

3202 HOOVER AVENUE, NATIONAL CITY, CA 91950

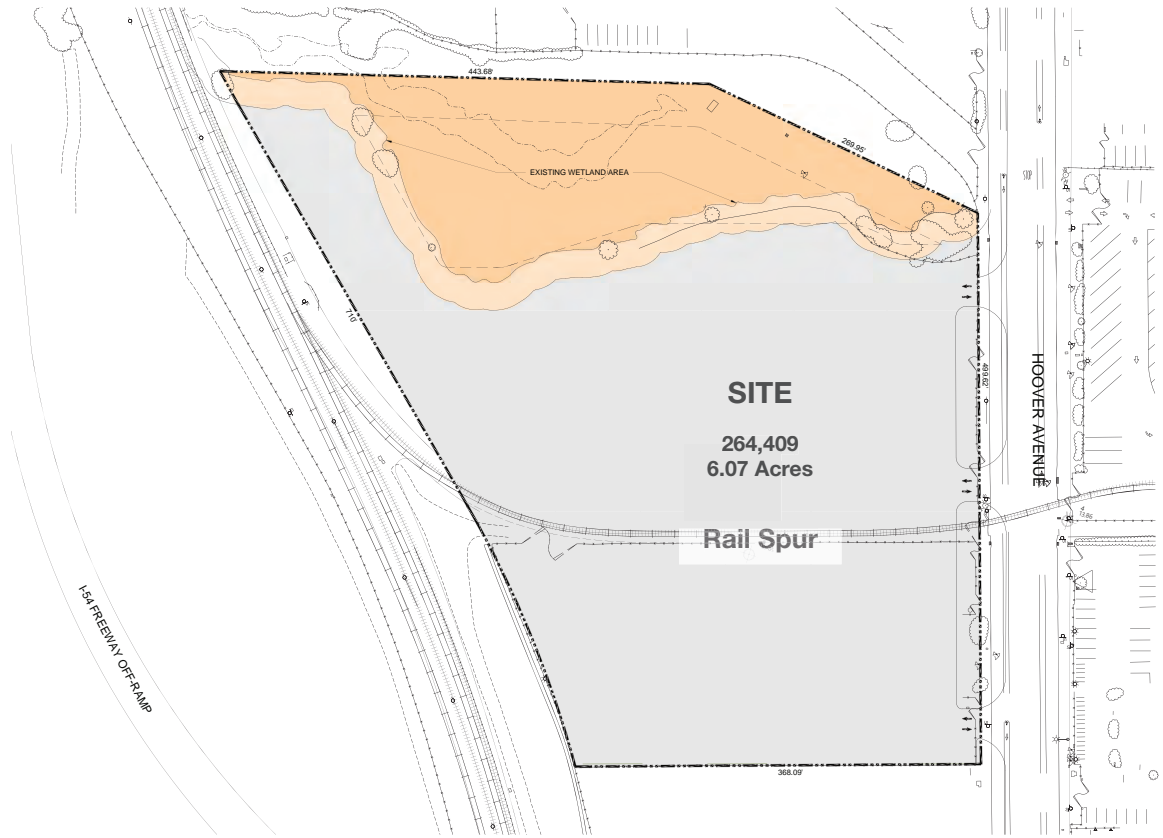
NEWEST INDUSTRIAL DEVELOPMENT IN NATIONAL CITY



6.07 GROSS ACRES OF LAND FOR LEASE (OUTSIDE STORAGE)
FUTURE ±80,910 SF OF INDUSTRIAL BUILDINGS OFFERED FOR LEASE | Q2 2023

