

# 9990

Industrial/Distribution Building

**105,636 SF FOR  
SALE & LEASE**

**EMPIRE ST.**  
San Diego CA 92126

BUILDING OVERVIEW

SITE PLAN

LOCATION

ABOUT WESTCORE



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## BUILDING OVERVIEW

- 105,636 SF Freestanding Building
- Divisible to approximately 40,000 SF
- Approximately 9,000 SF Office, Balance Warehouse/Manufacturing
- 24' Minimum Clear Height
- 6,000 Amps, 480/277 Volt Power
- 15 Dock Positions (2 more possible) with Levelers
- 4 Oversized Grade Loading Doors and 1 Ramp Up Position
- Zoned IL-3-1
- Rail Spur in Place with Loading Platform, 7 Grade Loading Doors and 2 Dock Wells with Levelers
- Automatic Fire Sprinkler System - 0.372 GPM/2,000 SF
- Fenced Yard Area
- Located One Block North of Signalized Intersection with Miramar Road
- Available Immediately
- Building renovations in process
- Rental Rate: \$.75/SF, NNN



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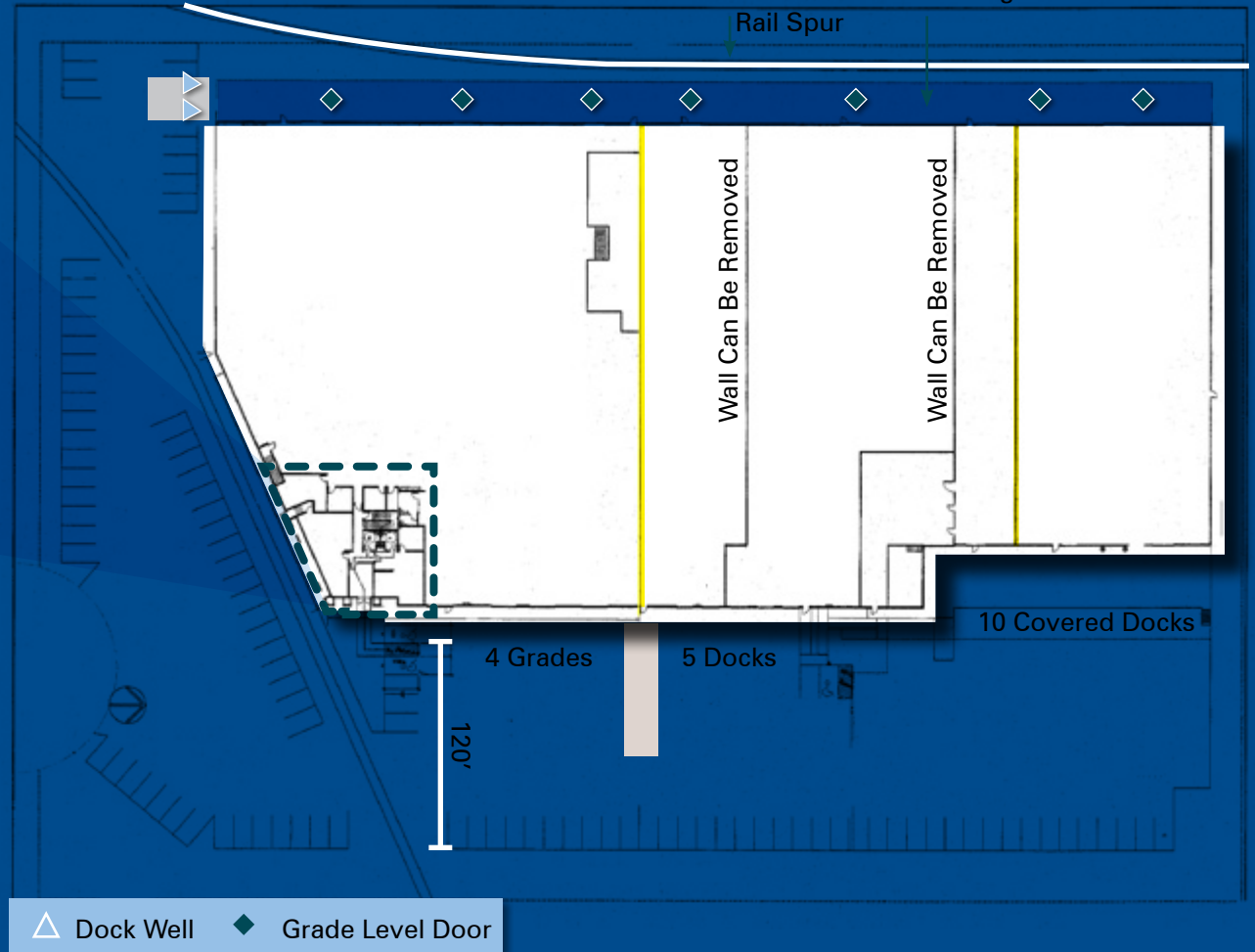
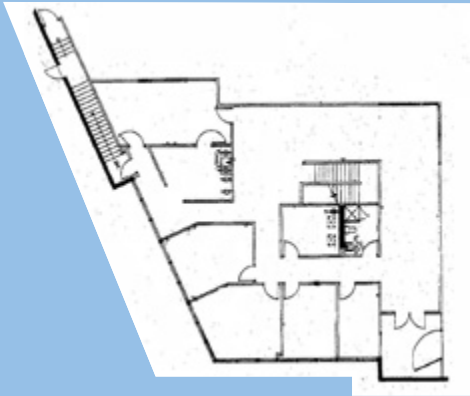
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## SITE PLAN

Rail Spur  
Loading Platform

### SECOND FLOOR PLAN



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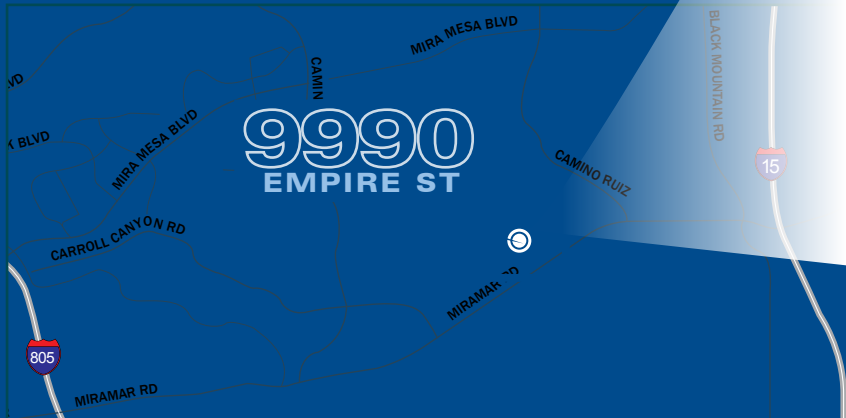
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