

FOR LEASE
INDUSTRIAL WAREHOUSE
+ YARD SPACE

11418 - 11420
North Woodside
Avenue

SANTEE, CA 92071



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
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