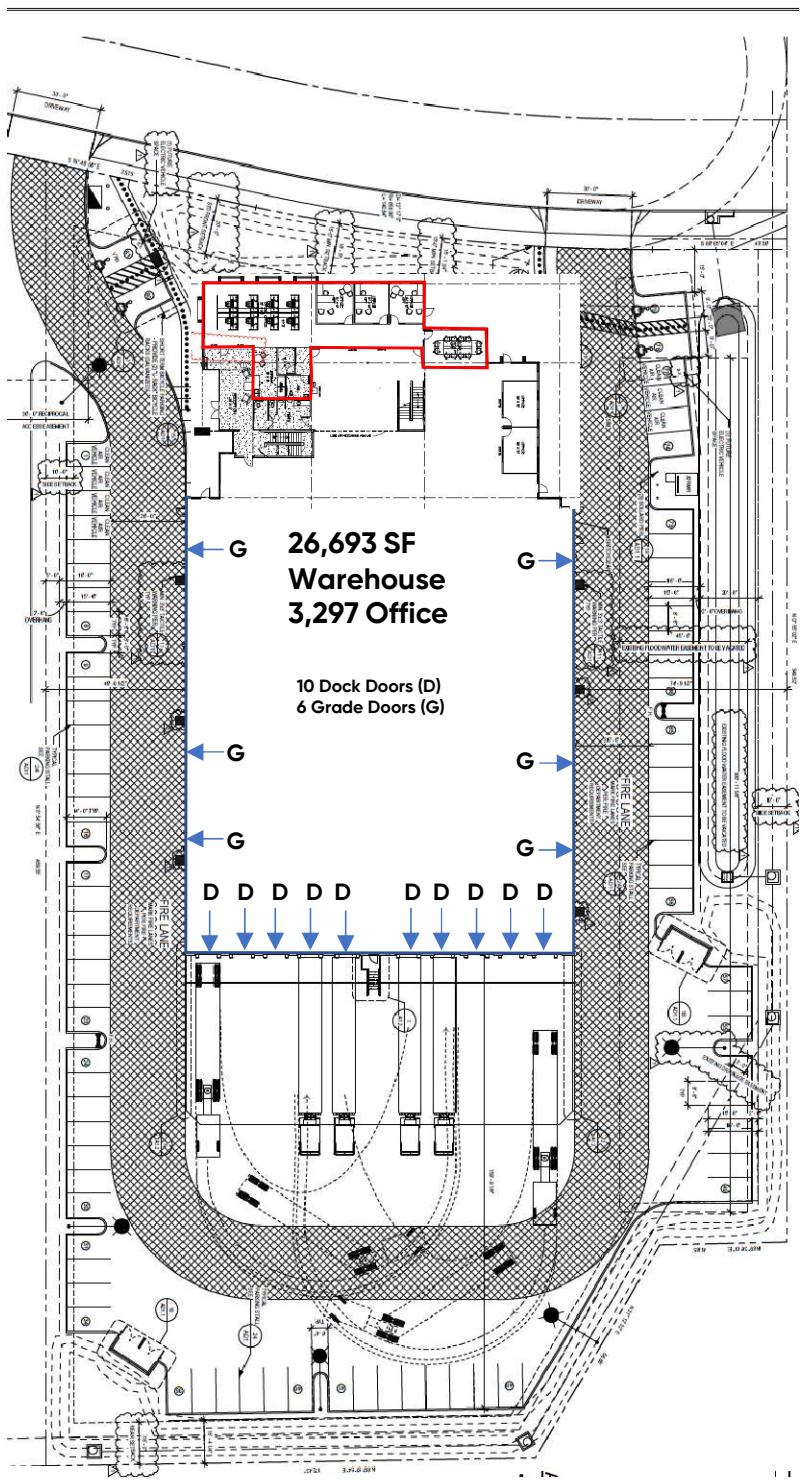
Otay Mesa, CA 92154

Asking Rate: Negotiable (\$.27 NNN)

## Features

- ✓ 10 Docks / 6 Grade Doors
- ✓ 27' Clear Height
- ✓ ESFR Fire Suppression
- ✓ Truck Court and/or Yard Area
- ✓ Exception 905 Access
- ✓ 2022 Building Construction
- ✓ Functional Truck Court

