

# FOR LEASE

10463 Austin Drive, Spring Valley, CA 91978

OFFICE / WAREHOUSE SPACE

± 940 Sq. Ft. - 1,310 Sq. Ft. Available



**NICK MANE** | Lic. 01939391  
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## Suite A:

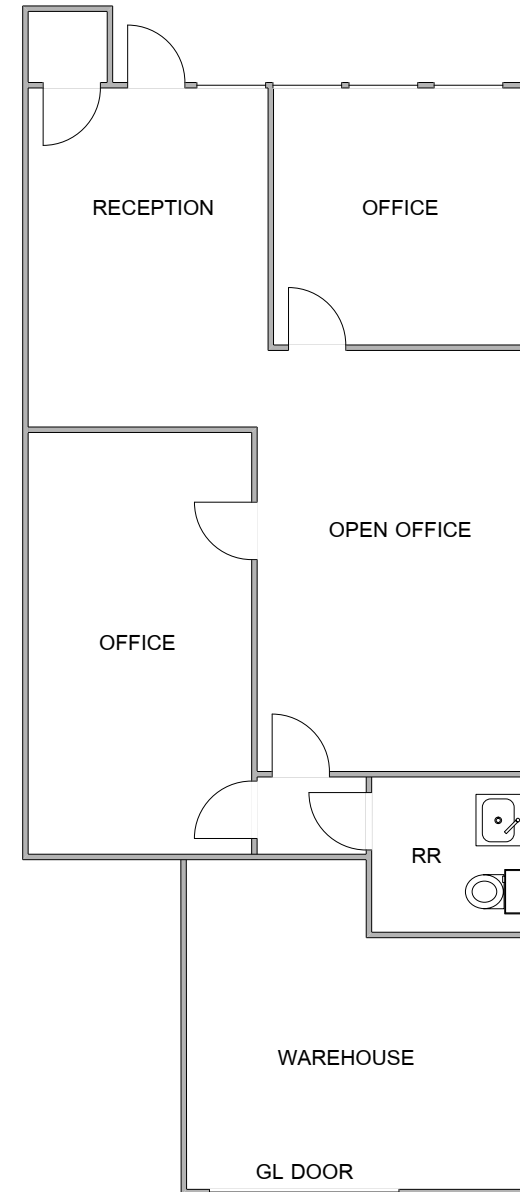
± 1,310 Sq. Ft.

### Features:

- High-End Office Finishes
- End Cap Suite
- Grade Level Roll-Up Door

Zoning: M-52 ([click for details](#))

Lease Rate: \$2,900 per month  
(± \$1.60 + \$.62 NNN)



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## Suite D:

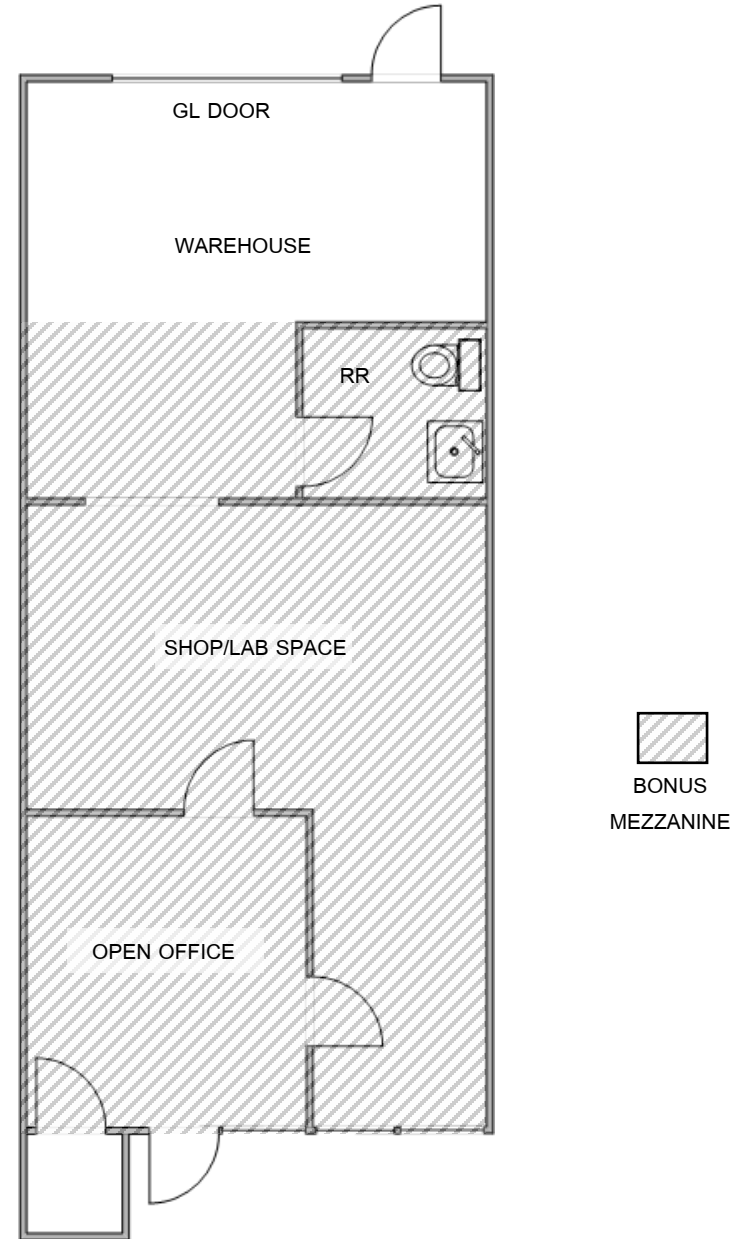
± 1,168 Sq. Ft.

### Features:

- Open Office, Warehouse, Private Restroom
- Grade Level Roll-Up Door
- Bonus Mezzanine

Zoning: M-52 ([click for details](#))

Lease Rate: \$2,600 per month  
(± \$1.60 + \$.62 NNN)



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## Suite L:

± 940 Sq. Ft.

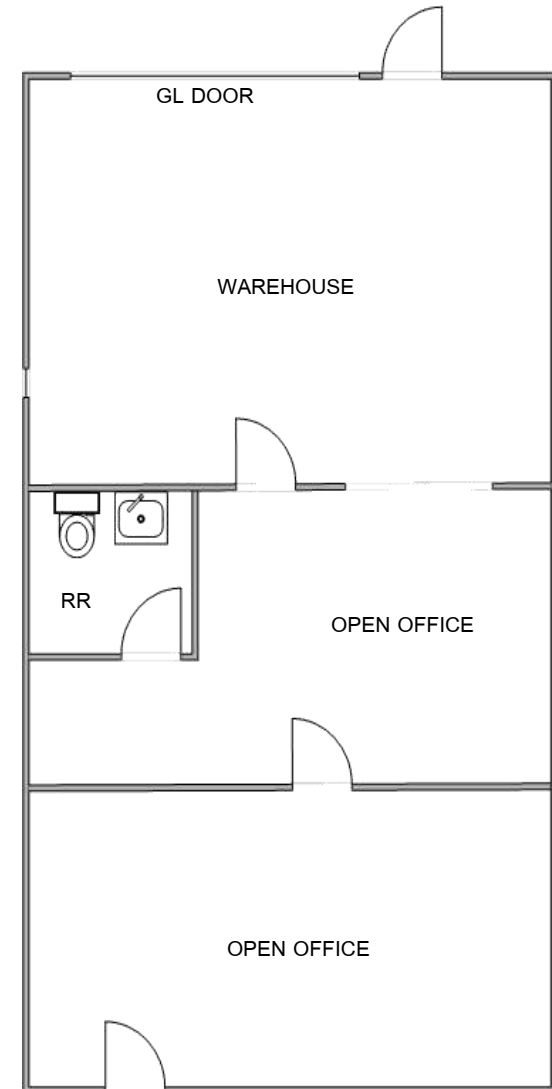
### Features:

- Two Offices, Private Restroom
- Grade Level Door

Zoning: M-52 ([click for details](#))

Lease Rate: \$2,100 per month  
(± \$1.60 + \$.62 NNN)

Available 3/1/2025



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