

**For Sale  
or Lease**

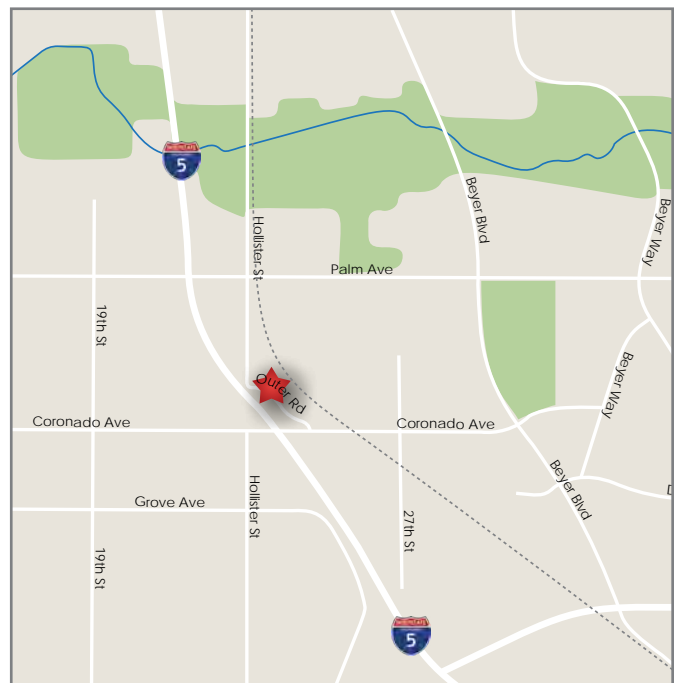
**I-5 FRONTAGE WAREHOUSE**  
1018-1020 Outer Road | San Diego, CA 92154



- **Approximately 18,880 SF Building; Approximately 1.18 Acre Parcel**
- **Approximately 8,900 SF of Warehouse and Office Space Available for Occupancy. Additional Office Space Available**
- **2 Dock High and 2 Grade Level Truck Doors**
- **Excellent Freeway Access to I-5; Freeway Visible Signage**
- **IL-2-1 Zoning: Allows Warehousing, Offices and Light Manufacturing**
- **7,440 SF Leased to 2020 with Two (2)/ Five (5) Year Renewal Options. Current Monthly Rent - \$6,037.51 NNN**

**LEASE RATE: \$0.65 SF/NNN**

**SALE PRICE: \$2,999,900**



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