

10180-90 RIVERFORD ROAD

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

BUILD-TO-SUIT AVAILABLE
CONTACT AGENT FOR DETAILS

EXCLUSIVELY LISTED BY

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CORPORATE NEIGHBORS

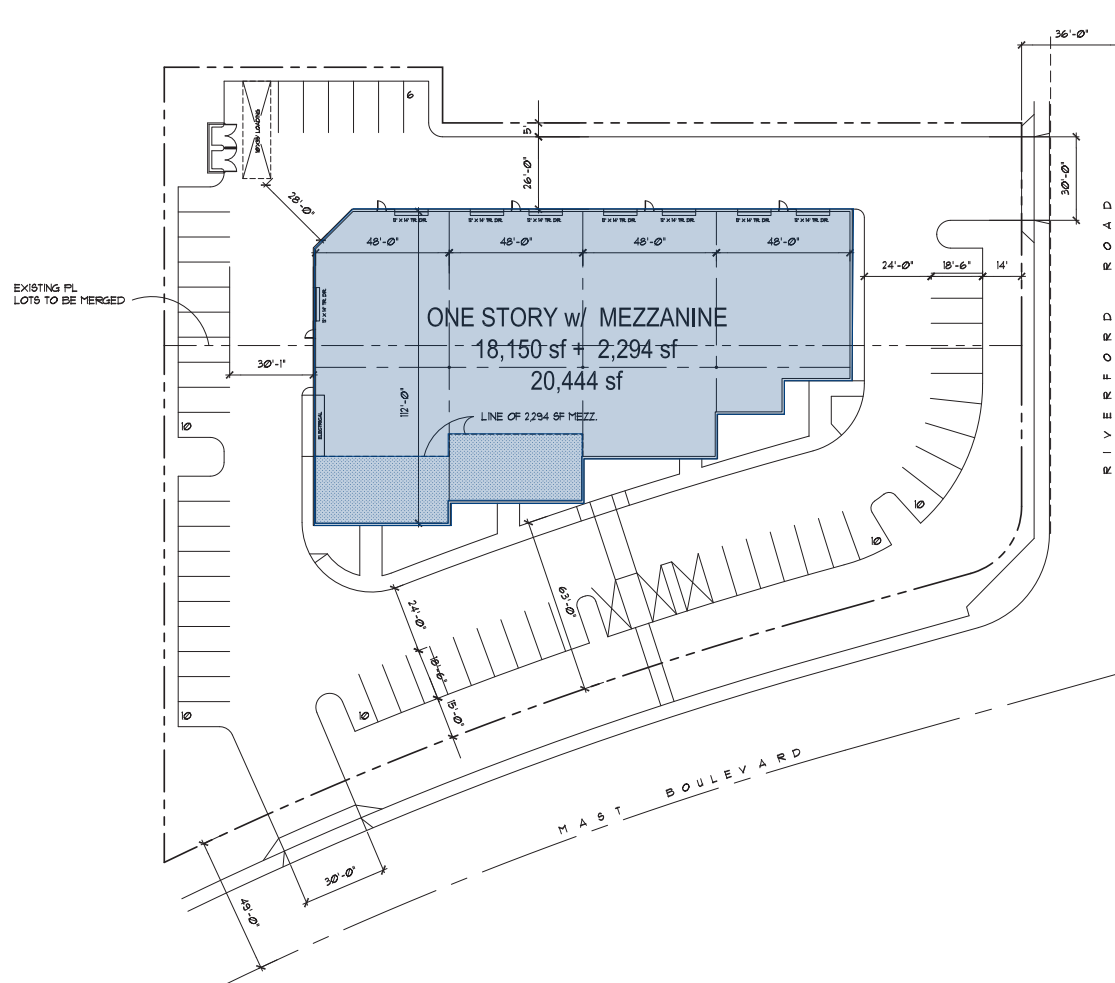


- ① RDO EQUIPMENT
- ② AGC APPRENTICESHIP HQ
- ③ CHRISTIAN BROTHERS
- ④ PEPSICO
- ⑤ RIVER RUN WEST
200,000 SF INDUSTRIAL PARK



- 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

SITE PLAN



PROJECT DATA :

EXISTING PARCEL IS VACANT INDUSTRIAL LAND.
ALL PROPOSED DEVELOPMENT ON SITE WILL BE NEW.

65,245 SF LAND AREA GROSS
1.498 AC
18,150 SF + 2,294 SF MEZZ. = 20,444 SF
31.5% COVERAGE
56 PARKING SP.
2.1 SP / 1000

APN:
379-024-1700 RIVERFORD RD
379-024-3500 RIVERFORD RD
30' MAX. HEIGHT - 2 STORIES
S88 USE REGULATIONS

SETBACKS-

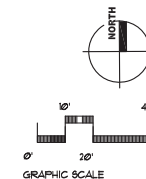
FY	50'
ISY	0'
ESY	35'
RY	25'

PARKING FOR INDUSTRIAL PARK 2.0 SP / 1000
MAX. 25% OFFICE
(1) 10' X 35' LOADING SP. REQ.

