

FOR LEASE | 20,620 SF
FREESTANDING INDUSTRIAL BUILDING



PROPERTY FEATURES

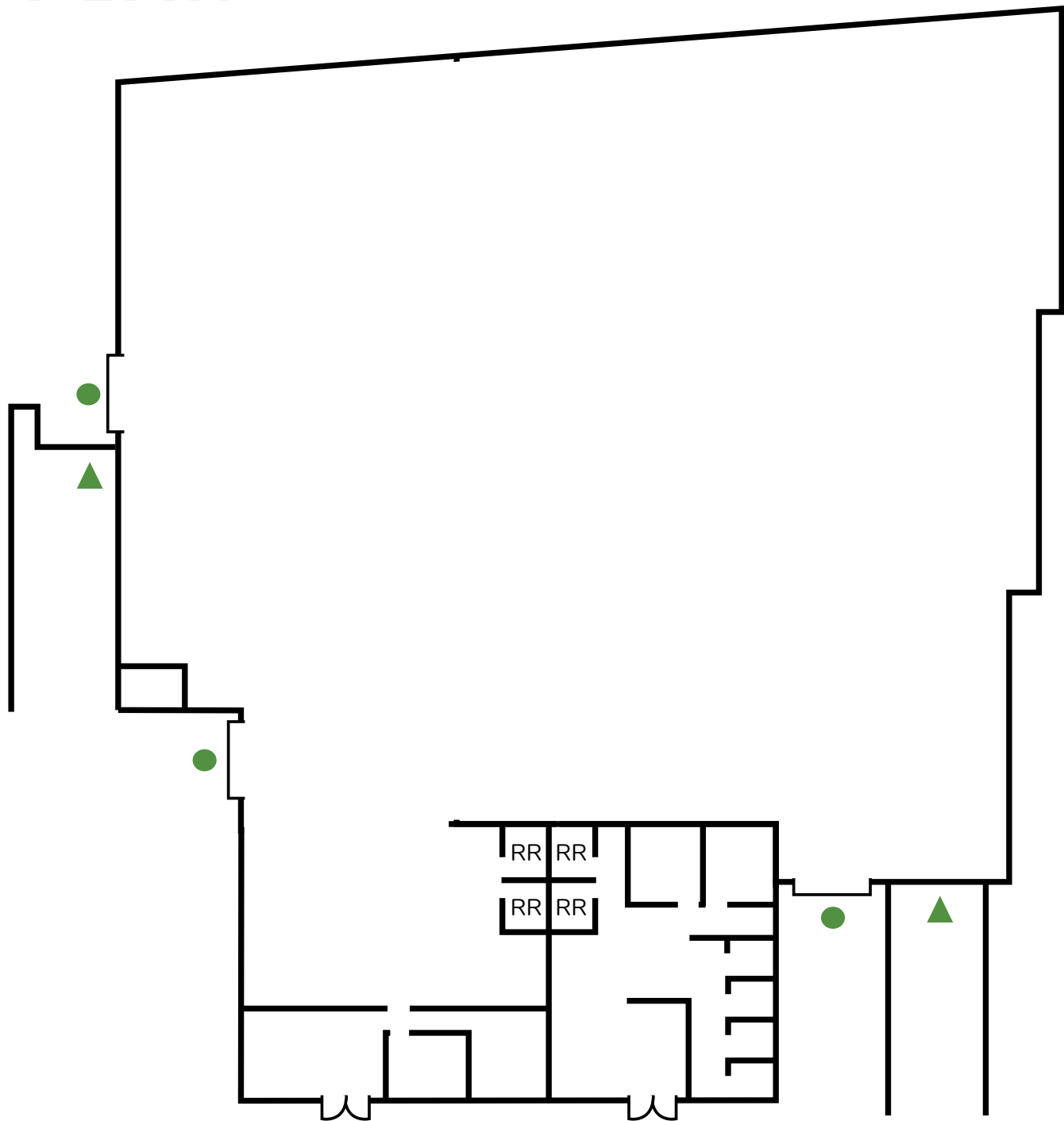
ADDRESS:	8410 Arjons Dr San Diego, CA 92126
BUILDING SIZE:	Total: 20,620 SF
OFFICE TOTAL:	1,990 SF (10%)
GRADE LEVEL LOADING:	Three (3)
DOCK HIGH LOADING:	Two (2) - One (1) Dock-Hi Door and One (1) Exterior Dock Platform
CLEAR HEIGHT:	22' - 24'
POWER:	400a-120/208,3p-4w
PARKING:	28 spaces
FIRE SPRINKLERS:	Yes
LOT SIZE:	1.00 acre
ROOF:	Replaced in 2018
YEAR BUILT:	1987
ZONING:	IL-2-1
LEASE RATE:	Contact Broker
AVAILABLE:	October 1, 2023
NNN'S:	\$0.44/SF



