

**FOR LEASE**

# 54,605 SF Industrial Building

1645 TIDELANDS AVE | NATIONAL CITY, CA





# FOR LEASE 54,605 SF Warehouse/Office with Yard

1645 TIDELANDS AVE, NATIONAL CITY, CA 91950



## OFFERING SUMMARY

Lease Rate:	Call for Lease Price
Available SF:	54,605 SF
Office Size:	4,700 SF
Yard Size:	15,000+ SF

## PROPERTY OVERVIEW

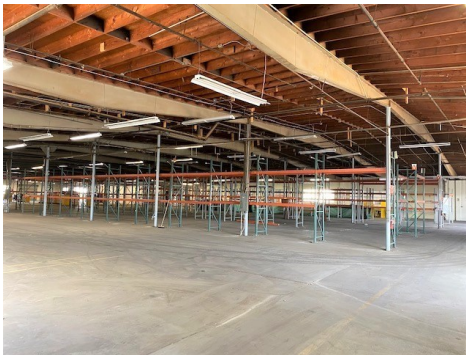
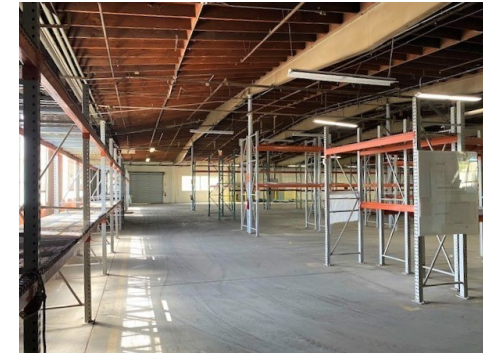
Well maintained Industrial Park in a great coastal National City location. Minutes from downtown San Diego with easy access to I-5, I-15, I-805, HWY 54 and 94, and 32nd Street. Close proximity to the Naval Base, and the United Port of San Diego

## SPACE HIGHLIGHTS

- Existing anchored storage racking in place throughout warehouse
- Large Mezzanine 2nd Floor, approximately 3,200 SF
- At Grade & Loading Dock Roll Up Doors
- 2,400 Amps of service on 2 Meters
- Ideal for solar power generation
- Fully Sprinklered
- Zoning: M - Industrial, Hub Zone Qualified

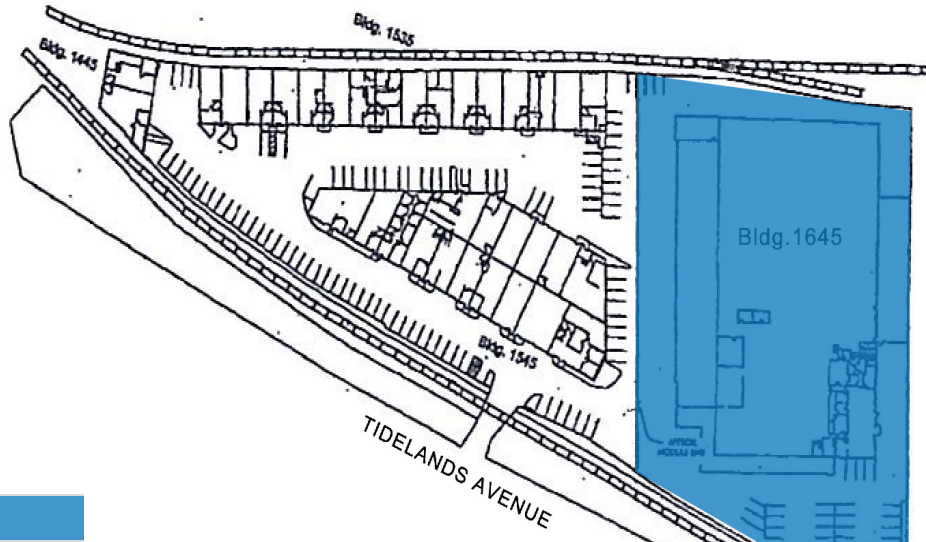
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## LEGEND

Available

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	54,605 SF	Lease Rate:	Call For Lease Rate

