

UNDER NEW OWNERSHIP!



8,432 - 40,800 SF INDUSTRIAL WAREHOUSE SPACE FOR LEASE
30,797 SF INDUSTRIAL WAREHOUSE BUILDING FOR SALE or LEASE



5965 & 5975 SANTA FE STREET, SAN DIEGO, CA

This image is a rendering only and may not depict the actual building.



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FEATURES



8,432 - 40,800 SF Industrial Warehouse Space for **Lease**
30,797 SF Industrial Warehouse Building for **Sale or Lease**



Located in San Diego, CA in the Rose Canyon submarket



71,597 SF Multi-Tenant Project



Warehouse Spec Suites – New Office Buildout with New Finishes, and Clean White Box Warehouse



Grade Level Loading



±22' -24' Warehouse Clearance



Sprinklered



Power: 5965: 1600A 3Ph 4W 120/208V Service
5975: 2400A 3Ph 4W 277/480V Service



136 Parking Spaces
1.89 per 1,000 SF Parking Ratio



IP-2-1 Zoning



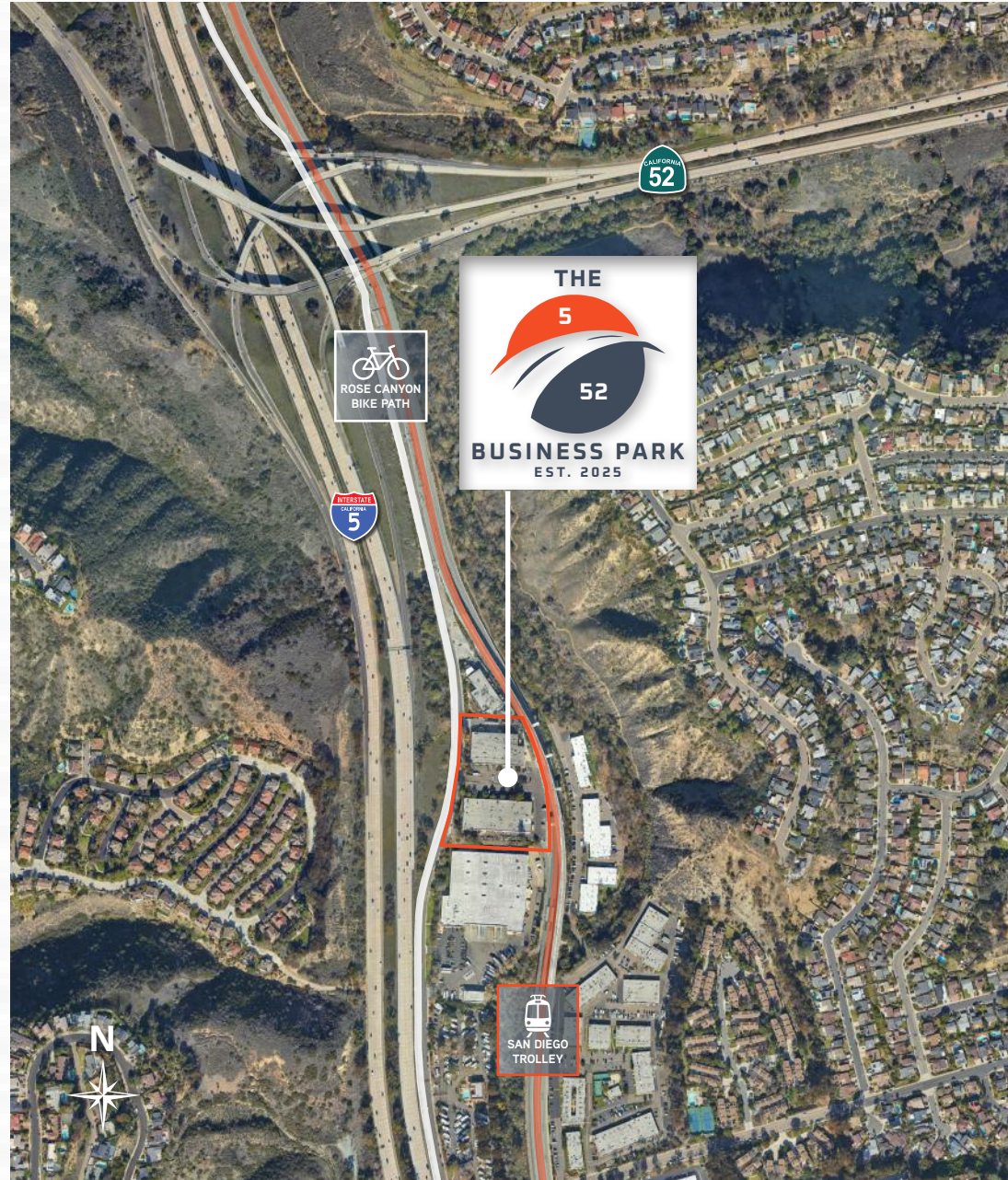
Building Renovations in Progress



Lease Rate: 5965: \$1.95 PSF NNN
5975: \$1.85 PSF NNN



Sale Price: Negotiable

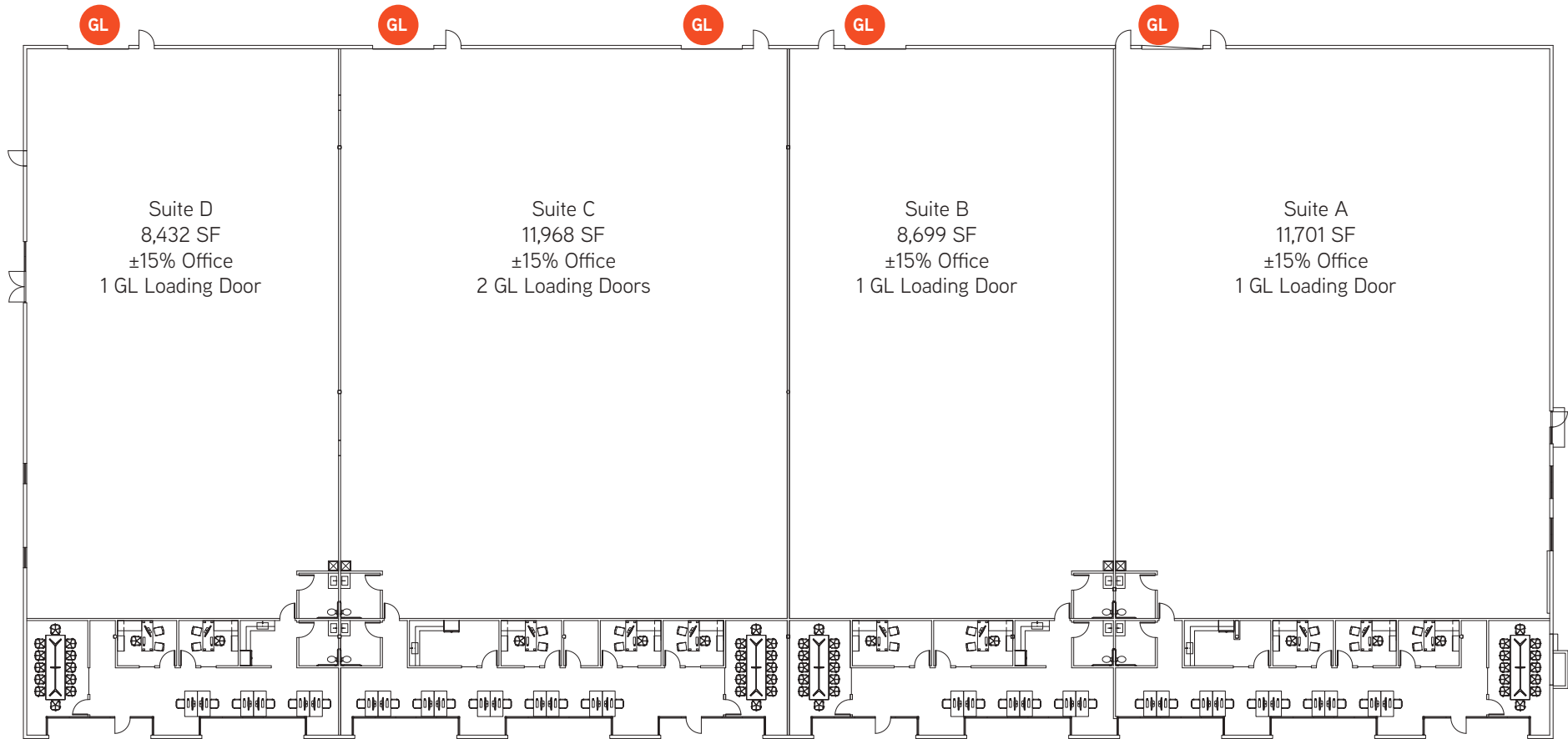


FLOOR PLAN



Functional floor plan configurations with new interior office improvements, $\pm 22-24'$ clear height and grade level loading

5965 SANTA FE ST | FOR LEASE



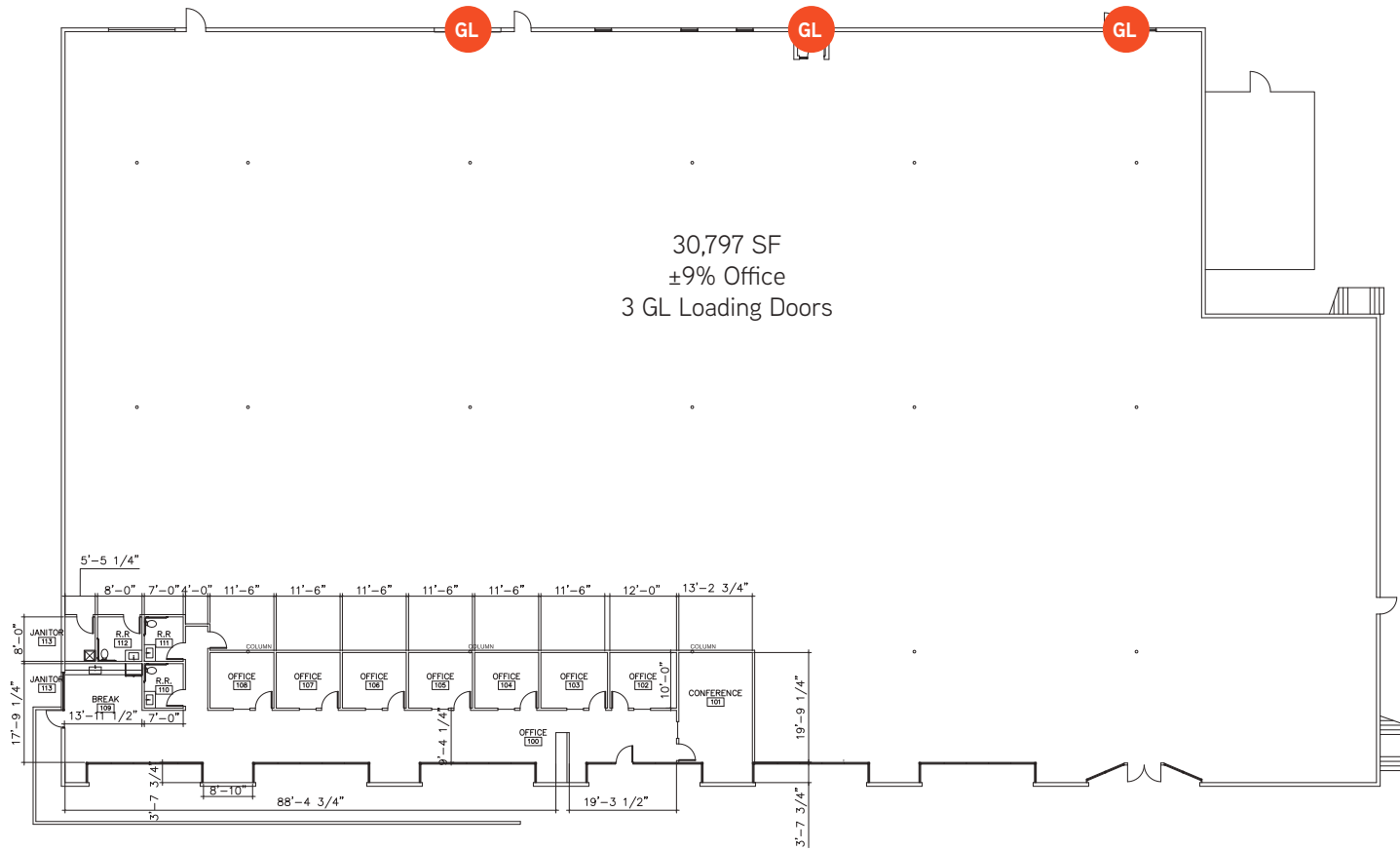
*Preliminary Floor Plan. Subject to Change.