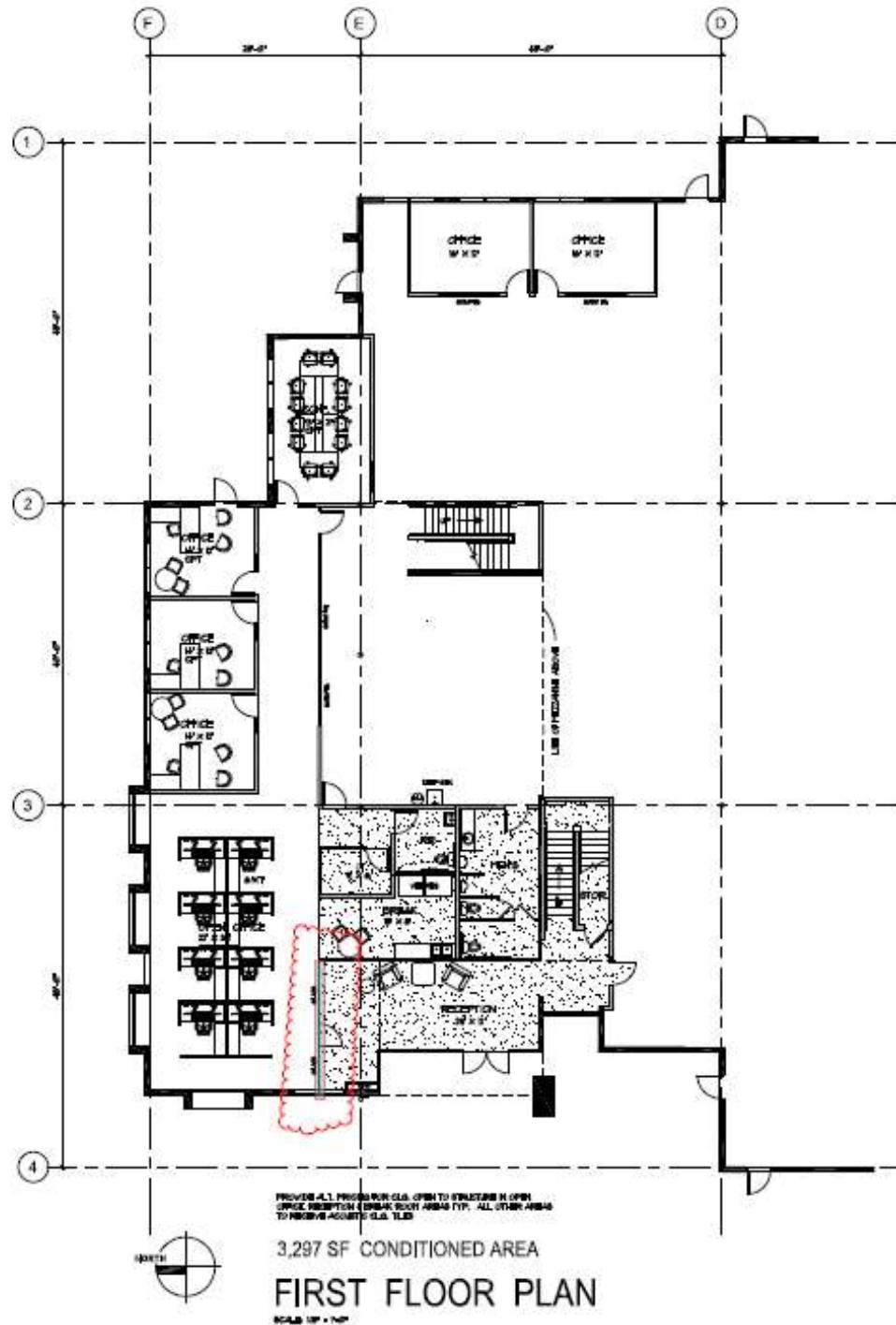




# Office Detail

**3,297 SF Office  
3 Private Offices  
Open Cube Area  
Conference Room  