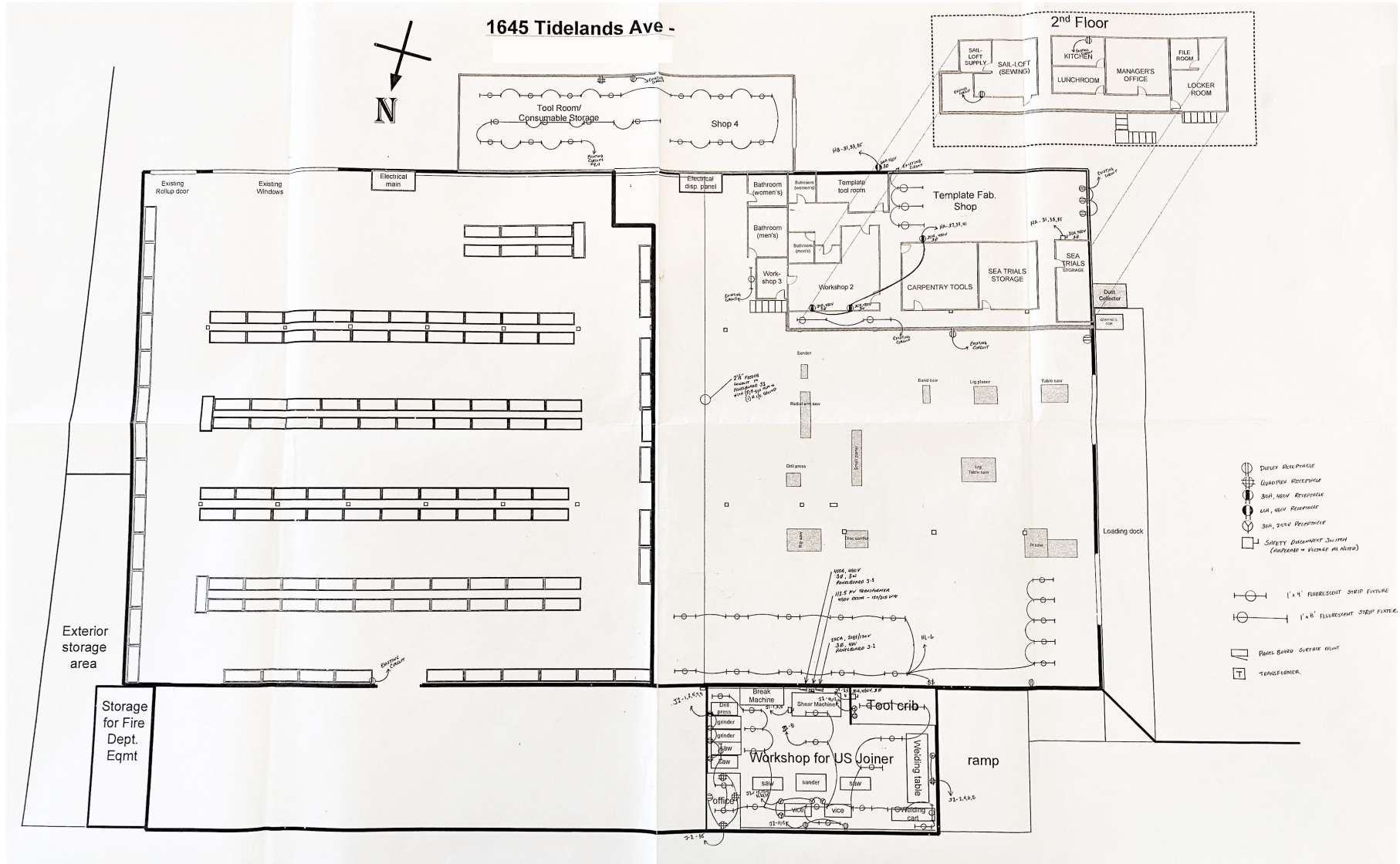
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1645 Tidelands Ave	Available	54,605 SF	NNN	Negotiable	-



