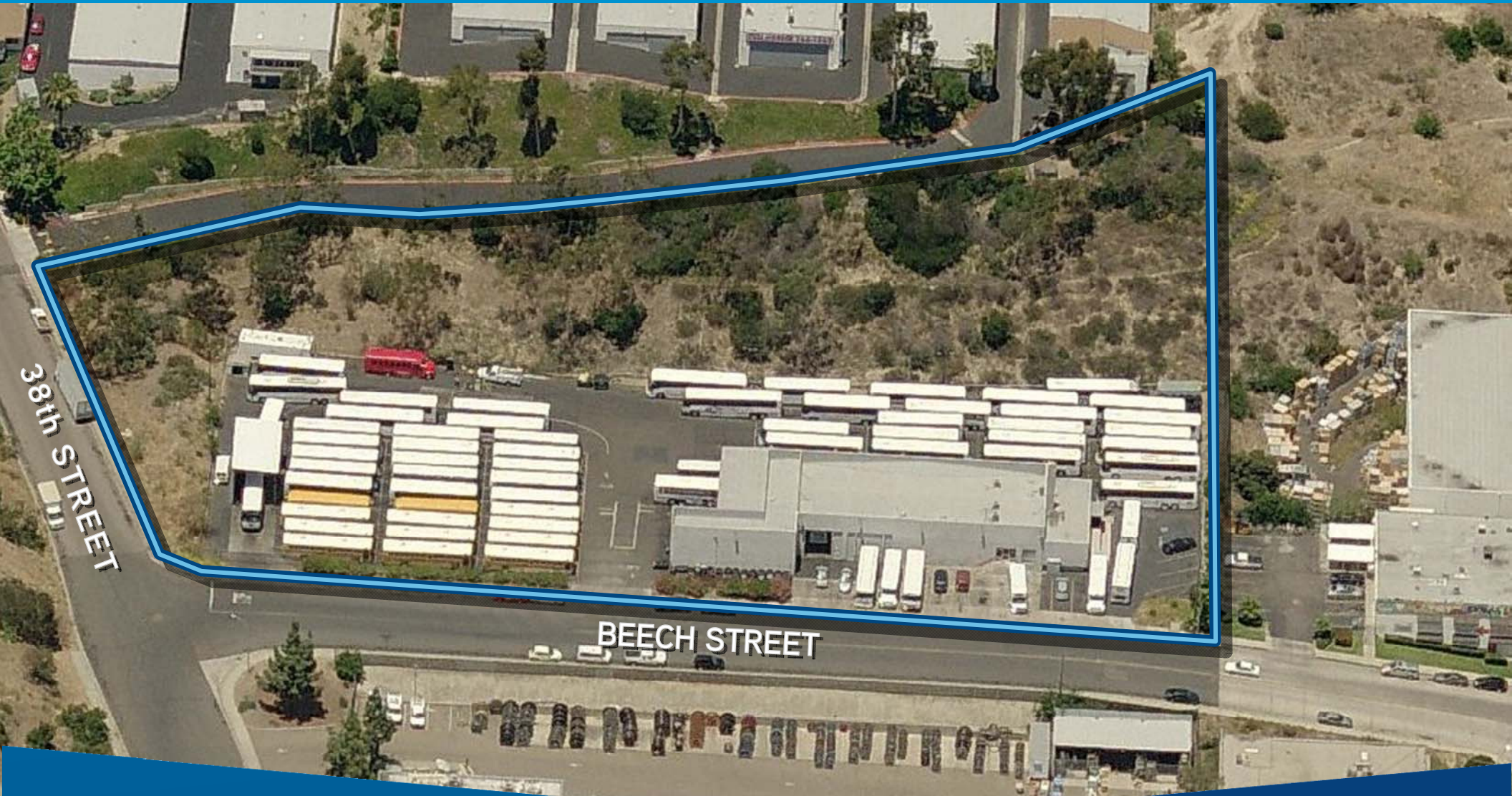
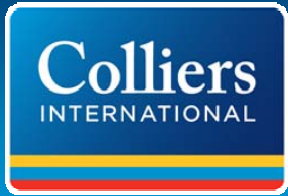