Office/Whs Restrooms**

## 2 Warehouse Offices



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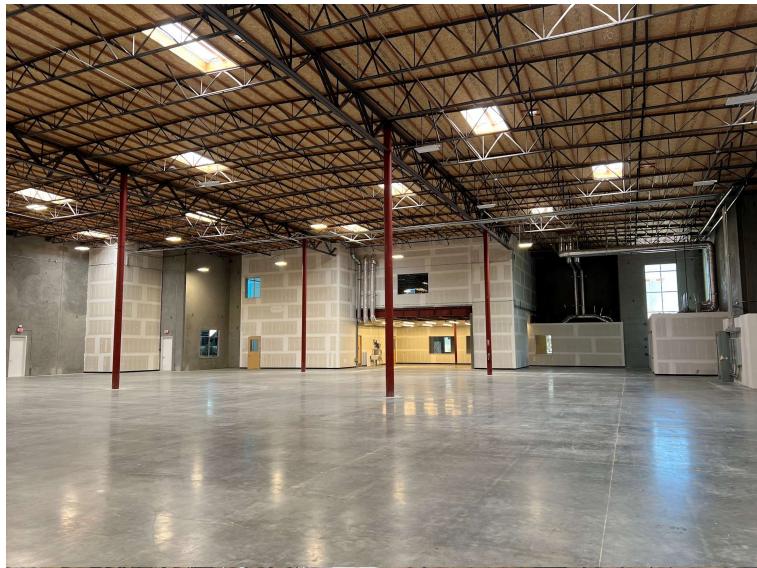