PROPERTY PHOTOS

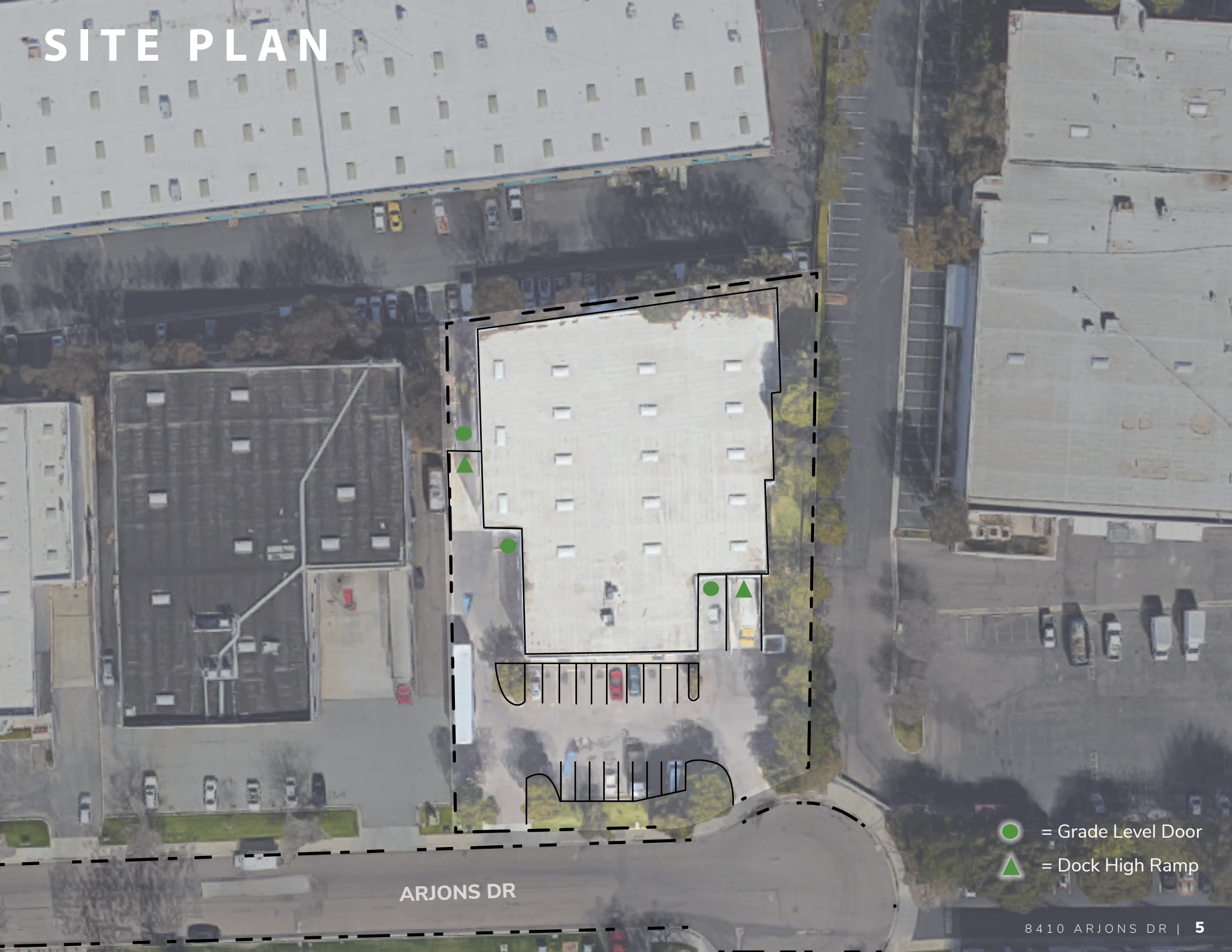


FLOOR PLAN



- = Grade Level Door
- ▶ = Dock High Ramp

SITE PLAN

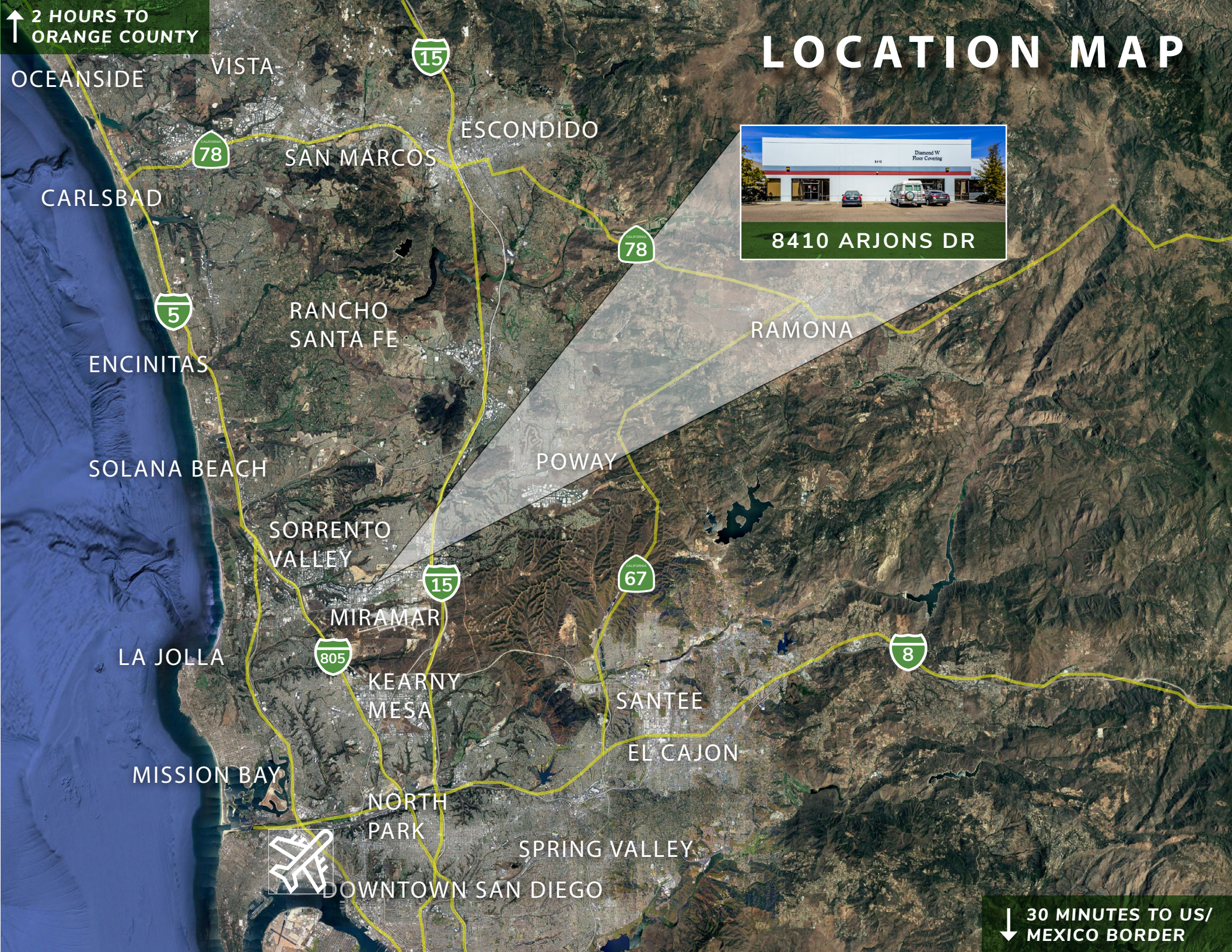


ARJONS DR

- = Grade Level Door
- ▲ = Dock High Ramp

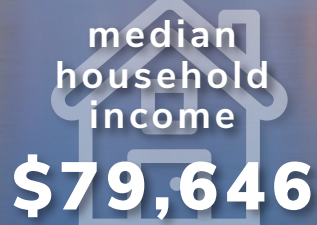
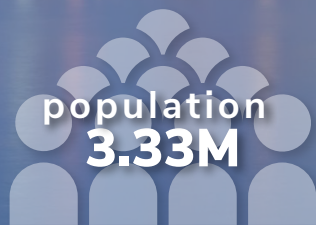
↑ 2 HOURS TO
ORANGE COUNTY

LOCATION MAP



↓ 30 MINUTES TO US/
MEXICO BORDER

San Diego



San Diego County is one of the nation's most desirable places to live, well known for its amazing year round weather and 70 miles of coastline. The region is situated in southwestern California with the Pacific Ocean to the West, Los Angeles, Orange, and Riverside Counties to the North, and the Tijuana/Mexico border to the South. In 2018, over 35 million visitors were captivated by the region's luxurious hotels, sandy beaches, fine dining establishments, world renowned golf courses, and various top attractions.





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