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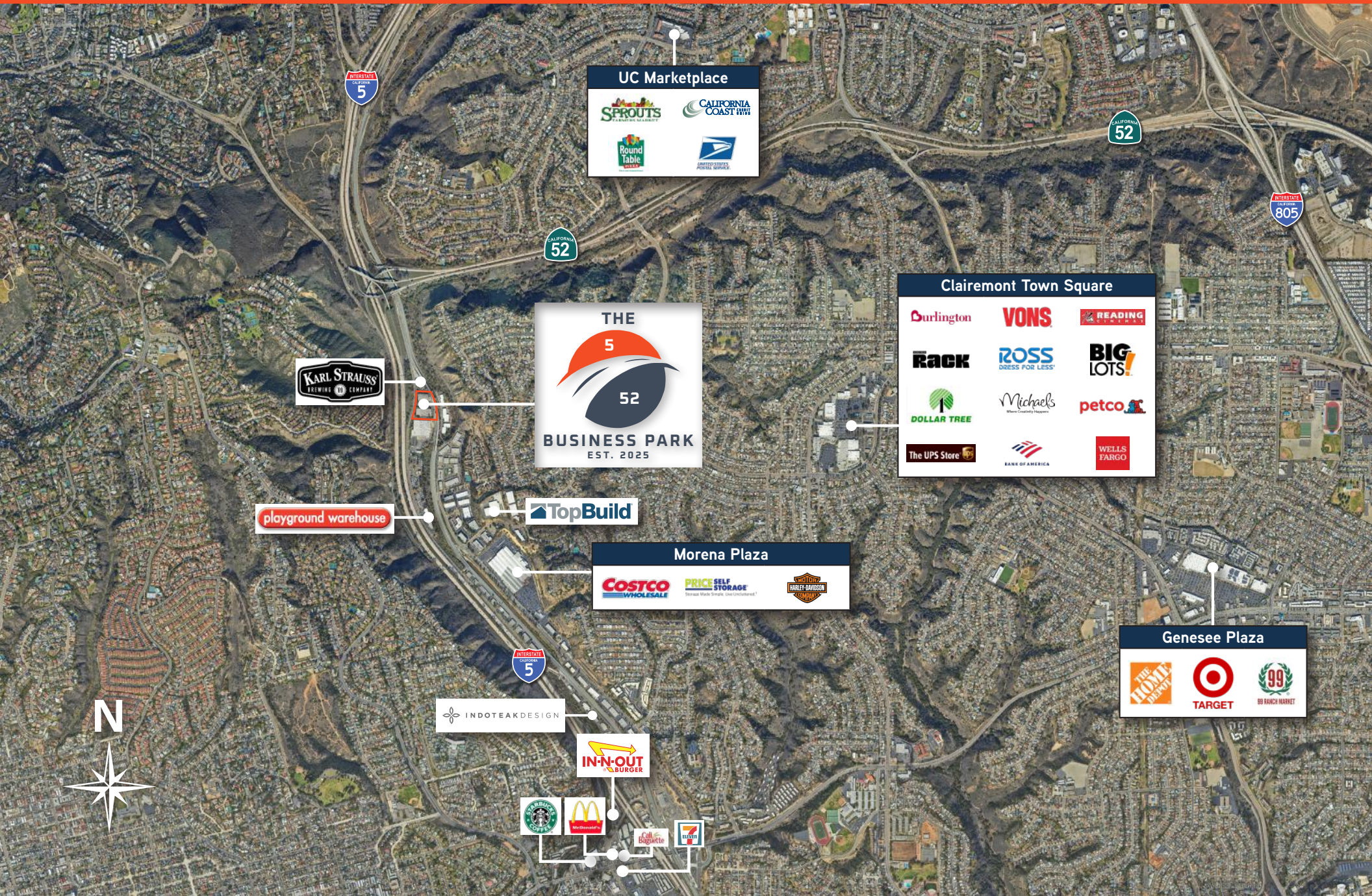