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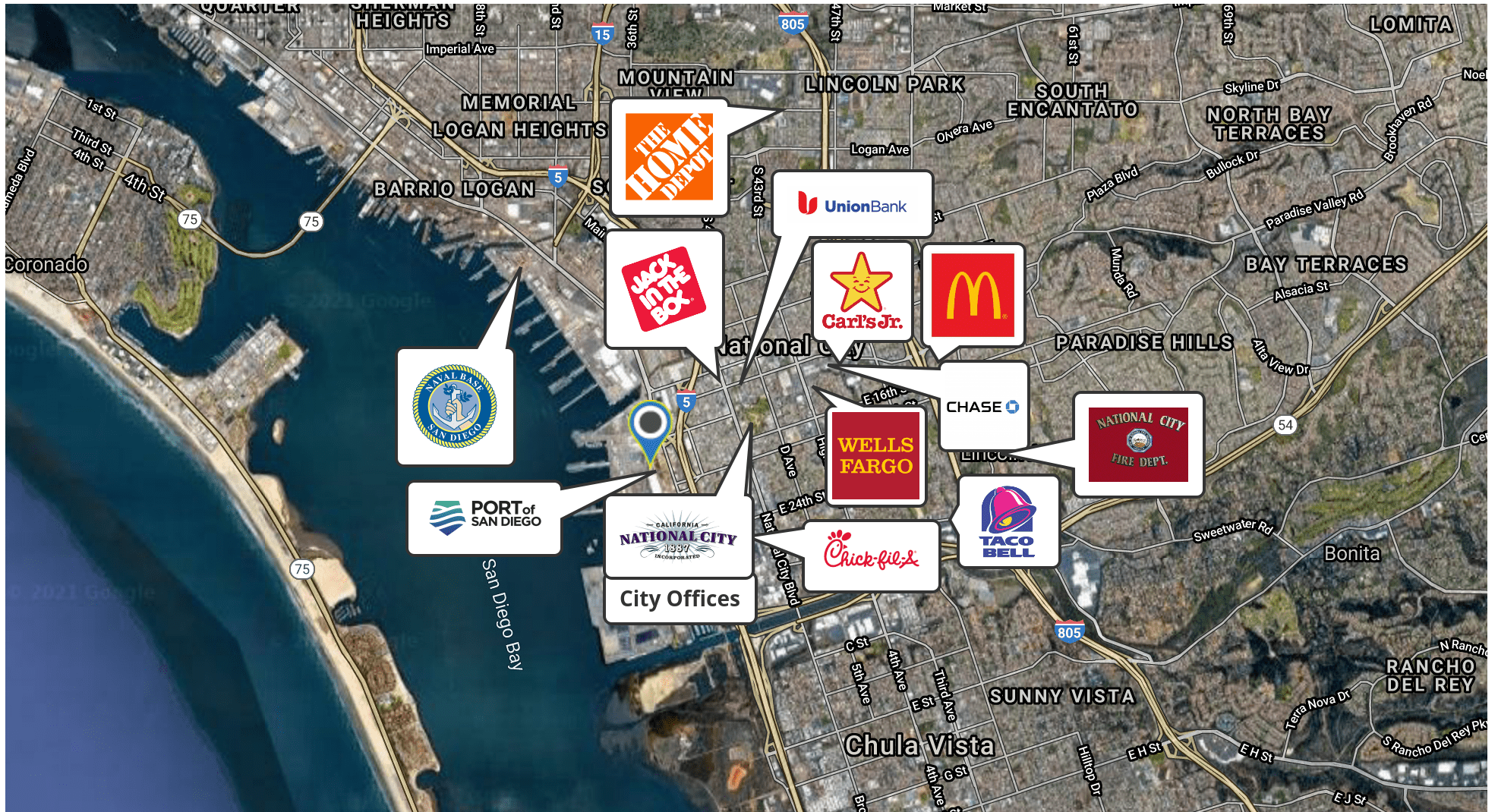
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Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,173	153,184	394,823
Average age	28.7	30.4	32.5
Average age (Male)	28.1	29.1	31.5
Average age (Female)	29.7	31.8	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,680	42,490	126,086
# of persons per HH	4.3	3.6	3.1
Average HH income	\$38,796	\$45,944	\$59,444
Average house value		\$437,621	\$479,564

\* Demographic data derived from 2010 US Census

