

FOR LEASE
INDUSTRIAL WAREHOUSE
+ YARD SPACE

11418 - 11420
North Woodside
Avenue

S A N T E E , C A 9 2 0 7 1



46,550 SQ FT of
Fenced Yard Space

5,000 SQ FT of
Metal Warehouse
with Mezzanine

1,400 SQ FT of
Built Out Office

PROPERTY HIGHLIGHTS

- Fronting on the 67 with direct visibility to freeway traffic - excellent signage potential and quick ramp access to the 52 / I-8
- Newly renovated in October 2025
- Clear Height: 17'
- Roll Up Door Height: 15'
- Zoning: IG - General Industrial
- Approx 5,000 sq ft of metal warehouse, 1,400 sq ft of built out office, 46,550 ft open yard space.
- Total property size is 1.2AC



- **Available: Immediately**
- **Lease Rate: \$27,000/month NNN**
- **Estimated NNN (OpEx): \$1,255.60/month**
- **Suitable for contractors, manufacturing, fabrication, automotive or equipment repair, storage and distribution, or similar trades requiring warehouse space with secure yard area for vehicles, materials, or equipment**



CONTACT US JUDGE RYAN

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