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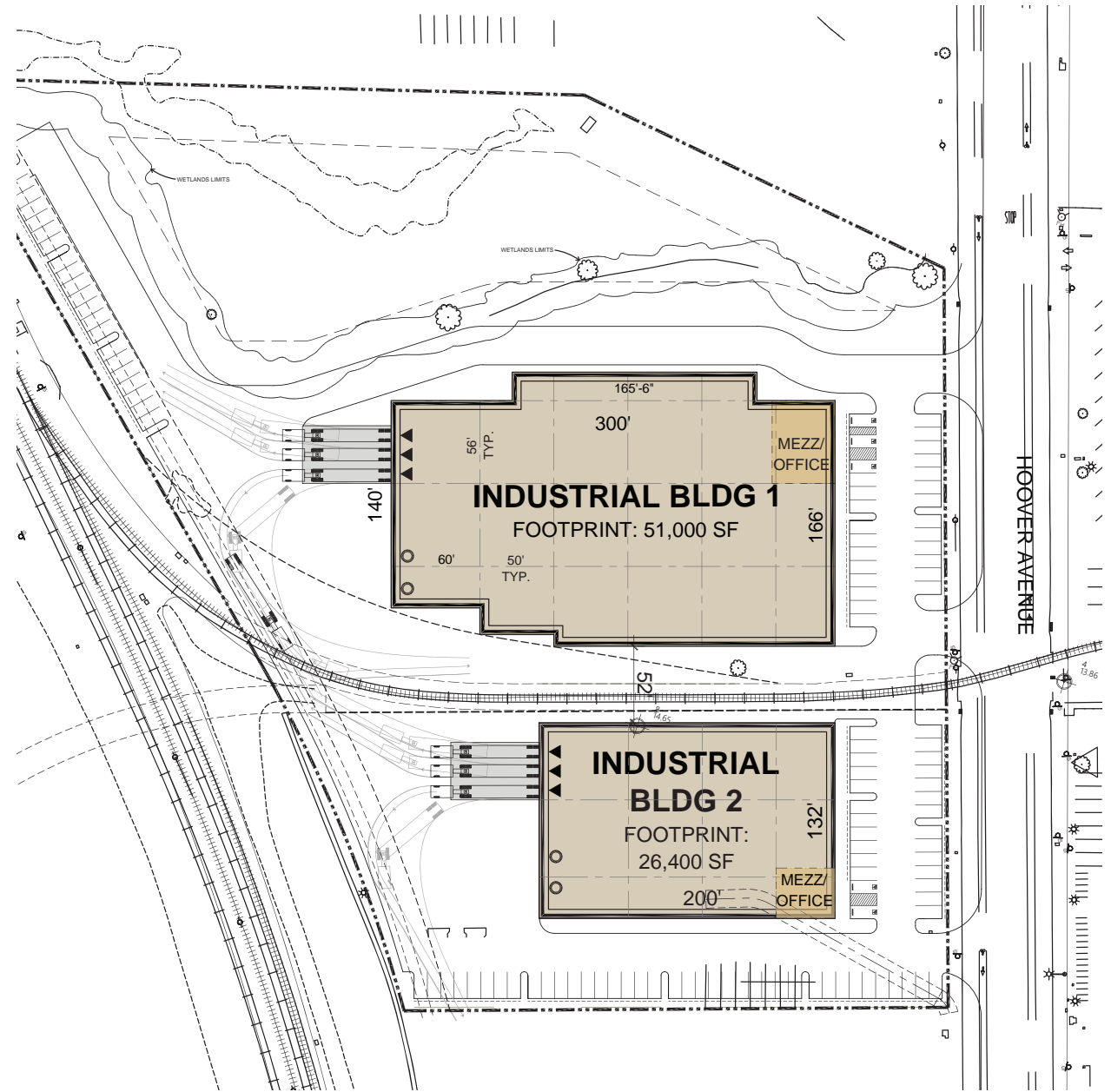
- » 6.07 gross acres for lease
- » Includes an approximate $\pm 4,306$ SF, two-story office building and $\pm 1,562$ SF storage shed/building
- » Active rail spur available for use
- » Delivered with dirt gravel, yard, fenced, and with active power to the property
- » Landlord willing to improve the property with land delivered paved and secured with a new fence and lighted at an additional expense
- » Four curb cuts onto Hoover Ave.
- » Central National City location
- » Easy access to I-5, I-805, I-15 and Hwy-94
- » Lease Rate: Call Broker for details



