



**FOR SALE OR LEASE**

**±25,680 SF Multi-Tenant  
Industrial Complex | 1.09  
AC Lot**

**Investment/Owner User  
Opportunity  
\$175/SF**

**Units for Lease Ranging  
from:  
2,005 SF to 4,590 SF**

**3363-3377 National Ave**

San Diego, CA 92113

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# Property Highlights

3363-3377  
National Ave

San Diego, CA 92113

- Multiple grade-level doors
- Fenced and secured yard
- New lighting
- Prominent monument signage
- I-15 Freeway visibility
- Excellent access to I-5, I-805, I-15, SR-94, SR-163
- Close proximity to Navy 32<sup>nd</sup> St, NASSCO, BAE
- IL-3-1 Zoning
- Available immediately
- Lease Rate: Contact Broker
- Sale Price: \$4,500,000



I-15 & I-5  
Freeway Visibility



[Link to Zoning Info  
and Uses](#)



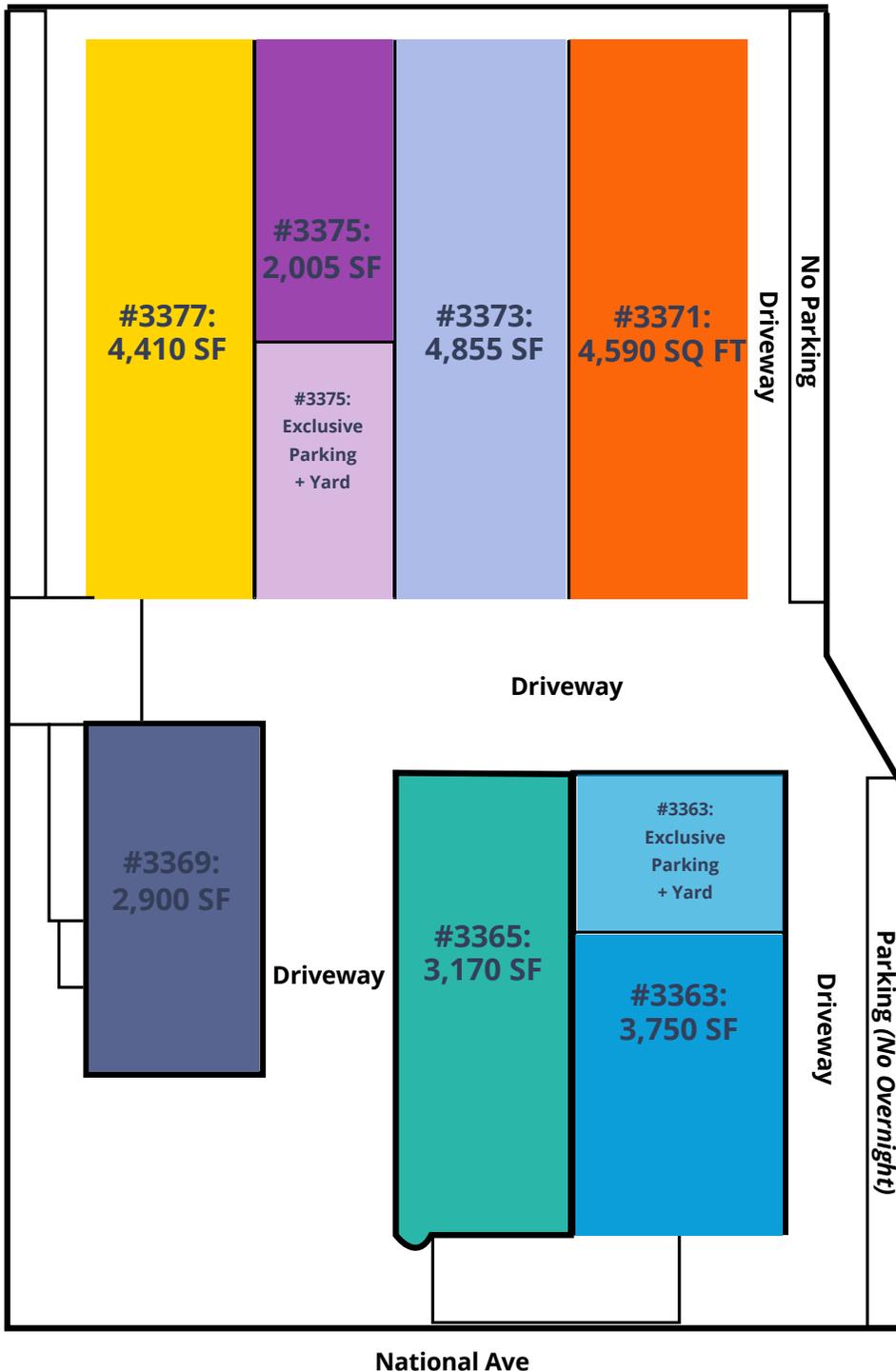
±25,680 SF Multi-  
Tenant Project



290,095 vehicles per  
day via I-15 & I-5



3 parcels situated  
on 1.09 Acres



# Site Plan

3363-3377  
National Ave

San Diego, CA 92113

## Leasing Options

- #3363: 3,170 SF
- #3365: 3,750 SF
- #3369: 2,900 SF
- #3371: 4,590 SF
- #3373: 4,855 SF
- #3375: 2,005 SF
- #3377: 4,410 SF

**Lease Rate: Contact Broker**



# Area Map

## Drive Times

### 1.5 Miles

To Naval Base San Diego & Shipyard

### 3.5 Miles

To Downtown San Diego

### 5.6 Miles

To San Diego Intl Airport

### 13.4 Miles

To US / Mexico Border

### 121 Miles

To Ports of Los Angeles / Long Beach

San Diego

San Diego Bay

3363-3377  
NATIONAL AVE

**BAE SYSTEMS**

**GENERAL DYNAMICS**  
nascco

Naval Base San Diego

National City

San Diego Shipyards

Colliers

Chollas Park

Balboa Park

San Diego International Airport

INTERSTATE CALIFORNIA 5

INTERSTATE CALIFORNIA 805

INTERSTATE CALIFORNIA 15

INTERSTATE CALIFORNIA 805

CALIFORNIA 94

CALIFORNIA 75

INTERSTATE CALIFORNIA 5

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