

FOR LEASE | INDUSTRIAL WAREHOUSE | OTAY MESA SAN DIEGO

1658

GAILES BLVD.

SAN DIEGO, CA 92154



PROPERTY HIGHLIGHTS



± 35,384 SF
TOTAL BUILDING SIZE



10,400 SF - 35,384 SF
BUILDING DIVISIBLE



± 2.14 ACRES / ± 93,218 SF
LAND SIZE



IBT-1-1, INTERNATIONAL BUSINESS & TRADE
ZONING



2000
YEAR BUILT



646-221-03
APN



27' - 30'
CEILING HEIGHT



1658 GAILES BLVD,
SAN DIEGO, CA 92154
PROPERTY ADDRESS



\$0.85/SF NNN
ASKING RATE

11 EXTERIOR DOCKS
2 DRIVE INS
LOADING

CONSTRUCTION
REINFORCED CONCRETE

POWER
2,000 AMPS
480/277 VOLT
4 METERS

SUITE A
± 4,973 SF
OFFICE AREA
± 14,187 SF
WAREHOUSE AREA
± 19,160 SF
TOTAL AREA

SUITE B
± 10,400 SF
OFFICE AREA
± 5,824 SF
WAREHOUSE AREA
± 16,224 SF
TOTAL AREA

EXCLUSIVE CONTACTS

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SPACE FEATURES

± 35,385 SF
FOR LEASE



1658 GAILES BLVD,
SAN DIEGO, CA 92154

PROPERTY ADDRESS

FOR LEASE: \$0.85/SF NNN FOR ALL OPTIONS

1. 10,400 SF - High End Office
2. 16,224 SF - 10,400 SF Office + 5,824 SF Warehouse
 - 6 Docks + 1 Grade Loading
 - 27' - 30' Ceiling Height
3. 35,385 SF
 - 5,000 - 15,000 SF Office
 - 20,000 - 30,411 SF Warehouse
 - 11 Docks + 2 Grade Loading

SUITE B FEATURES

- \$0.85/SF NNN
- 16,224 Total SF
- 10,400 SF Office
- 5,824 SF Warehouse
- Fire Sprinklered
- 480/277 Power
- 6 Docks & 1 Grade Loading
- Skylights
- 27' - 30' Warehouse Ceiling Height

SUITE A FEATURES

- \$0.85/SF NNN
- 19,160 Total SF
- 4,973 SF Office - 2nd Floor
- 14,187 SF Warehouse
- Fire Sprinklered
- 480/277 Power
- 5 Docks & 1 Grade Loading
- Skylights
- 27' - 30' Warehouse Ceiling Height

OFFICE BUILDOUT

- High End Finishes
- Multiple Private Offices
- Lunch Room
- Multiple Restroom Facilities
- Wired
- Security Access

SOUTH SAN DIEGO'S FORTUNE 500 DISTRIBUTION LOCATION

PORT of SAN DIEGO
Waterfront Development
CHULA VISTA BAY FRONT DEVELOPMENT
Largest Waterfront Development on The West Coast.

DOWNTOWN SAN DIEGO

PACIFIC OCEAN

US NAVY HQ

EASTLAKE

CHULA VISTA

1658 GAILES BLVD

BROWNFIELD AIRPORT

DHL

Heinz

Mor

GENERAL DYNAMICS

Parker

CUBIC

Copart

TUJANA INTERNATIONAL AIRPORT

CBX

Honeywell

Chipman

FedEx
Trade Networks

JOSÉ OLÉ

GENERAL DYNAMICS

BOSE

LOWE'S

CareFusion

TRIDENT
Maritime Services

OTAY MESA POINT OF ENTRY (POE)

Panasonic

amazon prime
RECENTLY PURCHASED BY AMAZON
Proposing a 3.2M SF Distribution Facility

FedEx

COSTCO
WHOLESALE

SITE PLAN





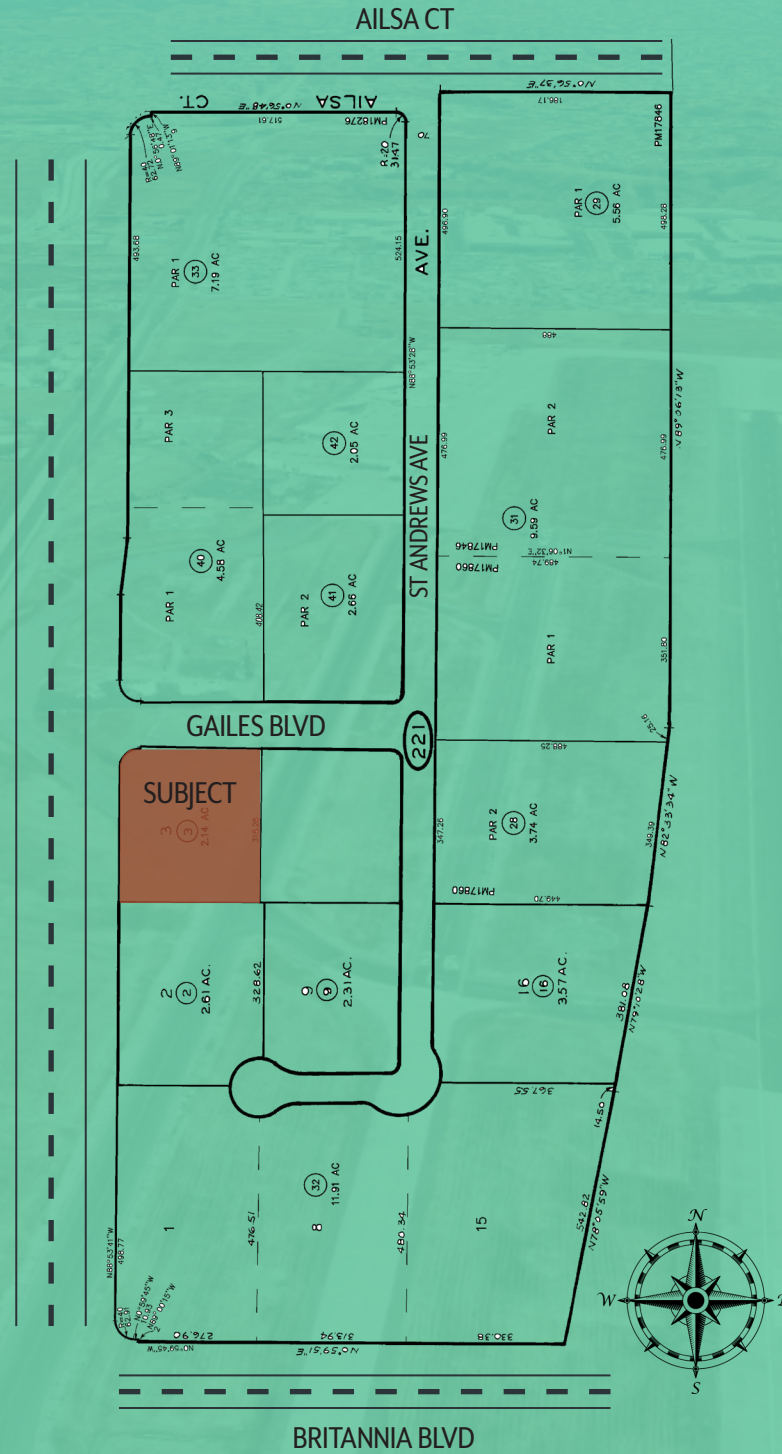
BRITANNIA BLVD.



GAILES BLVD.

OTAY MESA RD.

PARCEL MAP



This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Map not to scale.