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LOCATION



Excellent proximity to many amenities



UC Marketplace

SPROUTS
CALIFORNIA COAST HWY
Round Table
UNITED STATES POSTAL SERVICE

THE 5 52 BUSINESS PARK
EST. 2025

Claremont Town Square

Burlington VONS READING
Rack ROSS BIG LOTS
DOLLAR TREE Michaels petco
The UPS Store BANK OF AMERICA WELLS FARGO

Morena Plaza

COSTCO PRICE SELF STORAGE HARLEY-DAVIDSON
WHOLESALE STORAGE More Simple. One convenient.

Genesee Plaza

THE HOME DEPOT TARGET 99 CENTS ONLY

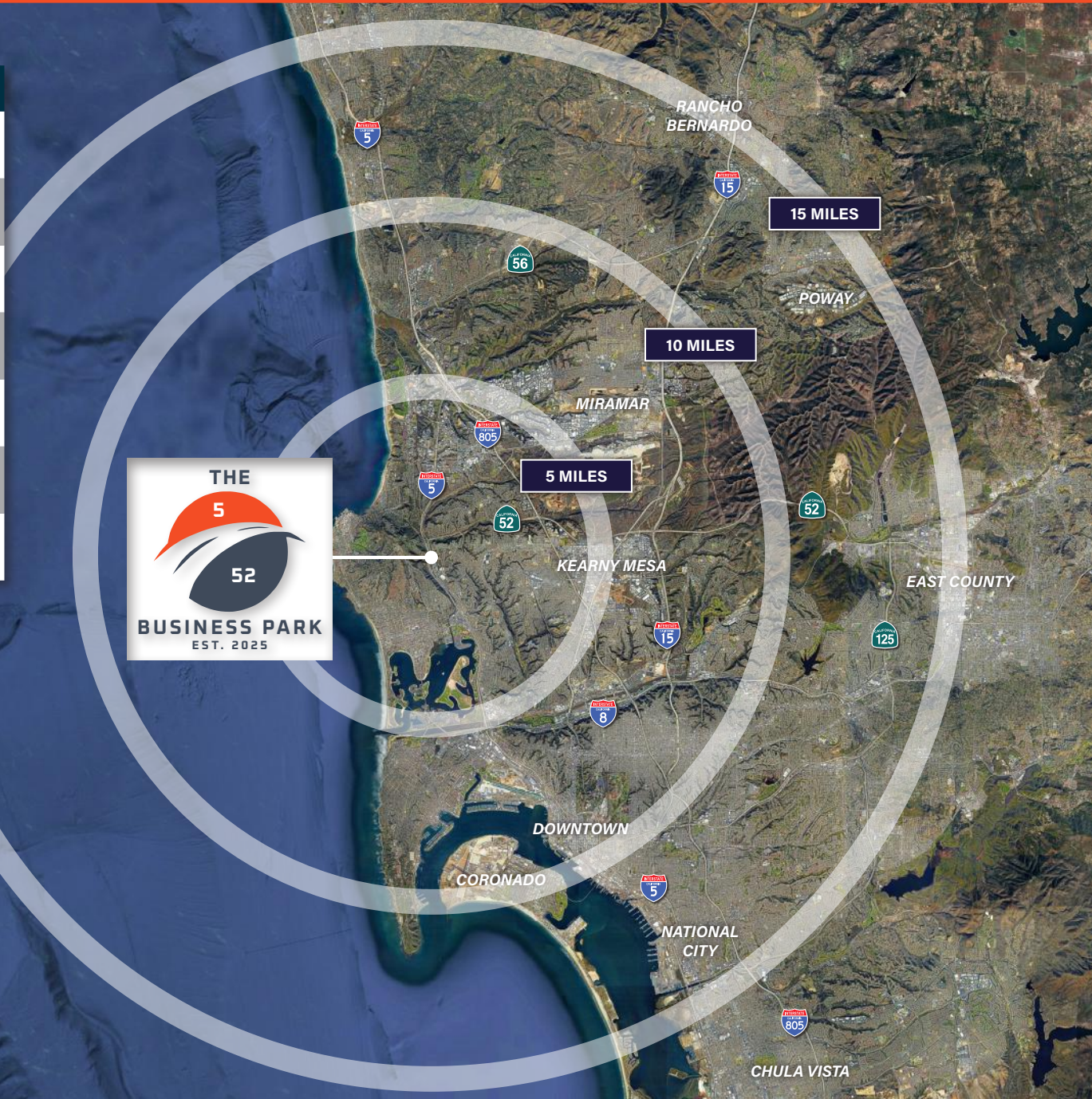


LOCATION



Located within minutes of Interstate 5 & Highway 52

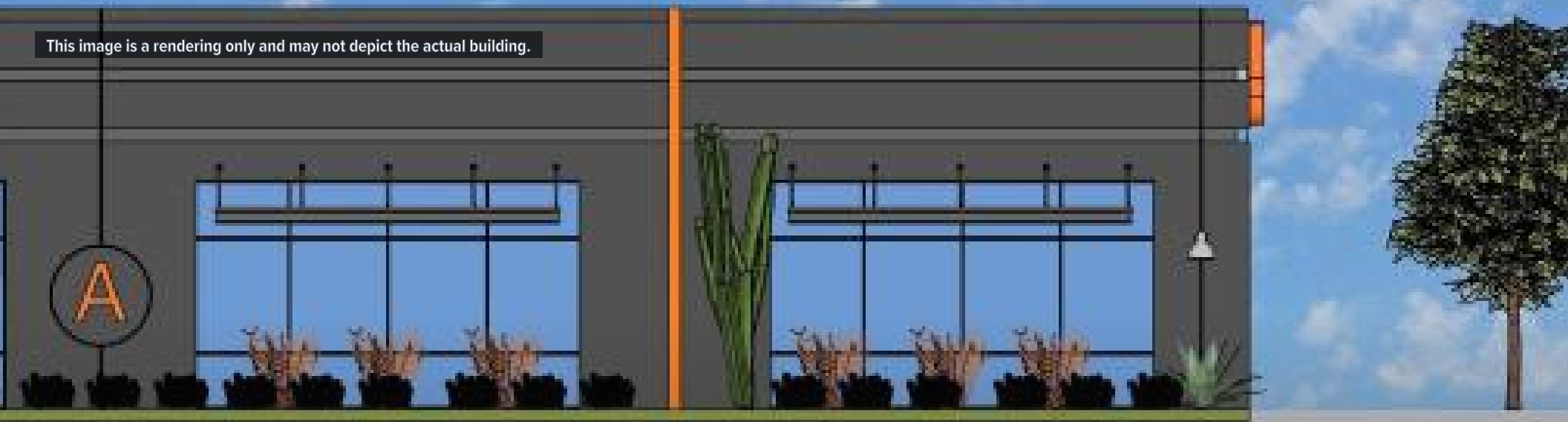
LOCATION	DISTANCE (MILES)	DRIVE TIME FROM PROJECT
SAN DIEGO INTERNATIONAL AIRPORT	±7	16 min
CROSS BORDER EXPRESS (CBX)	±25	34 min
SAN YSIDRO PORT OF ENTRY	±23	30 min
DOWNTOWN SAN DIEGO	±8	15 min
KEARNY MESA	±4	14 min
MIRAMAR	±4	17 min
CARLSBAD	±17	30 min



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