

FOR LEASE

1329 SWEETWATER LANE

SPRING VALLEY, CALIFORNIA

THREE BUILDINGS TOTALING ±9,105 SF
ON ±1.51 ACRES LOT

RARE M-54 ZONING

ALLOWS UNENCLOSED COMMERCIAL
& INDUSTRIAL OPERATIONS INCLUDING
OUTSIDE STORAGE & PARKING

INGRESS / EGRESS FROM TWO STREETS

FIVE ROLL-UP DOORS

ONE TRUCK WELL

PRIVATE & SECURE FENCED LOT

ASPHALT PAVED

ABUNDANT PARKING



CLICK FOR
PROPERTY
VIDEO TOUR



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ☑ THREE BUILDINGS TOTALING ±9,105 SF
- ☑ ±1.51 ACRES ASPHALT PAVED LOT
- ☑ FENCED YARD WITH GATED ENTRANCE FOR PRIVACY & SECURITY
- ☑ TWO CURB CUTS, ACCESS FROM SWEETWATER LANE AND BIRCH STREET
- ☑ FIVE TOTAL ROLL-UP DOORS
- ☑ ONE TRUCK WELL
- ☑ RARE M-54 ZONING
- ☑ ABUNDANT PARKING
- ☑ FREEWAY PROXIMATE



±4,700 SF
METAL BUILDING



±3,600 SF
WOOD FRAME BUILDING



±805 SF
OFFICE BUILDING

CONTACT BROKER FOR PRICING

IDEAL FOR AUTOMOTIVE OR CONTRACTOR'S YARD

±4,700 SF METAL BUILDING

- LARGE WAREHOUSE IN SHELL CONDITION
- TWO ROLL-UP DOORS
- ±18' CLEAR-HEIGHT

±3,600 SF WOOD FRAME BUILDING

- LARGE WAREHOUSE
- THREE ROLL-UP DOORS, TWO ARE DRIVE-THRU
- LARGE SUPPLY ROOM WITH BUILT-IN SHELVING
- ±16' CLEAR-HEIGHT
- OFFICE / UTILITY ROOM

