

FOR LEASE

1959 KELLOGG AVE

FLEX BUILDING



PROPERTY OVERVIEW

LEASE RATE \$1.35/SF NNN



±15,000 - ±21,415 SF industrial flex available for lease



64 parking spaces (expandable to 81 spaces)



Gorgeous ocean views from second floor offices



22' minimum warehouse clear height



1 12'W x 14'H grade-level loading door



Approx 10,600 SF office build-out



New Flooring floor drains in various locations



Power: 1,200 Amps, 277/480V, 3-phase



New Roof throughout and Skylights in warehouse



100% concrete Concrete Driveway and parking



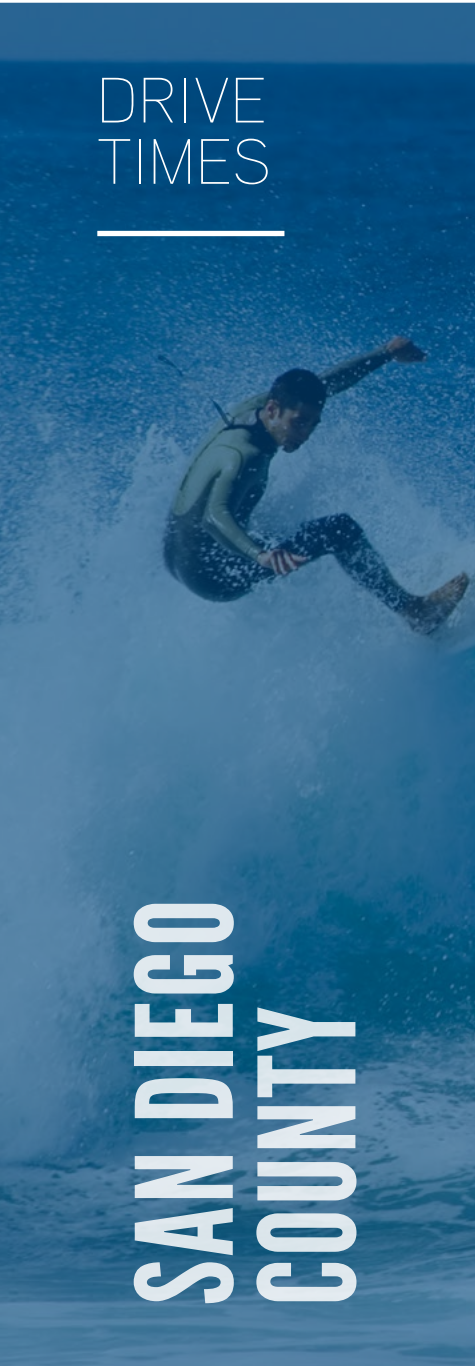
100% HVAC potential



SDG&E gas to building

±15,000 - 21,415 SF

DRIVE TIMES

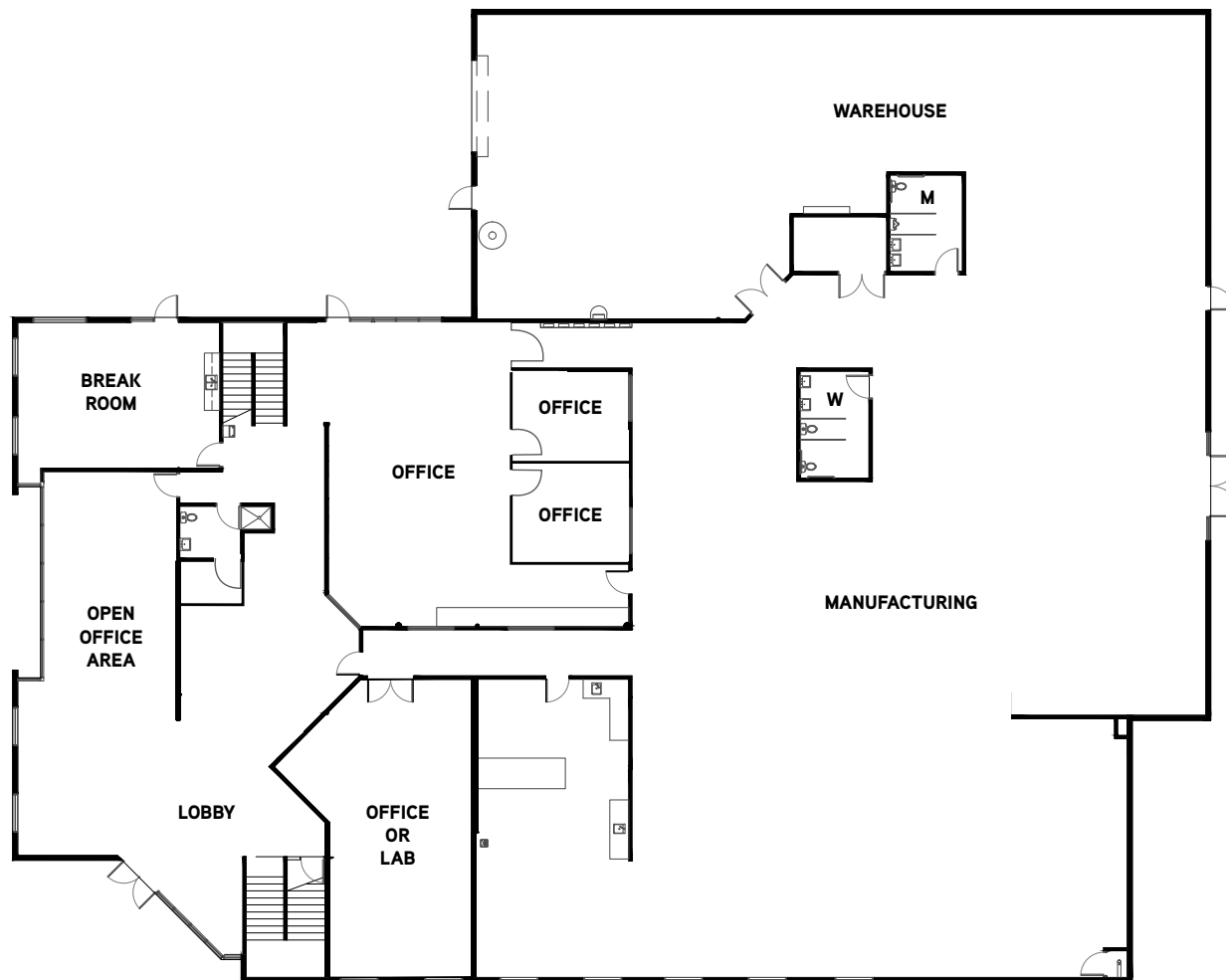


SAN DIEGO COUNTY



FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR



AMENITIES & NEIGHBORS



±15,000 - 21,415 SF