INDUSTRIAL BUILDINGS FOR LEASE

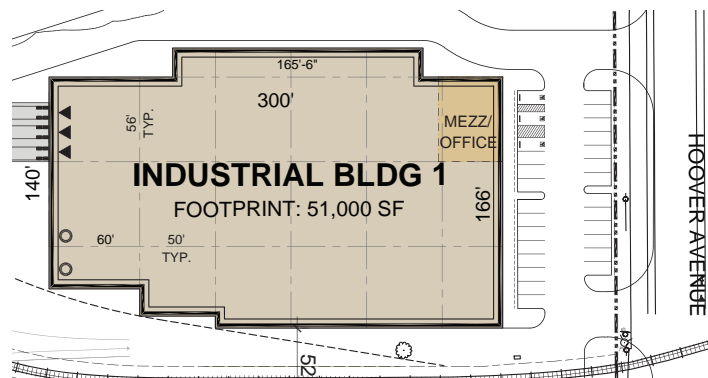
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- » Two single tenant buildings
- » Building 1: ±53,250 SF
- » Building 2: ±27,720 SF
- » State of the art construction
- » Central National City location
- » Easy access to I-5, I-805, I-15 and Hwy-94
- » ML-CZ Zoning (National City)



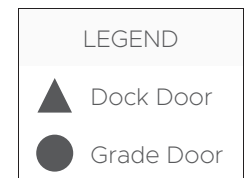
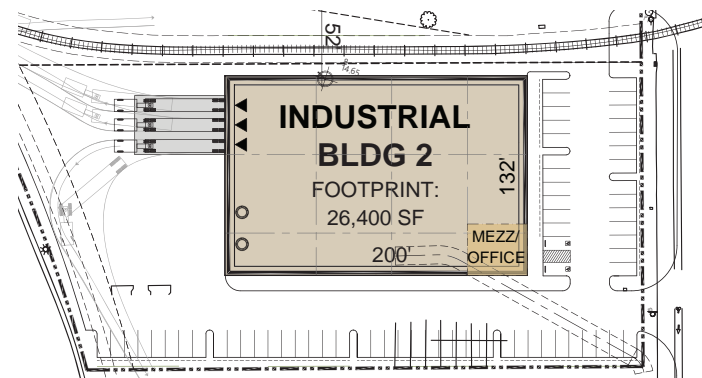
BUILDING ONE