FOR SALE/LEASE > CENTRALLY LOCATED INDUSTRIAL PROPERTY

# 8,075 SF BUILDING/2.8 ACRE PARCEL

3888 BEECH STREET | SAN DIEGO, CA 92105



**LINDA GREENBERG**

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**COLLIERS INTERNATIONAL**

4660 La Jolla Village Drive, Suite 100

San Diego, CA 92122

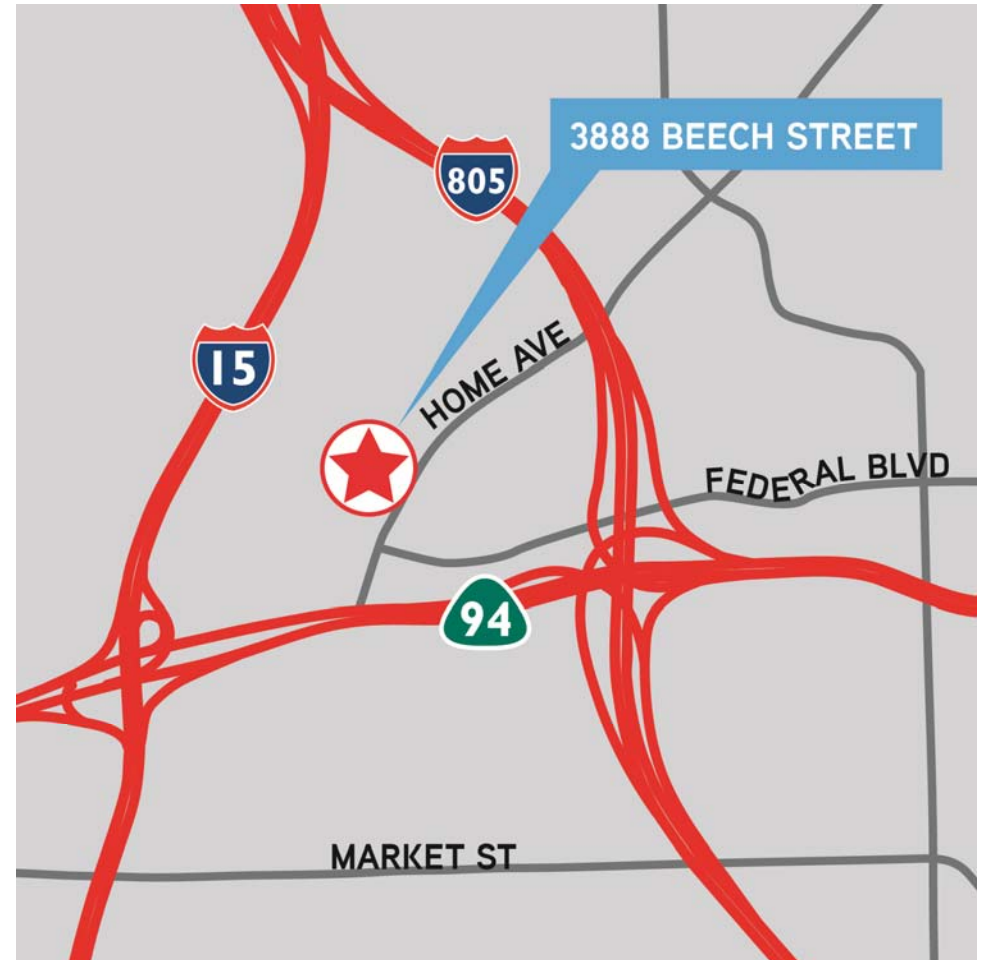
P: 858.455.1515 | F: 858.546.9146

## BUILDING features

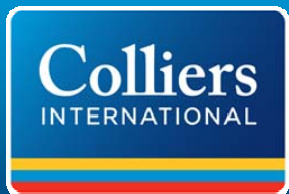
- > Excellent access to I-805, SR-94, I-15, and I-5
- > 19' clear height with two 15' high x 12' wide drive through grade level truck doors, air lines, T-8 lighting
- > Fully fenced yard with exterior lighting
- > Two exterior service bays
- > Wash rack with clarifier
- > Diesel fueling station
- > Available for immediate occupancy
- > City of San Diego IL-3-1 zoning allowable uses include sales of building supplies/equipment, maintenance/repair facilities, personal and commercial vehicle sales and repair, equipment and materials storage yard, transportation terminal
- > Eligible for State Enterprise Zone tax credits

