



±61,502 SF MANUFACTURING / INDUSTRIAL BUILDING FOR LEASE
1601 PRECISION PARK LANE | SAN YSIDRO, CA 92173



±4.66 GROSS ACRES (INCLUDES EXCESS LAND FOR OUTSIDE STORAGE AND PARKING)

PROPERTY FEATURES:

- Available April 2017
- 61,502 SF manufacturing building with 1,145 SF of HVAC offices
- Approximate 4.66 acre fee simple parcel (APN 637-021-28)
- 1 dock and 6 grade level doors
- 16' average ceiling clear height
- 3.76/1,000 parking ratio (234 parking spaces)
- 4,000 amps of 208/220 volt power
- Sprinklered throughout
- Current zoning SYIO-I-1
- Freeway visible signage
- 15 minute drive from Downtown San Diego
- Walking distance from Iris Street trolley stop, bus transit center and bus stop located at the intersection of Beyer and Precision Park Lane
- 5 minutes from Mexico port of entry at San Ysidro
- Located at the freeway interchange at Beyer Blvd. and I-905

ASKING RENT: **\$0.69 / SF NNN**



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2015)	37,829	154,658	265,361
Projected Population (2020)	39,904	163,439	280,295
Households	9,906	42,897	78,238
Average Household Size	3.8	3.6	3.4
Median Age	36	35	36
Median Household Income	\$39,778	\$46,662	\$51,378
Median Home Value	\$252,740	\$277,619	\$321,634

TRAFFIC COUNTS

		Distance from Subject	Traffic Volume
State Hwy 905	del Sur Blvd	0.17 mi	45,230
Beyer Blvd	State Hwy 905	0.31 mi	18,980
Picador Blvd	State Hwy 905	0.38 mi	17,982
Dairy Mart Rd	Vista Ln	0.36 mi	15,892

QUICK STATS 5 MILE RADIUS (2015)

111,794 RESIDENTS



Average age of **31**



28,502
Households



\$53,118
Avg. Household Income

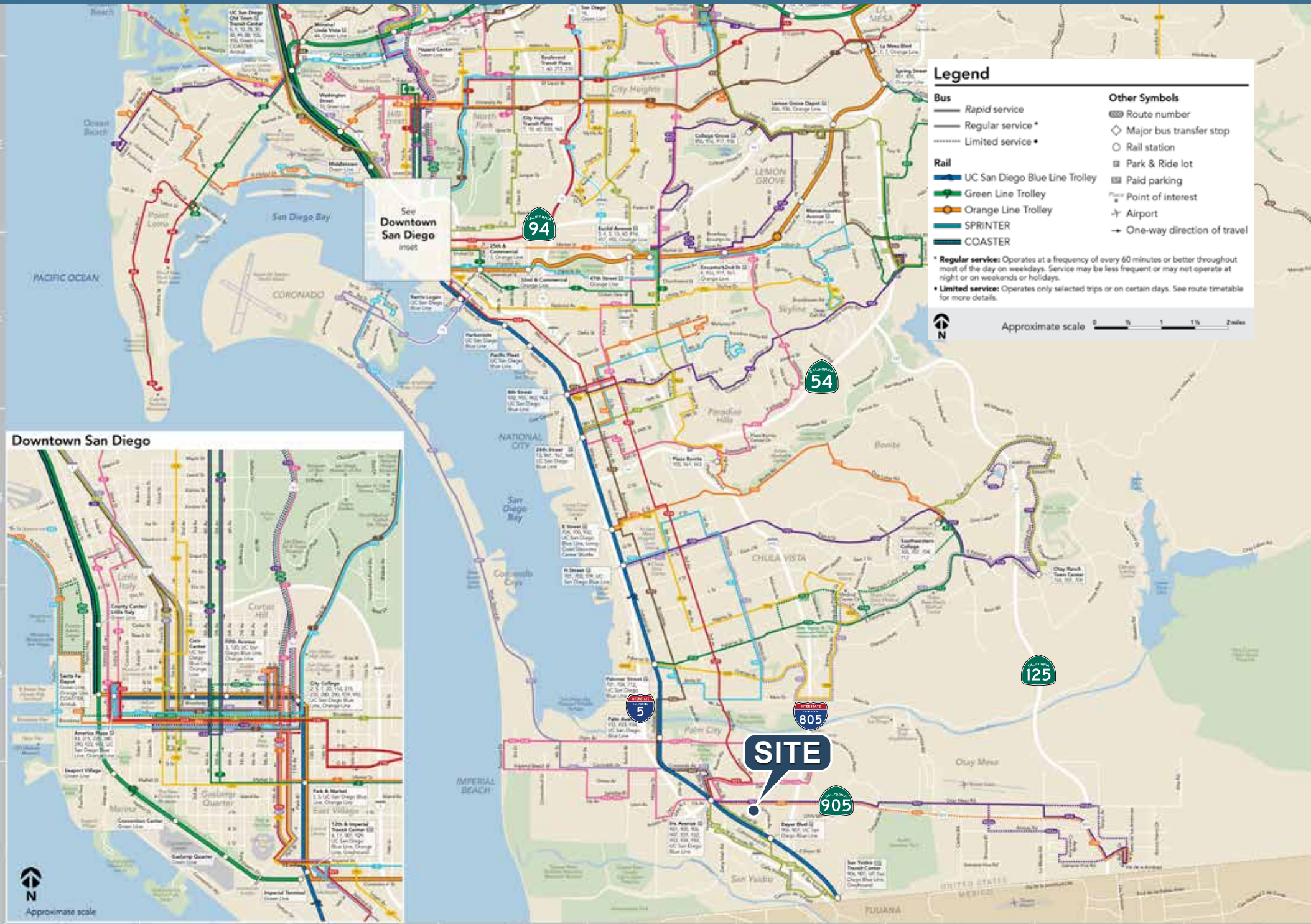


\$238,500
Median Home Value



28.8%
College Educated





Legend

Bus	Other Symbols
— Rapid service	Ⓜ Route number
— Regular service *	◇ Major bus transfer stop
⋯ Limited service •	○ Rail station
Rail	▣ Park & Ride lot
— UC San Diego Blue Line Trolley	▣ Paid parking
— Green Line Trolley	Ⓧ Point of interest
— Orange Line Trolley	✈ Airport
— SPRINTER	→ One-way direction of travel
— COASTER	

* **Regular service:** Operates at a frequency of every 60 minutes or better throughout most of the day on weekdays. Service may be less frequent or may not operate at night or on weekends or holidays.
 • **Limited service:** Operates only selected trips or on certain days. See route timetable for more details.

Approximate scale 0 1/2 1 1 1/2 2 miles



SITE