±805 SF OFFICE BUILDING

- ONE OFFICE / RECEPTION AREA
- TWO PRIVATE OFFICES
- KITCHENETTE
- COVERED PARKING

BONUS TRAILER

- TWO PRIVATE OFFICES

TRUCK WELL



RARE M-54 ZONING

ALLOWS UNENCLOSED COMMERCIAL & INDUSTRIAL OPERATIONS INCLUDING OUTSIDE STORAGE & PARKING



±9,105 SF
TOTAL SF



±1.51 ACRES
TOTAL LOT SIZE



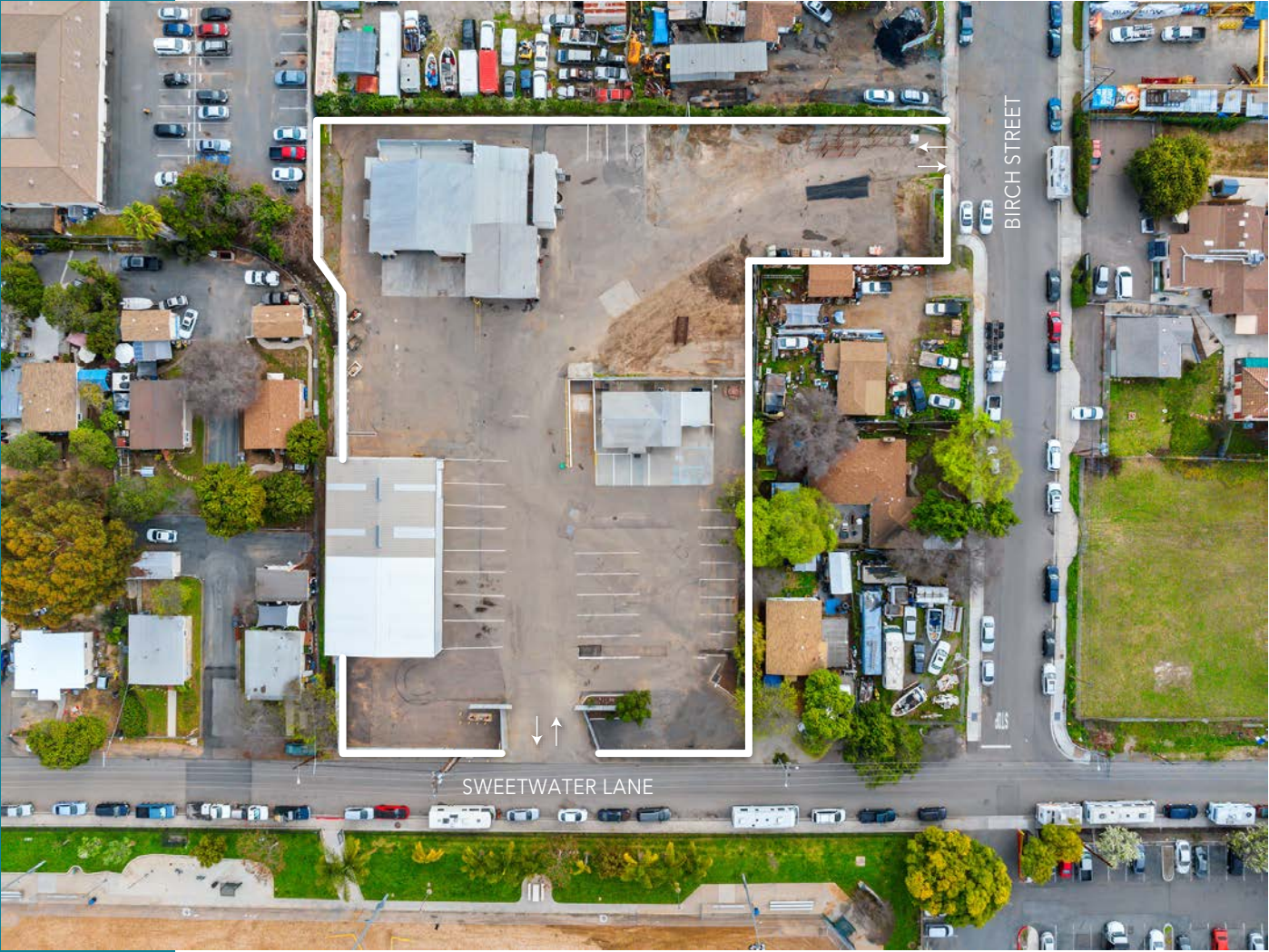
SECURED LOT
FENCED & GATED



ASPHALT
FULLY PAVED LOT

CONTACT BROKER FOR PRICING

1329 SWEETWATER LANE | SPRING VALLEY



GATED ENTRANCE



PROPERTY FENCE



±4,700 SF METAL BUILDING



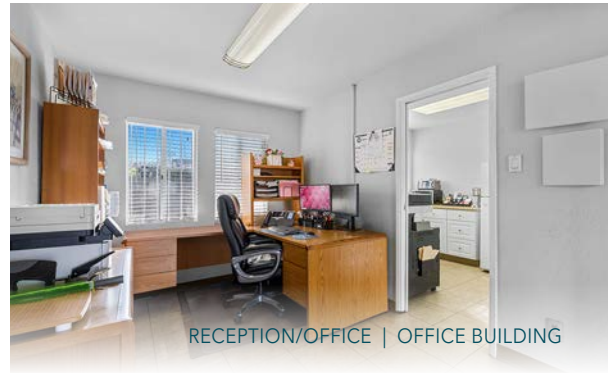
±4,700 SF METAL BUILDING INTERIOR



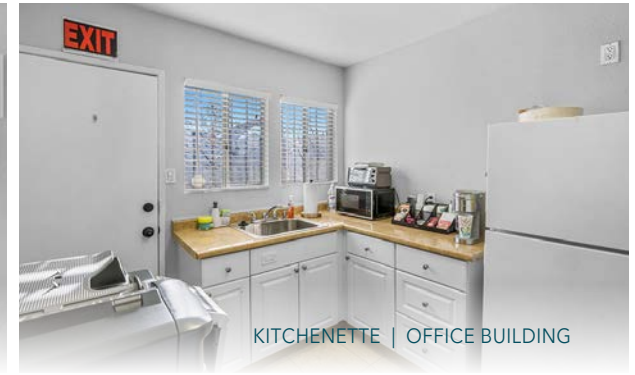