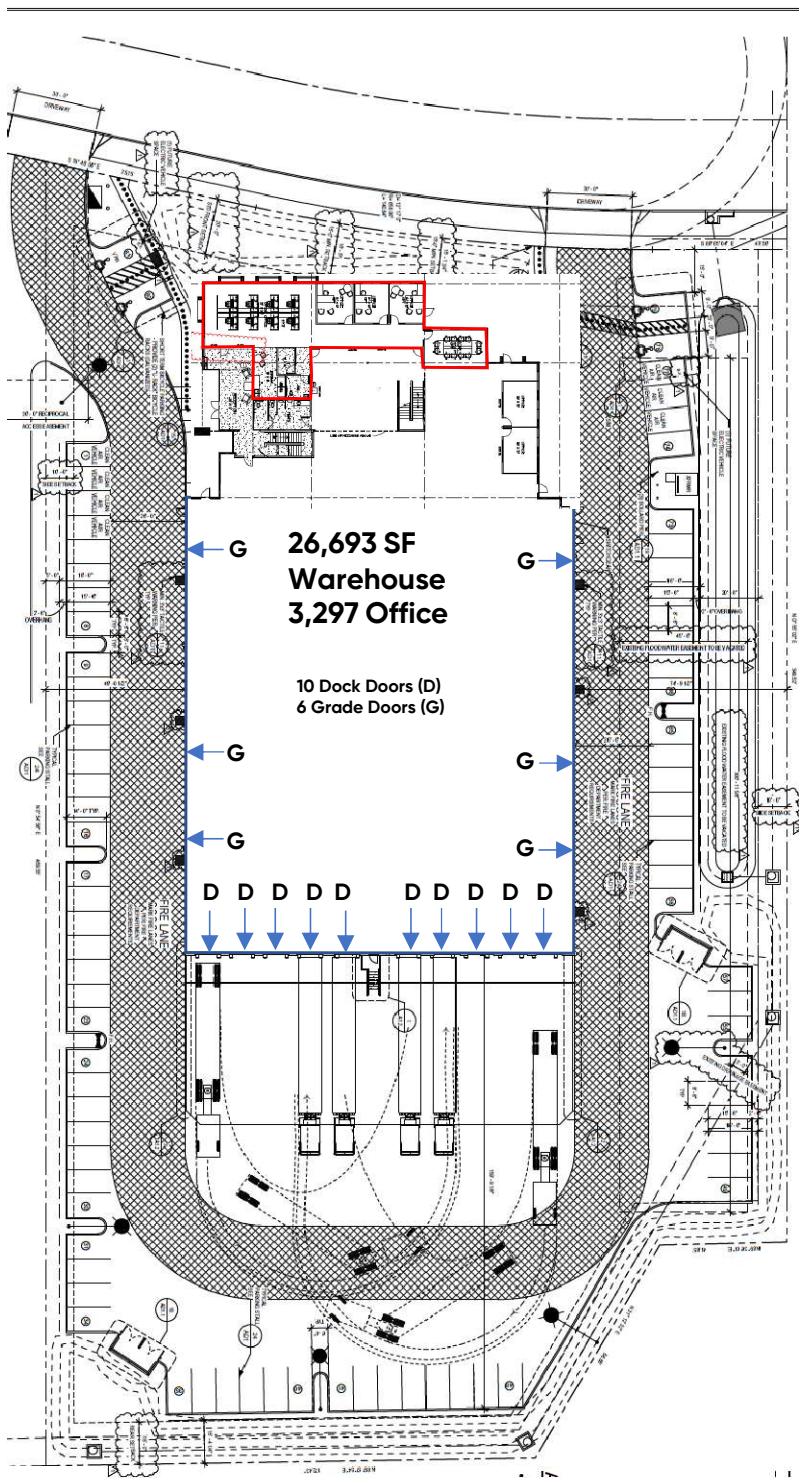
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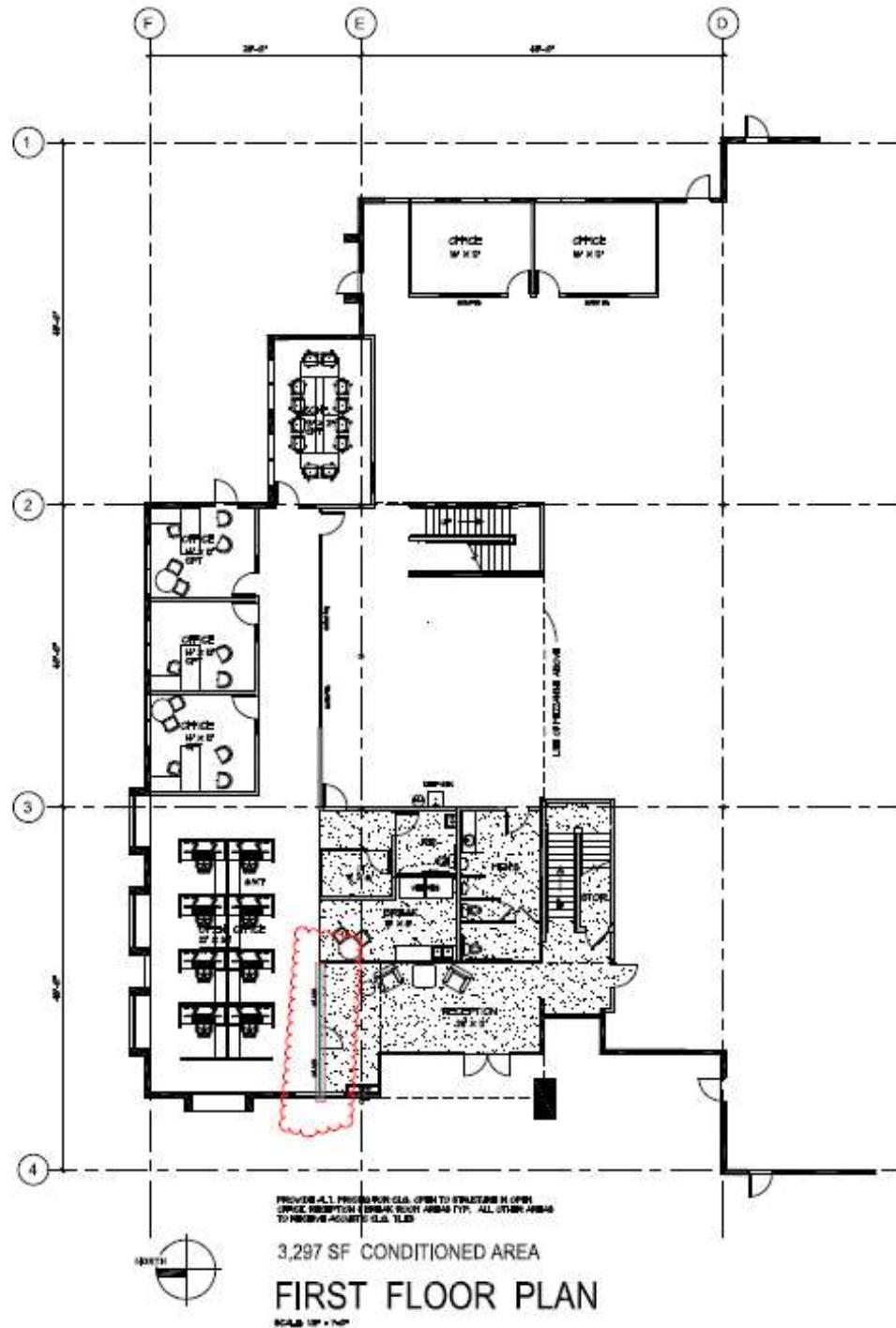




