

FOR SALE/LEASE

905 Hollister Street, San Diego, CA 92154

Voit

REAL ESTATE SERVICES

Real People. Real Solutions.™

REDUCED SALE PRICE



SMALL INDUSTRIAL BUILDING WITH LARGE FENCED YARD AREA

Property Features:

- ± 4,880 SF Butler Building/Covered Area
- Two (2) Grade Level Service Bay Doors
- Office area includes 1 restroom and shop area includes 1 restroom
- Clear Height 8'-14'
- ± 31,583 SF of Fenced/Secured Yard Area with 2 twenty foot sliding entry gates and 1 thirty-two foot sliding gate
- Gas plumbed to building
- Within walking distance of Palm Ave trolley stop (Blue Line)
- Conveniently located east of Interstate 5 at Elm Avenue and Hollister Street
- Zoning IL-3-1 (allows for a variety of uses including recycling center, vehicle repair, equipment sales, trucking parking lot and impound storage yard.)
- APN# 628-120-09-10

Reduced Sale Price:

~~\$1,200,000~~
\$979,000

Monthly Lease Rate:

- **\$6,000 per month, Modified Gross**
(Tenant shall be responsible to pay for their own trash, water, sewer, electricity, and gas services.)

Michael Mossmer
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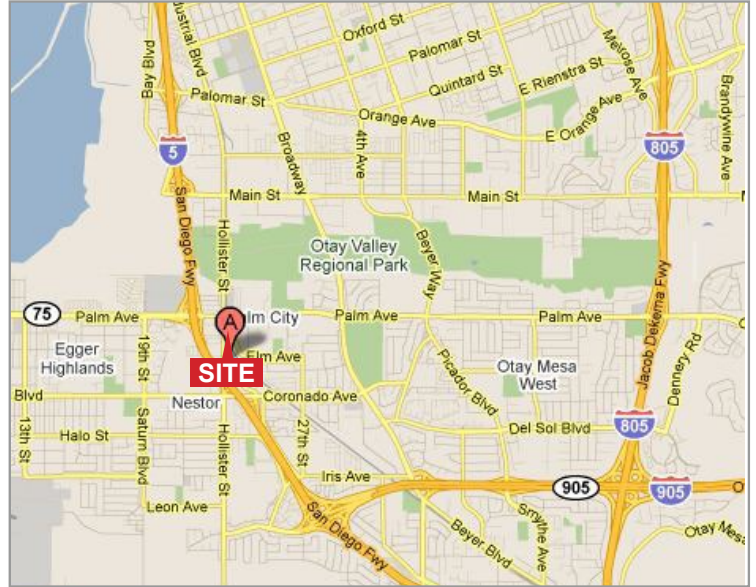
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Aerial Map



Location Map



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