±4,700 SF METAL BUILDING INTERIOR



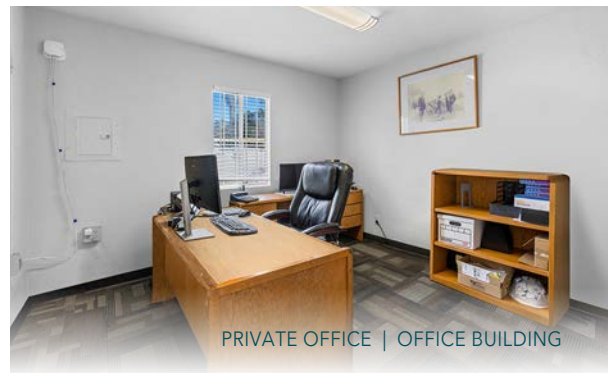
±805 SF OFFICE BUILDING



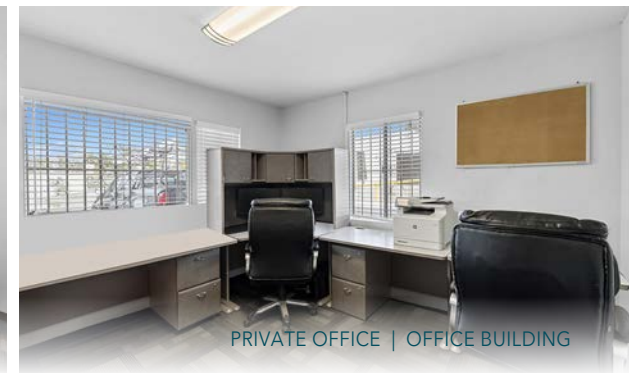
RECEPTION/OFFICE | OFFICE BUILDING



KITCHENETTE | OFFICE BUILDING



PRIVATE OFFICE | OFFICE BUILDING



PRIVATE OFFICE | OFFICE BUILDING



±3,600 SF WOOD FRAME BUILDING



LARGE WAREHOUSE



LARGE WAREHOUSE



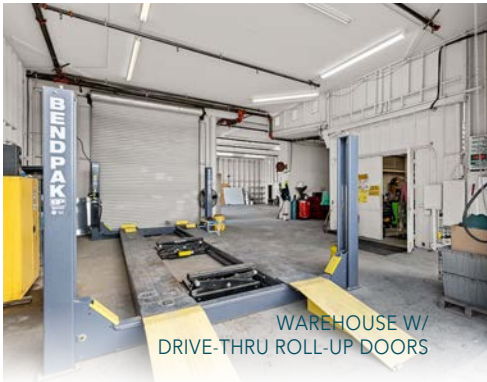
SUPPLY ROOM



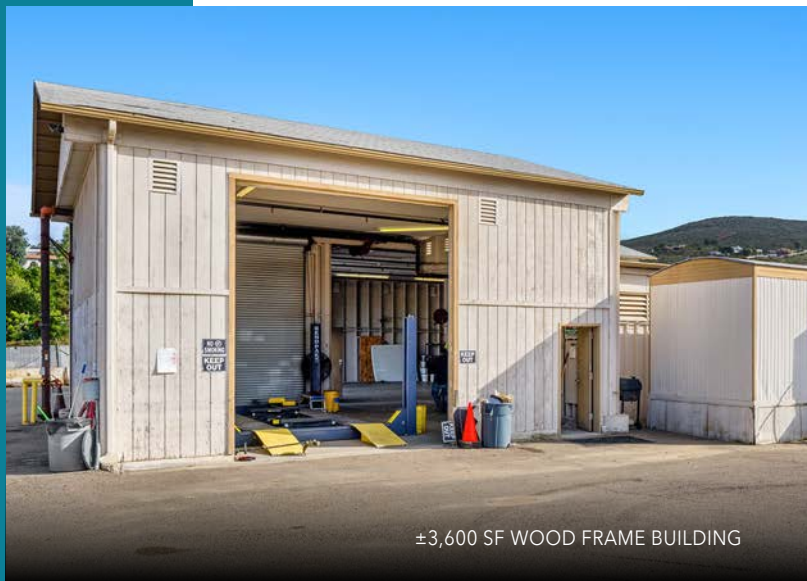
OFFICE / UTILITY ROOM



WAREHOUSE W/
DRIVE-THRU ROLL-UP DOORS



WAREHOUSE W/
DRIVE-THRU ROLL-UP DOORS



±3,600 SF WOOD FRAME BUILDING



BONUS TRAILER



PRIVATE OFFICE | BONUS TRAILER