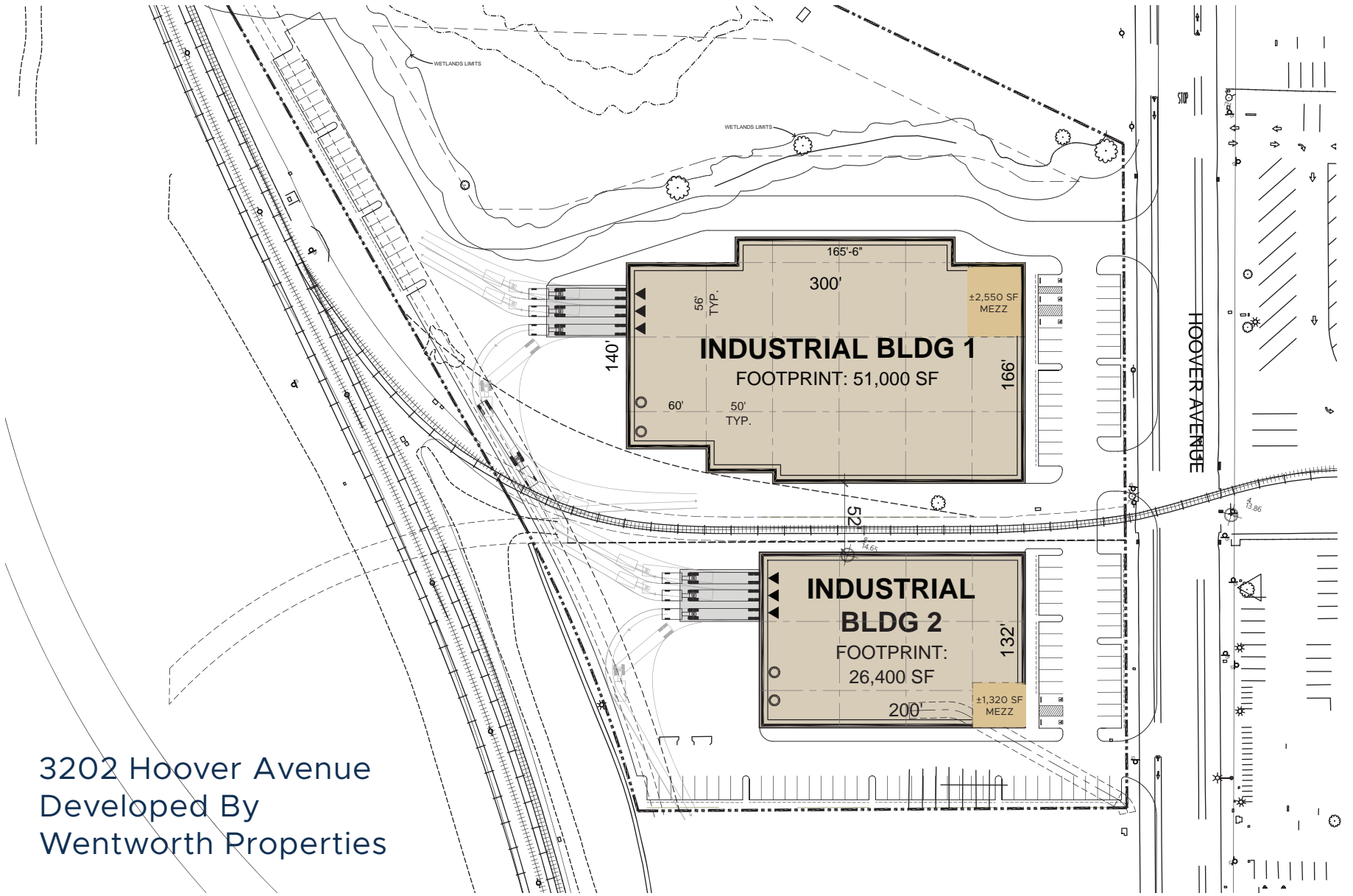
- » Total SF: ±53,250 SF Freestanding Building (Includes an ±2,550 SF Mezzanine)
- » ±4.00 Gross Acre Parcel
- » 4,000+ Amps of 277/480 Volt Power
- » Parking Ratio: 1.39/1,000 SF
- » 28' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Three (3) 9' x 10' Dock Doors and Two (2) Oversized Grade Level Loading Doors
- » Includes Possible Secured/Fenced Yard
- » Available Q2 2023 (Projected Completion)
- » Rail Access Via Rail Spur
- » Asking Lease Rate: Contact Broker



