

# SOUTHLAND INDUSTRIAL PARK

155 WEST 35TH STREET  
SUITES E & F  
NATIONAL CITY, CA 91950

11,314 SF WITH  
FENCED YARD  
**FOR LEASE**





## LOCATION AMENITIES

- » Prime location with easy access to I-5, I-805, and Hwy 54
  - » Highway visible signage
  - » Fenced/ secured yard included
  - » Walking distance to nearby shopping center and food services
  - » Located approximately 3/4 miles from E Street/Bayfront Trolley Station
  - » Located within HubZone
- 
- » Provides pricing advantages in bidding for federal contracts

**11,314**  
SQUARE FEET AVAIL-  
ABLE

**19'**  
CLEAR HEIGHT

**0.62**  
ACRES

**SHARED FENCED**



**YARD**

**FREEWAY**  
VISIBILITY

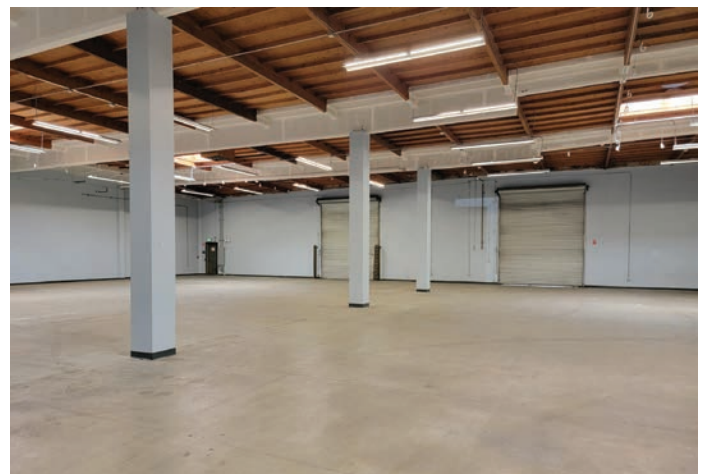
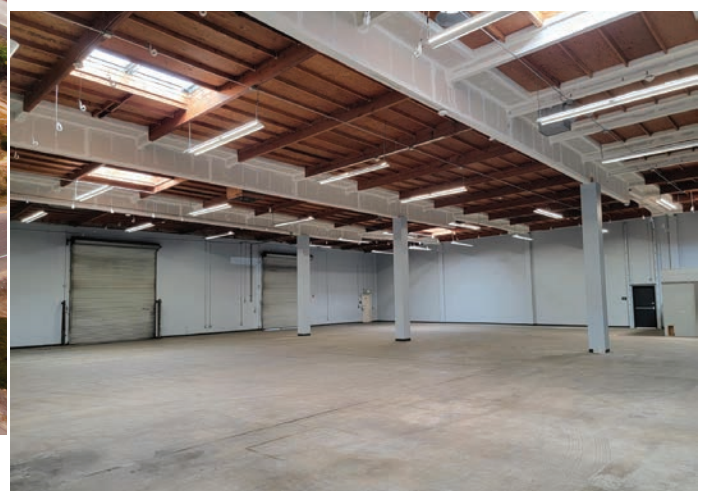
**2**   
GRADE LEVEL  
DOORS