PRIVATE OFFICE | BONUS TRAILER


AMENITIES
FOOD / SHOPPING
NEARBY


RECREATION
DIRECTLY ACROSS FROM
OUTDOOR / SPORTS AMENITIES


0.9 MILE
TO SR-125


1.8 MILES
TO SR-54

THE AREA



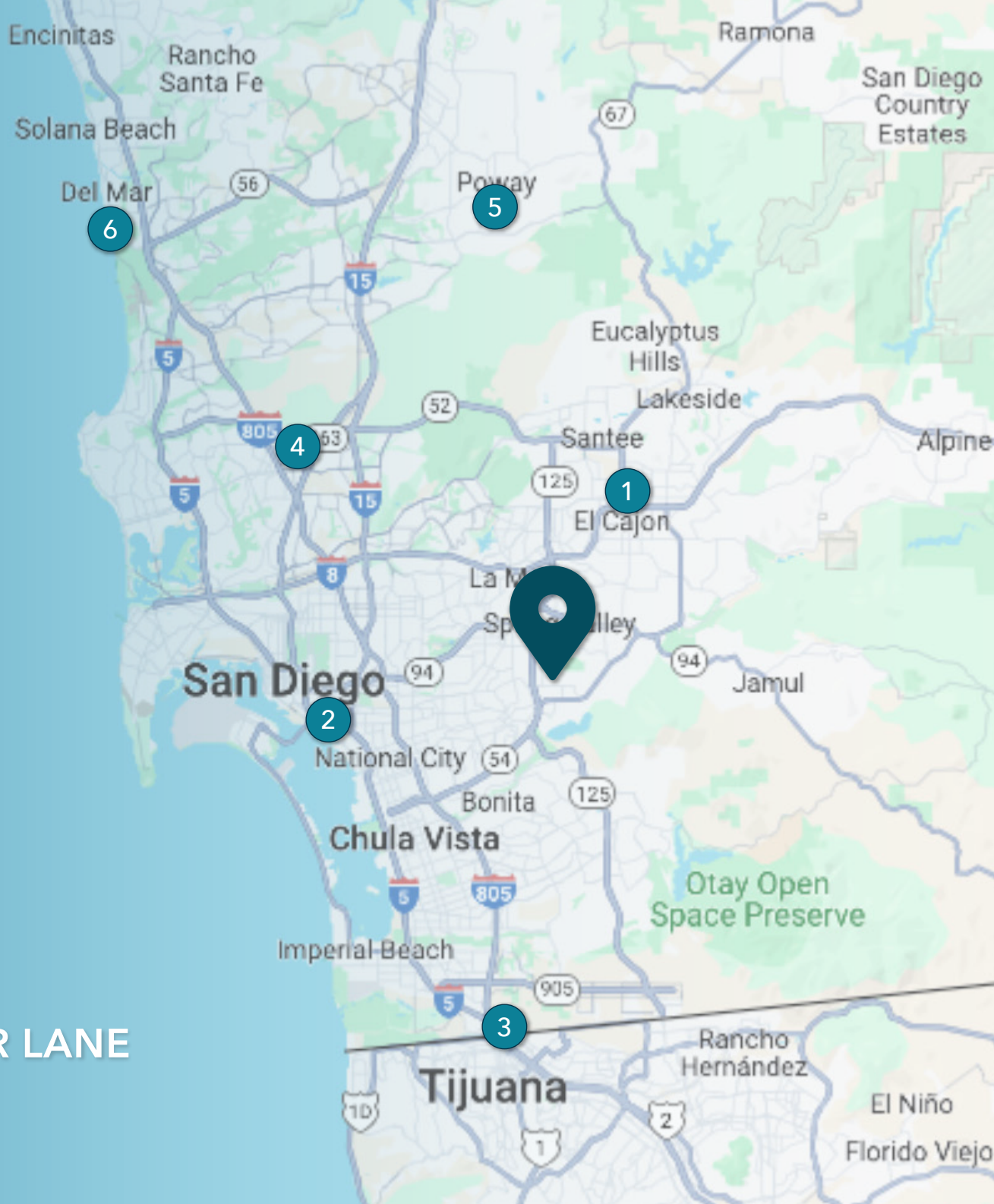
CONTACT BROKER FOR PRICING



1329 SWEETWATER LANE

SPRING VALLEY, CALIFORNIA

CONTACT BROKER FOR PRICING



1

9 MILES
EL CAJON

2

12 MILES
DOWNTOWN
SAN DIEGO

3

16 MILES
U.S. / MEXICO
BORDER

4

19 MILES
KEARNY MESA

5

27 MILES
POWAY

6

29 MILES
DEL MAR

1329 SWEETWATER LANE

SPRING VALLEY, CALIFORNIA



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For more information or tours,
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