SETBACK TO PARKING - (COUNTY ORD. 6787)
588 USE REG. ANYWHERE EXCEPT REQD. FRONT
OR EXT. SIDE YARD

SITE PLAN

SCALE: 1" = 20'-0"



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.



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COMPANIES

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DATE: JULY 22, 2004
JOB NO:
DRAWN BY:
CHECKED BY: PDG
REVISIONS:
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MAST @ RIVERFORD RD.

Lakeside California

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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

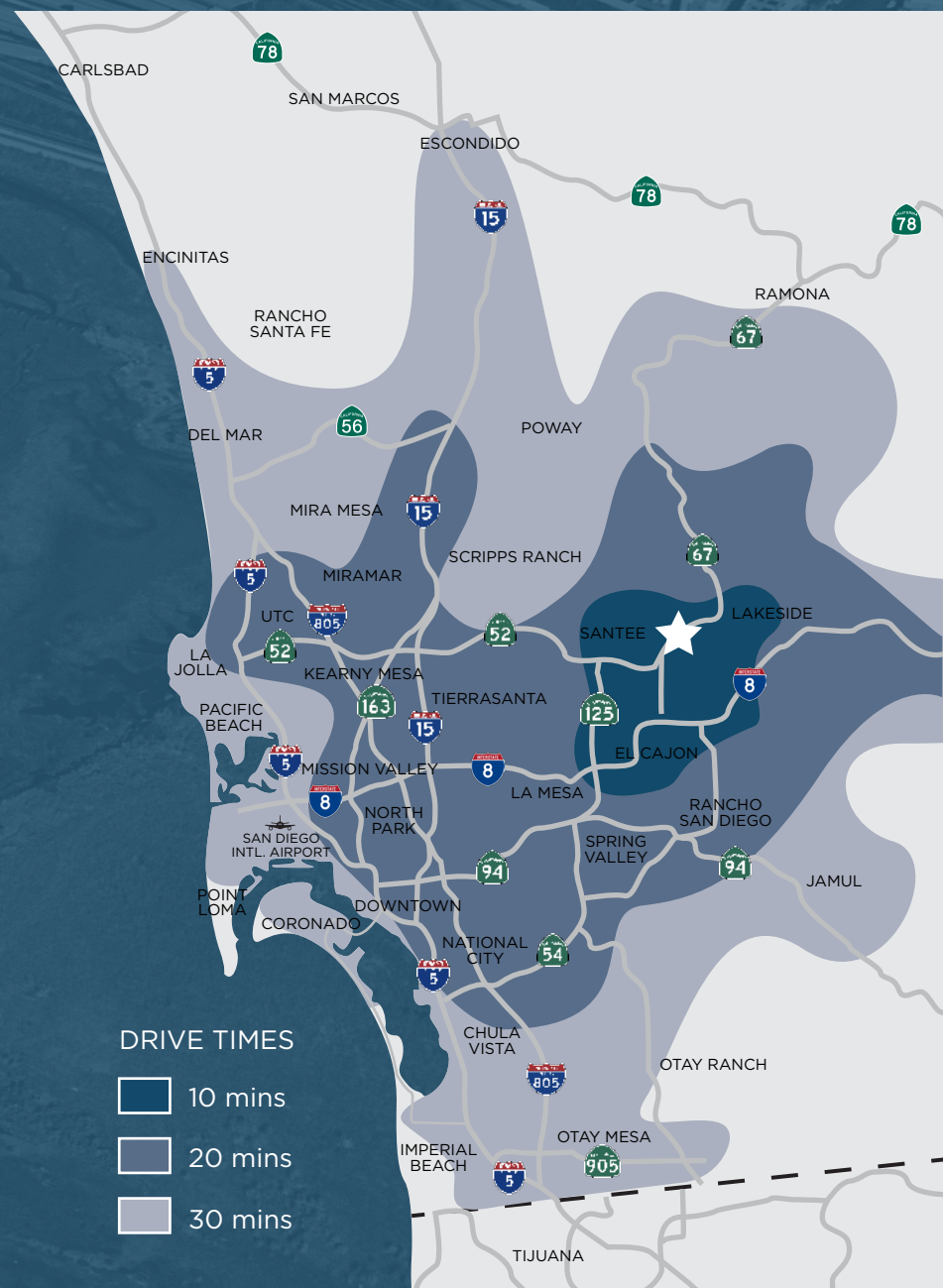


Proximity to I-8 and Highways 67, 52 & 125

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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