

# 10180-90 RIVERFORD ROAD

FOR LEASE OR MONTH-TO-MONTH RENT IMMEDIATELY |  $\pm$  1.50 AC ( $\pm$  65,340 SF)

BUILD-TO-SUIT AVAILABLE  
CONTACT AGENT FOR DETAILS



EXCLUSIVELY LISTED BY

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# CORPORATE NEIGHBORS

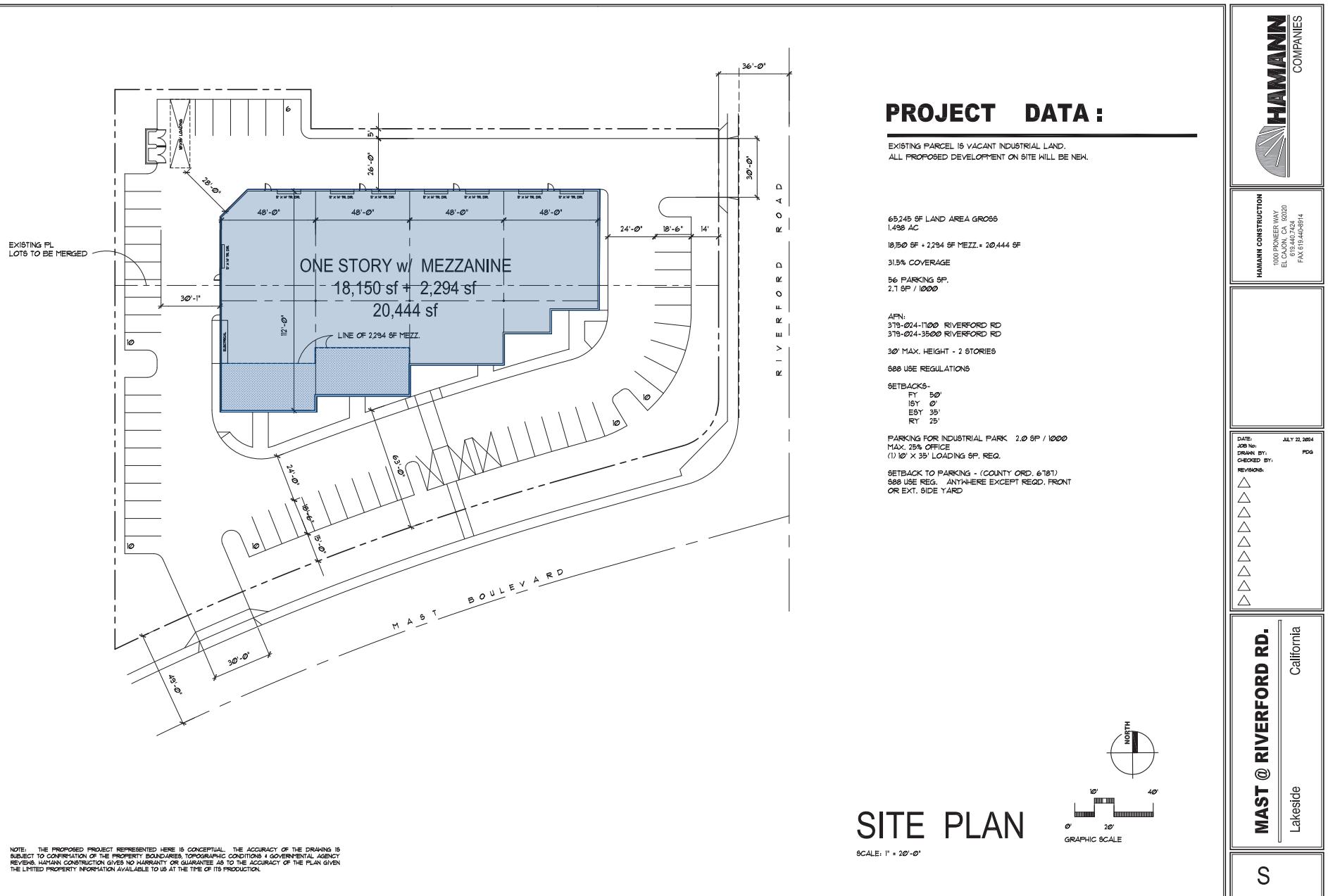


- 6 37 AC HILLSIDE MEADOWS PROJECT  
142 SINGLE FAMILY HOME DEVELOPMENT
- 7 RIVER RUN EAST  
200,000 SF + CLASS A INDUSTRIAL PARK
- 8 COSTCO DISTRIBUTION CENTER
- 9 TURNING POINT

- 1 RDO EQUIPMENT
- 2 AGC APPRENTICESHIP HQ
- 3 CHRISTIAN BROTHERS
- 4 PEPSICO
- 5 RIVER RUN WEST  
200,000 SF INDUSTRIAL PARK



# SITE PLAN



NOTE: THE PROPOSED PROJECT REPRESENTED HERE IS CONCEPTUAL. THE ACCURACY OF THE DRAWING IS SUBJECT TO CONFIRMATION OF THE PROPERTY BOUNDARIES, TOPOGRAPHIC CONDITIONS & GOVERNMENTAL AGENCY REVIEWS. HAMANN CONSTRUCTION GIVES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE PLAN GIVEN THE LIMITED PROPERTY INFORMATION AVAILABLE TO US AT THE TIME OF ITS PRODUCTION.