**LEASE RATE:** \$15,500/Month, NNN

**SALE PRICE:** \$2,750,000



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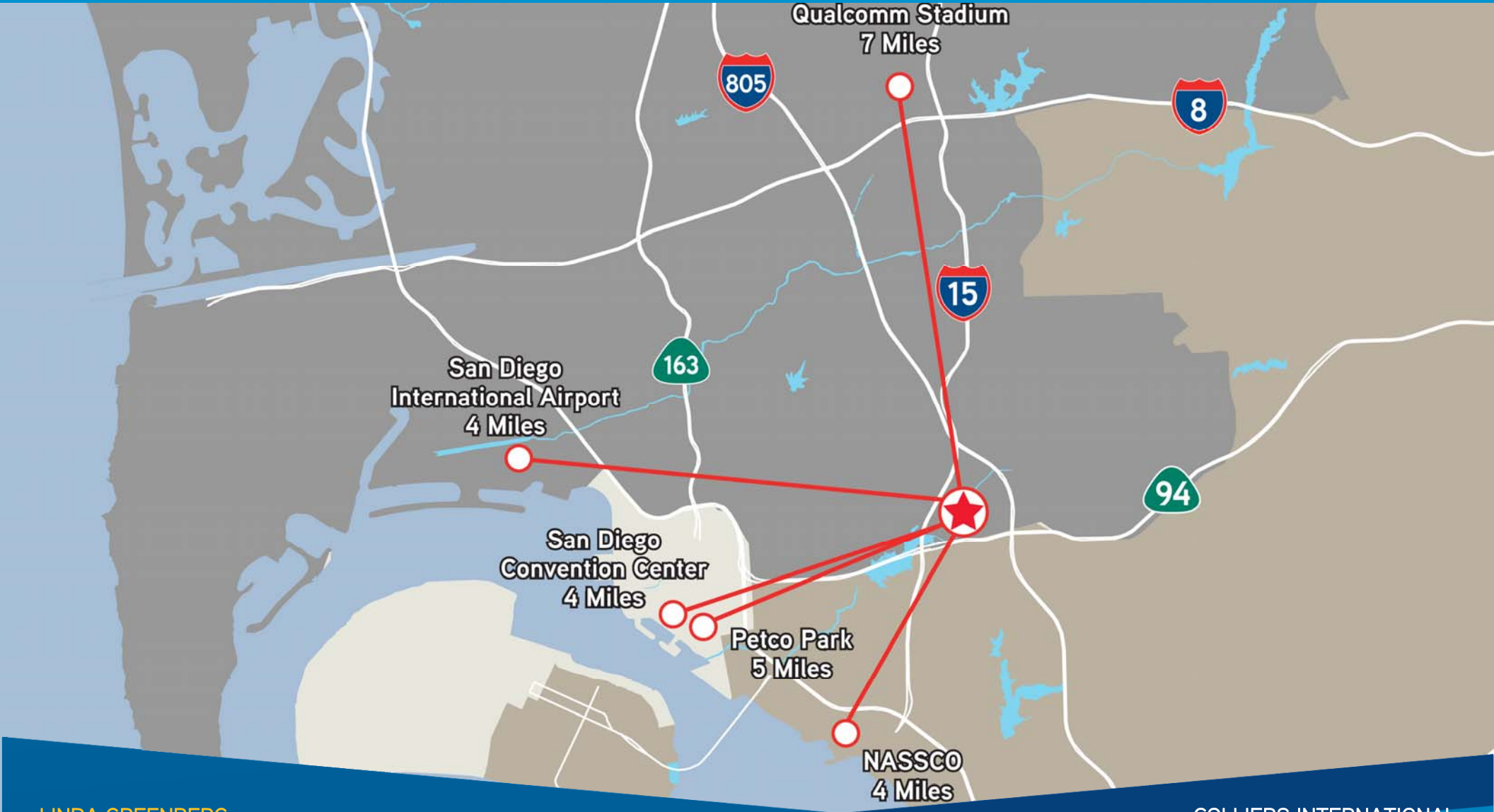
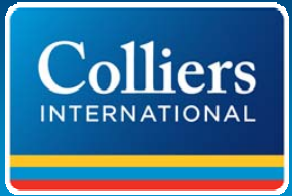
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