

FOR LEASE

8527 AVENIDA COSTA SUR

± 13,845 SF COLD STORAGE / WAREHOUSE FACILITY | LEASE RATE: \$1.50 NNN



PROPERTY HIGHLIGHTS



8527 Avenida Costa Sur
San Diego, CA 92154



± 13,845 SF
± 2,000 SF Mezzanine



New Construction



2 Grade Level Doors
3 Docks



24' Clear Height



20 Parking Spaces



400 amps



ESFR Sprinkler System



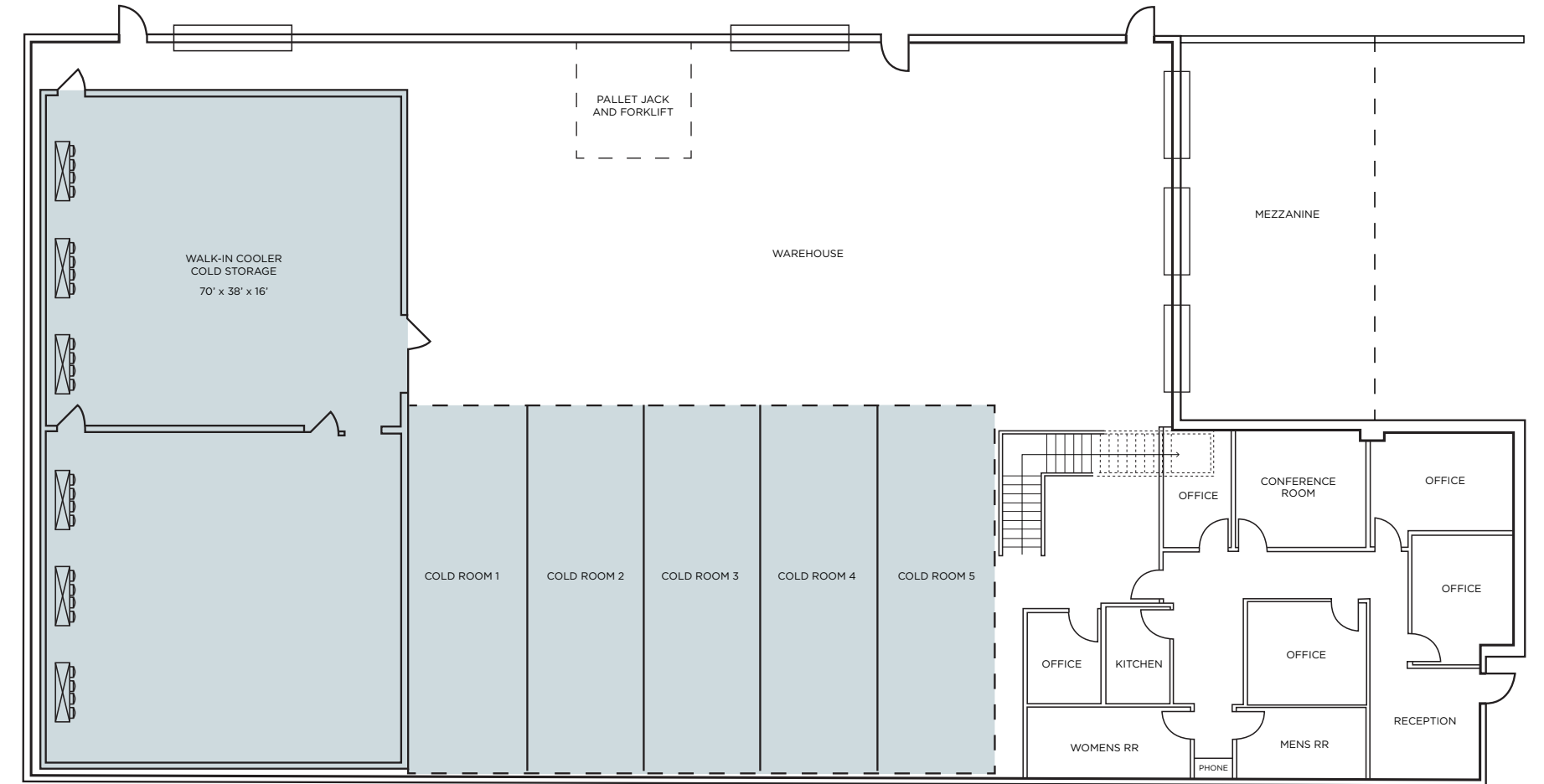
Easy Access to CA 905
and 125



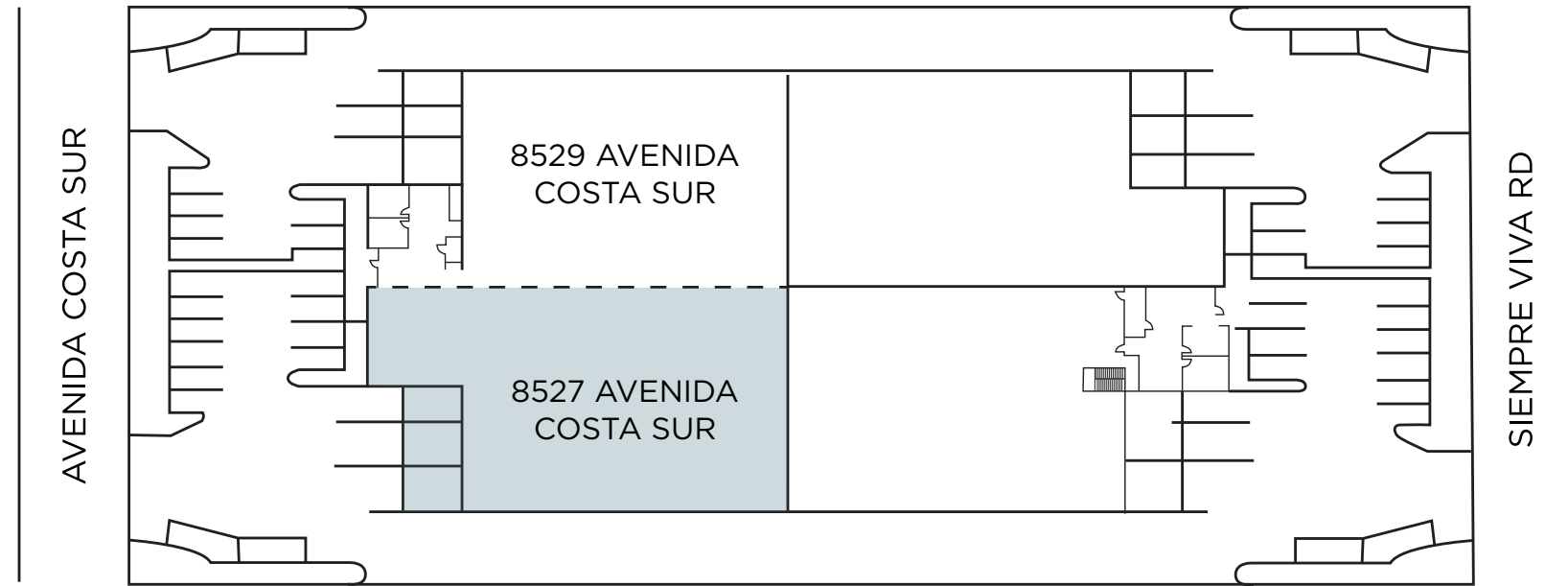
Lease Rate:
\$1.50 NNN

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FLOOR PLAN / COLD STORAGE BUILDOUT



SITE PLAN



AMENITIES

- Starbucks
- Pizza Hut
- 7-Eleven
- Chevron
- Flyers Gas

8527 AVENIDA COSTA SUR

- Shell
- ARCO
- Wells Fargo
- AutoZone
- Jack in the Box
- Teriyaki Madness
- McDonald's
- IHOP
- Starbucks
- Subway
- Carl's Jr
- Don Lucio's
- 7-Eleven
- UPS Store
- First Bank

U.S. MEXICO BORDER

905

CORPORATE NEIGHBORS

8527 AVENIDA COSTA SUR

AVENIDA COSTA SUR

SIEMPRE VIVA RD

MILLER FREIGHT LOGISTICS

ARBOR WEST TREE SURGEONS

MAPCARGO

PENSKE

CORAFORM

interlake MECALUX

CALIFORNIA AIR TOOLS

GPS moving

Columbia Export GROUP

LOGIAIDE



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