**800A 208/220V 3-PHASE**  
POWER

**OFFICE**   
BUILT OUT  
RECENTLY  
RENOVATED

**22**  
PARING  
SPACES



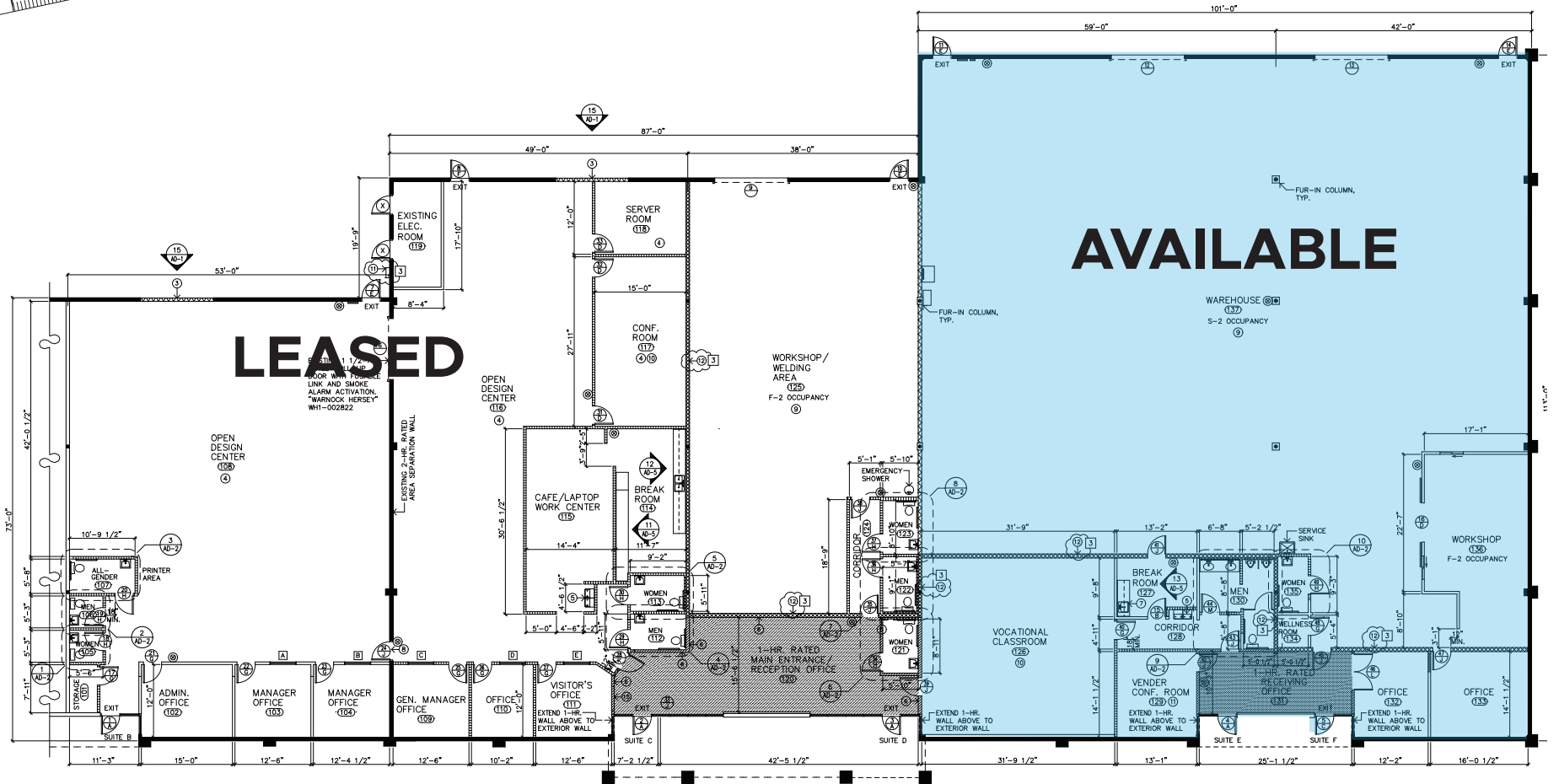
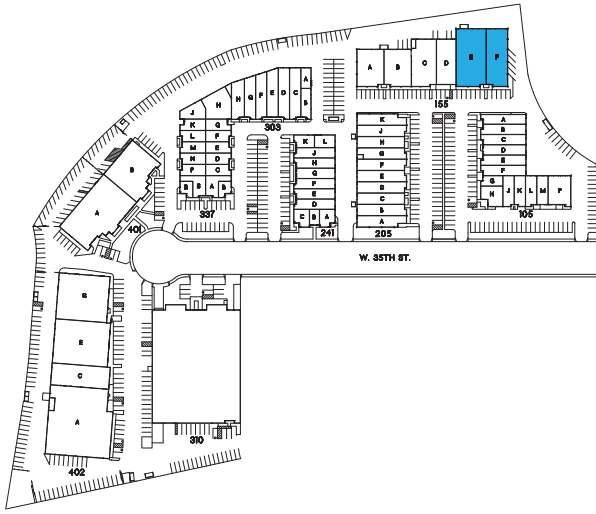
**SUITES AVAILABLE**

E&F 11,314 SF

**Asking rent: \$1.85/SF**

**Modified Gross**

- » Includes an area that has a fenced and secured yard, shared with the neighboring tenant as part of lease of the 11,314 SF portion of the building
- » 2 Grade Level Doors
- » Heavy Power: 800 AMPS 208/220 V 3 phase power
- » 19' Ceiling Clear Height





**SOUTHLAND INDUSTRIAL PARK** is a master-planned, 13-acre business center located just five miles south of downtown San Diego and 10 miles north of the U.S./Mexico international border. Interstates 5 and 805 and Highway 54 provides easy access to the rest of the county.

The Park offers more than 218,000 rentable square feet of industrial and office space, mature landscaping, proximity to public transportation, and most suites are fully heated and air conditioned.