

9990

Industrial/Distribution Building

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

EMPIRE ST.
San Diego CA 92126

BUILDING OVERVIEW

SITE PLAN

LOCATION

ABOUT WESTCORE



Mickey Morera
858 558 5639
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Lic. #950071

James Duncan
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Jeff Brown
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WESTCORE
PROPERTIES



Cushman & Wakefield
of San Diego, Inc.
4747 Executive Drive, Suite 900
San Diego, CA 92121
Lic. #1329963

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- 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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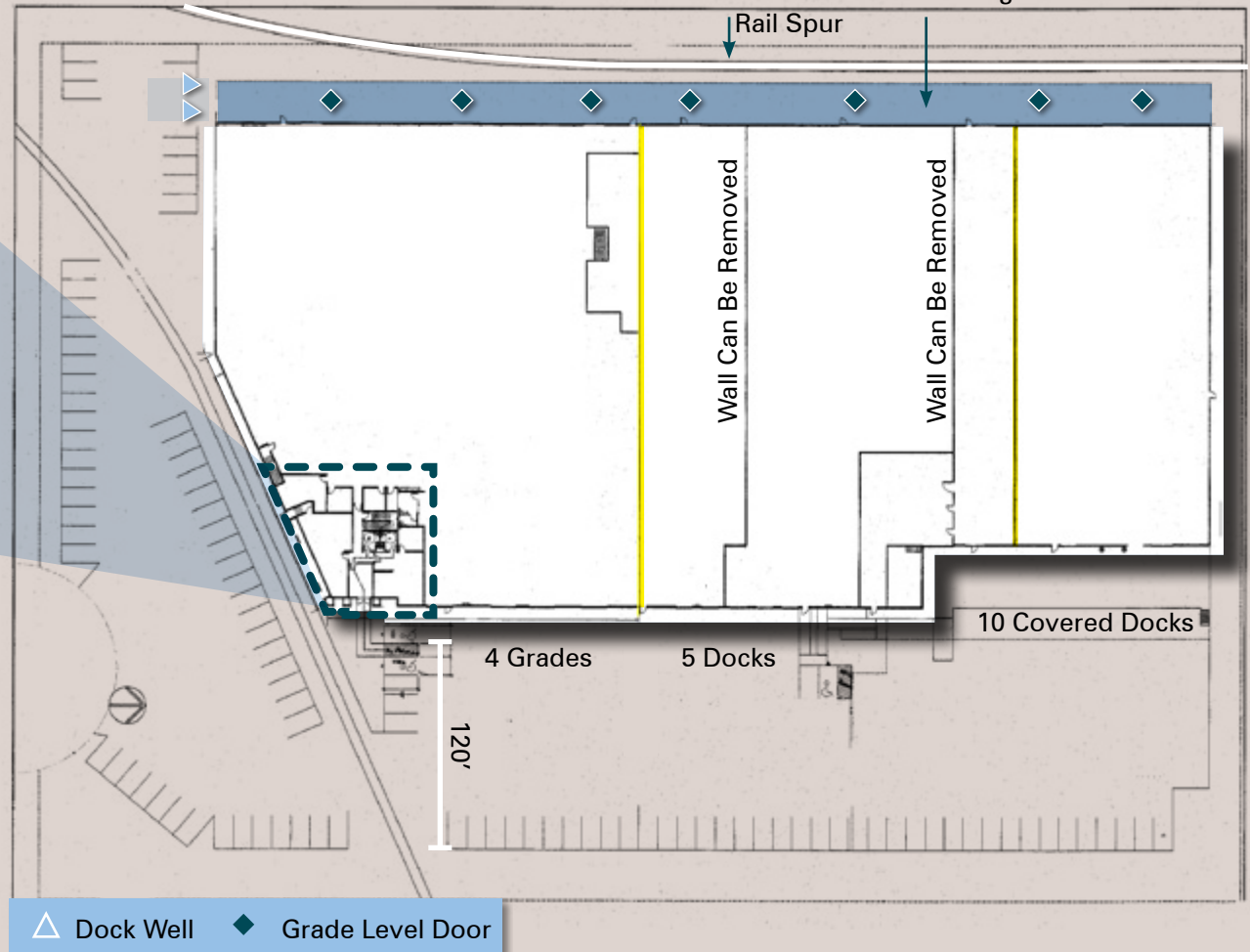
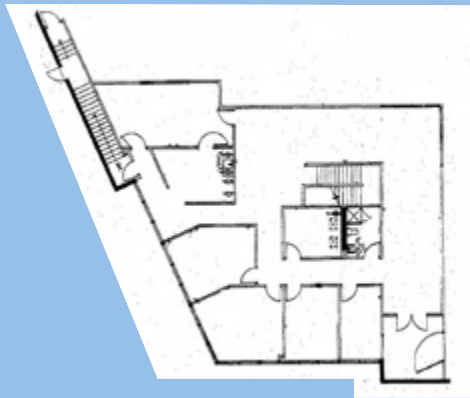
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SITE PLAN

Rail Spur
Loading Platform

Rail Spur

SECOND FLOOR PLAN



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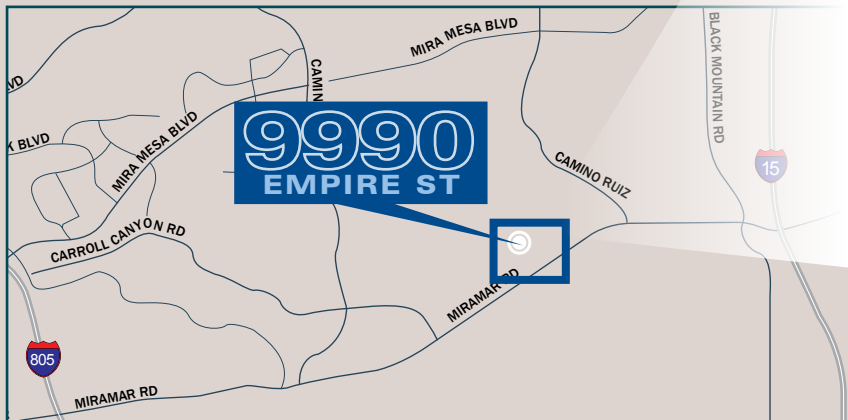
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Westcore Properties is an international real estate acquisitions firm with a specialized focus on well-located multi-tenant industrial and office properties. We are a vertically integrated company with expertise in all facets of real estate investment management: finance, leasing, redevelopment, construction and building operations. Westcore now owns the property free and clear and is motivated to get a deal done!

The strength of our real estate team is reflected by the quality of our portfolio, which today totals more than \$1 billion in assets, as well as by our historically proven ability to consistently provide above-market, risk-adjusted returns through effective asset management and operating strategies.

Our institutional capability allows us to work effectively with financial partners and intermediaries all over the globe. Our entrepreneurial execution means that we are agile and creative – able to act upon new opportunities quickly and implement creative solutions to the most complex transactions. Finally, Westcore’s disciplined and personal management approach ensures properties that companies value and want to be part of. As a result, our properties enjoy high occupancy, limited turnover and stable cash flows.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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