## SITE PLAN

SCAL E: 1" = 20'.

The diagram shows a stepped surface. The left side has a vertical line with a horizontal tick mark, labeled '0°'. The right side has a horizontal line with a vertical tick mark, labeled '10°'. Above the surface is a compass rose with a vertical 'NORTH' arrow pointing upwards.

10180-90 RIVERFORD RD

# PROPERTY HIGHLIGHTS



10180-90 Riverford Rd, Lakeside CA 92040



± 1.50 AC (± 65,340 SF)



Lease Rate: \$16,500/Month (Month-to-Month Available)



Build-to-Suit Available



Corner Lot: Fenced & Gated



Power



Zoning: S88 LAKESIDE

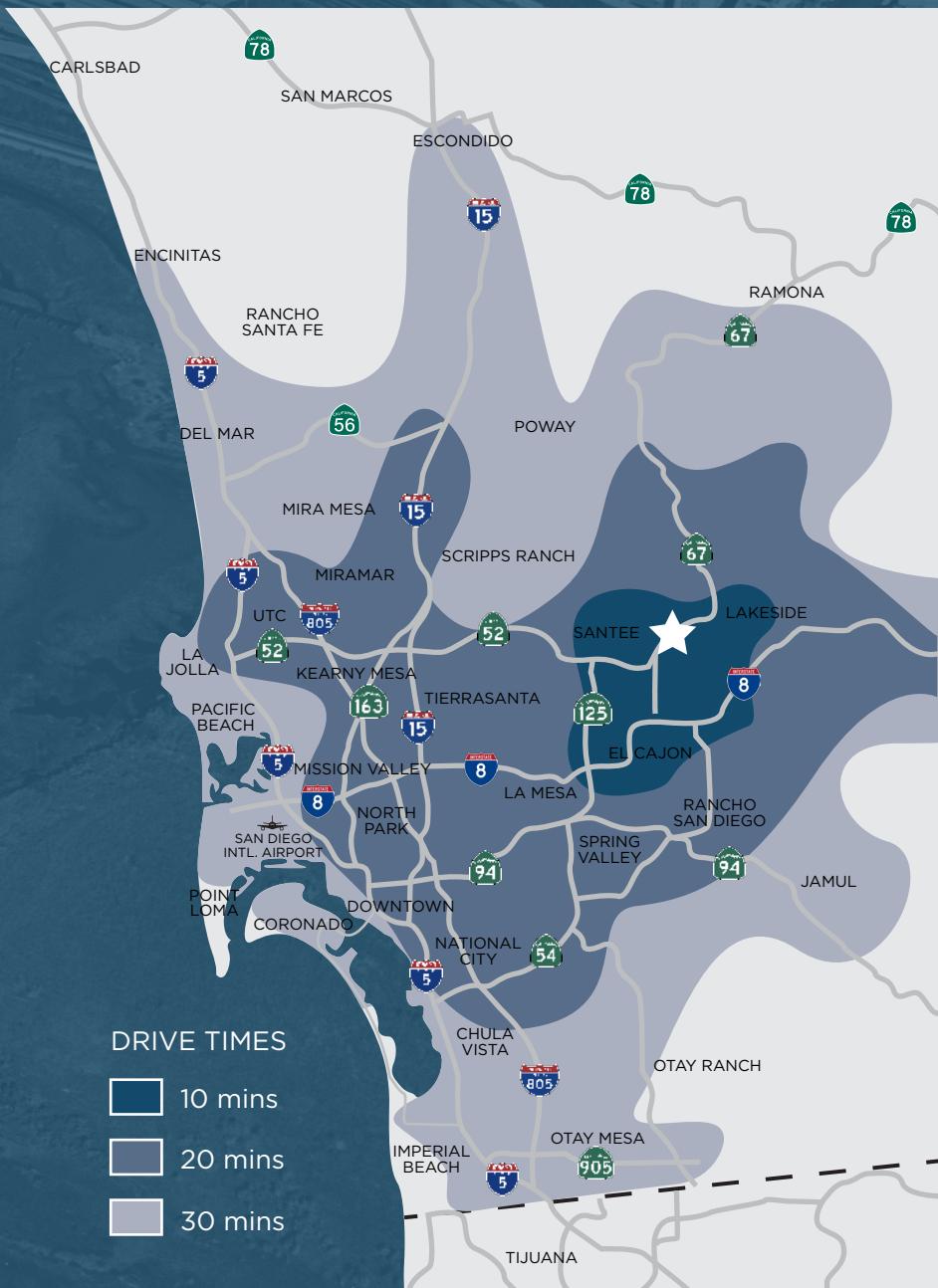


Proximity to I-8 and Highways 67, 52 & 125

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# EAST COUNTY OVERVIEW

East County is San Diego's tightest industrial market, which has resulted in landlords achieving higher asking rental rates with minimal concessions. With minimal product under construction, increased demand with diminishing supply makes for an increasingly competitive market. East County boasts a leasing time on the market of only 2.5 months due to high demand. Although asking rental rates are upward trending, many businesses calling East County home find the market a discount to surrounding markets - Kearny Mesa and Sorrento Mesa - that have more than 20% premium on asking rental rates. As Central County tightens, more central based users are beginning to look east for space.



FOR MORE INFORMATION PLEASE CONTACT

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