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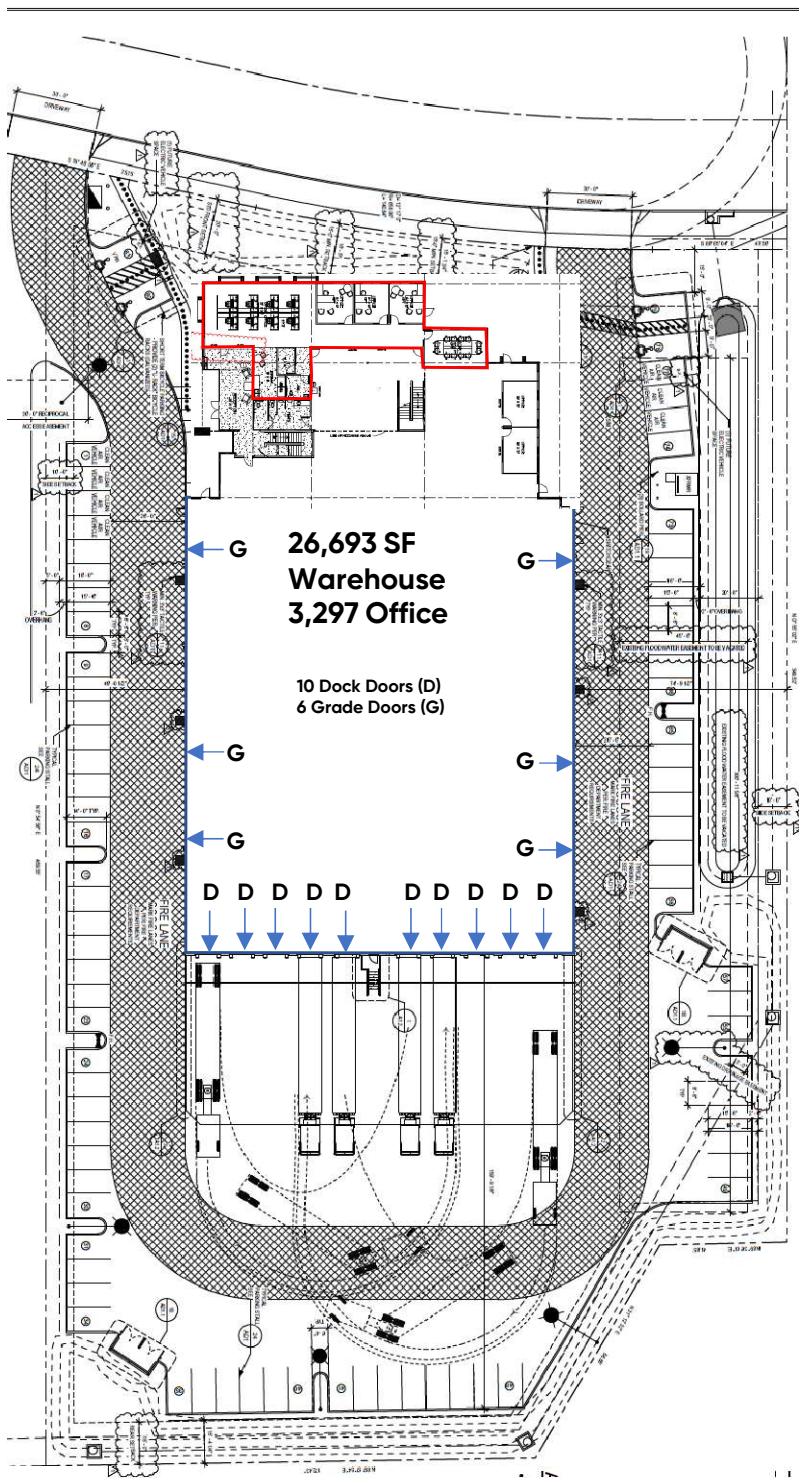
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