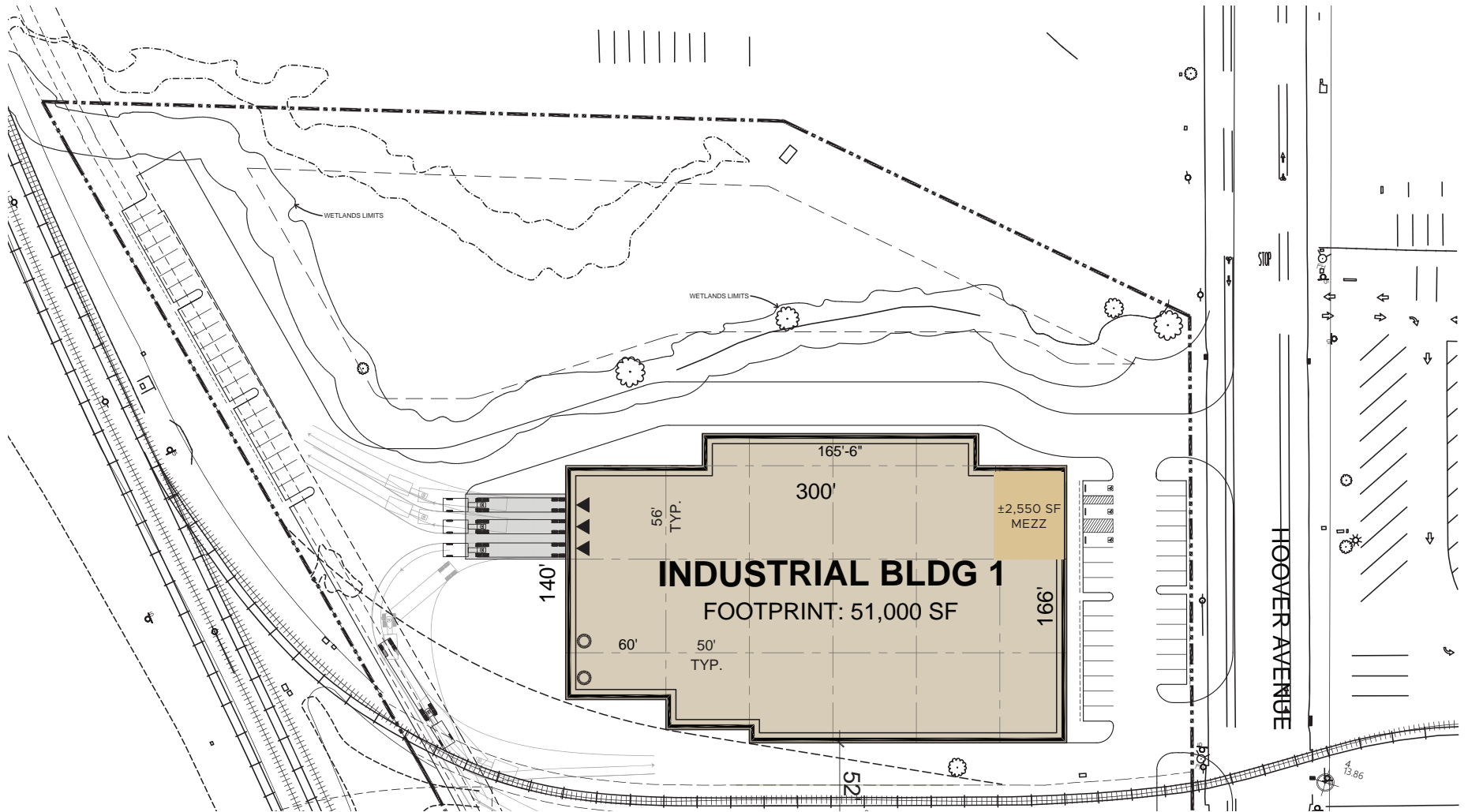
BUILDING TWO

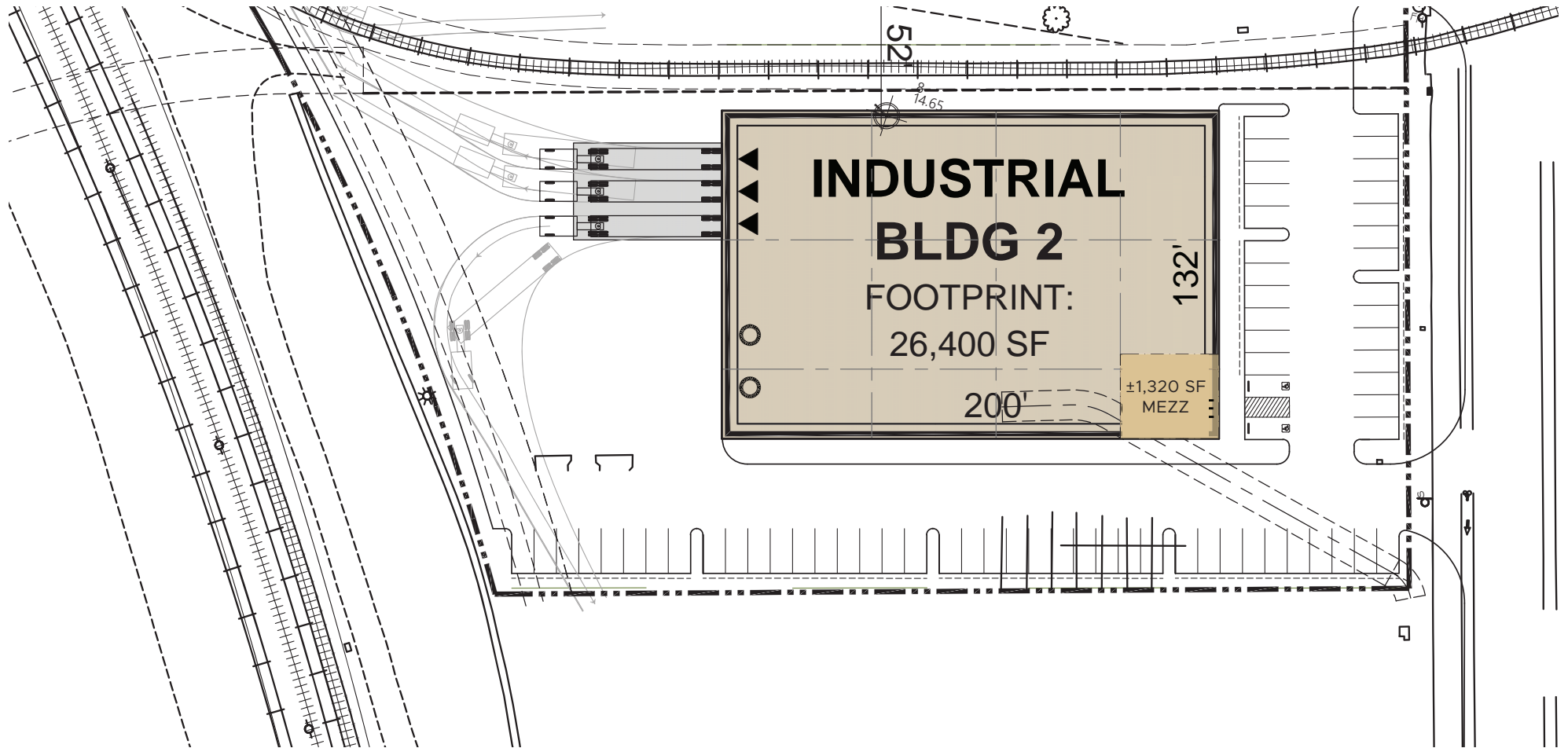
- » Total SF: ±27,720 SF Freestanding Building (Includes an ±1,320 SF Mezzanine)
- » ±2.07 Gross Acre Parcel
- » 3,000+ Amps 277/480 Volt Power
- » Parking Ratio: 1.39/1,000 SF
- » 24' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Three (3) 9' x 10' Dock Doors and Two Oversized (2) Grade Level Doors
- » Includes Possible Secured/Fenced Yard
- » Available Q2 2023 (Projected Completion)
- » Rail Access Via Rail Spur
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3202 Hoover Avenue
Developed By
Wentworth Properties





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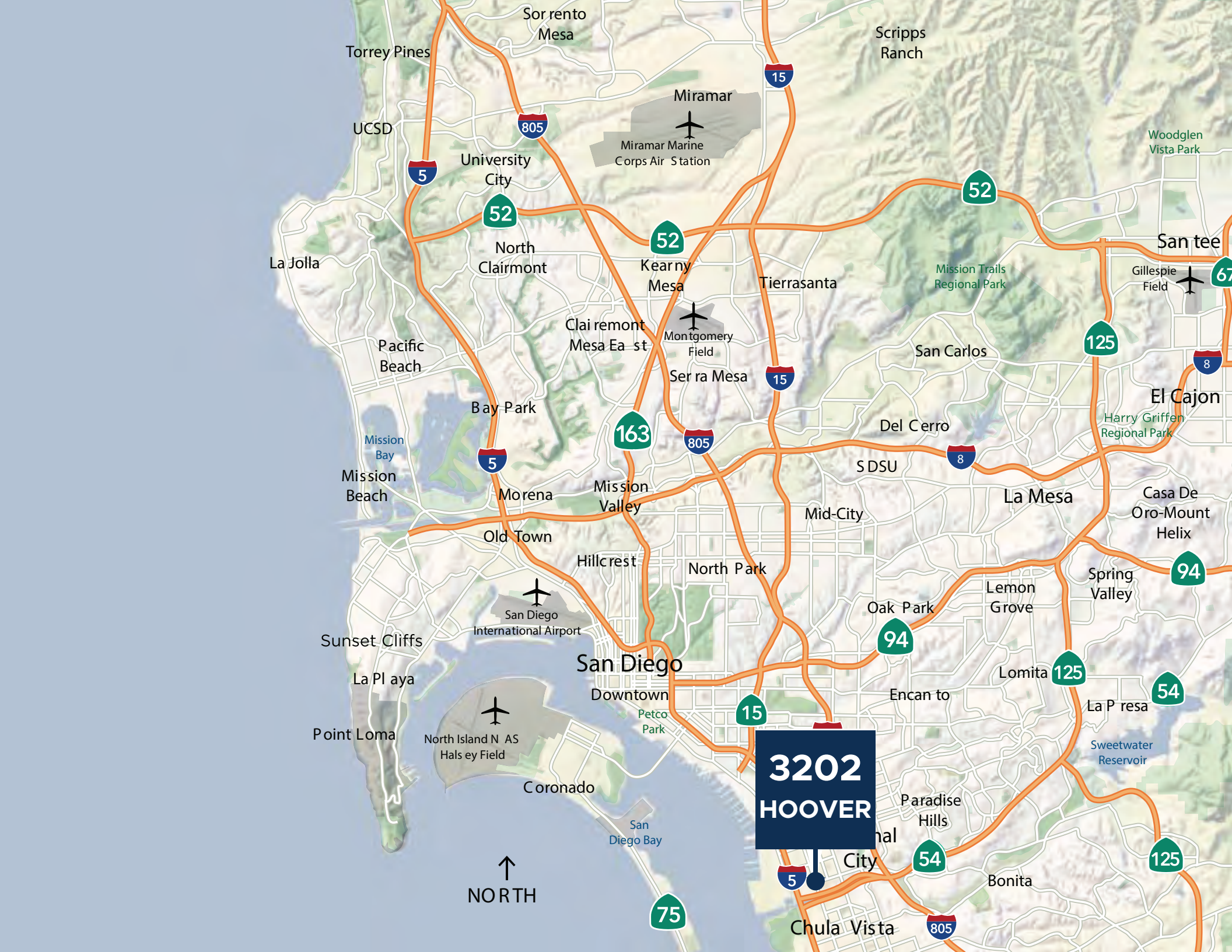
CONCEPTUAL BUILDING ELEVATIONS



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LOCATION MAPPED





**3202
HOOVER**

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NORTH

Torrey Pines Sorrento Mesa Scripps Ranch Woodglen Vista Park

UCSD Miramar Miramar Marine Corps Air Station

University City North Clairmont Kearny Mesa Tierrasanta San tee

La Jolla Pacific Beach Clai remont Mesa East Montgomery Field Mission Trails Regional Park Gillespie Field

Bay Park Serra Mesa San Carlos El Cajon

Mission Bay Mission Beach Del Cerro SDSU Harry Griffen Regional Park

Morena Mission Valley Mid-City La Mesa Casa De Oro-Mount Helix

Old Town Hillcrest North Park Oak Park Lemon Grove Spring Valley

Sunset Cliffs San Diego International Airport San Diego Downtown Petco Park Encanto Lomita La P resa

Point Loma North Island NAS Halsey Field Coronado San Diego Bay Paradise Hills Bonita

Chula Vista

5 805 15 52 52 163 805 15 8 94 94 125 125 54 54 125 75 5 805 15

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**3202
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CORONADO

