

# FOR LEASE

## 4,359 SF INDUSTRIAL / FLEX SPACE

7582 TRADE STREET, SAN DIEGO CA 92121



### PROPERTY OVERVIEW

- 4,359 SF Industrial / Flex Space
- 930 SF Bonus Mezzanine
- 60% Office, 40% Warehouse (Includes 2nd Floor Office)
- 2 Grade Level Doors
- Ample Parking
- Ability to Sublet 2nd Story Office (Seperate Entrance)
- Secure Gated Entrance
- ± 17' Clear Height in Warehouse
- Close Proximity to I-15 , I-805 and I-5
- IL-2-1 Zoning
- Lease Rate: \$1.42/SF Gross + CAM (Est \$.08/SF)
- Available Immediately



**ROC BEAS**  
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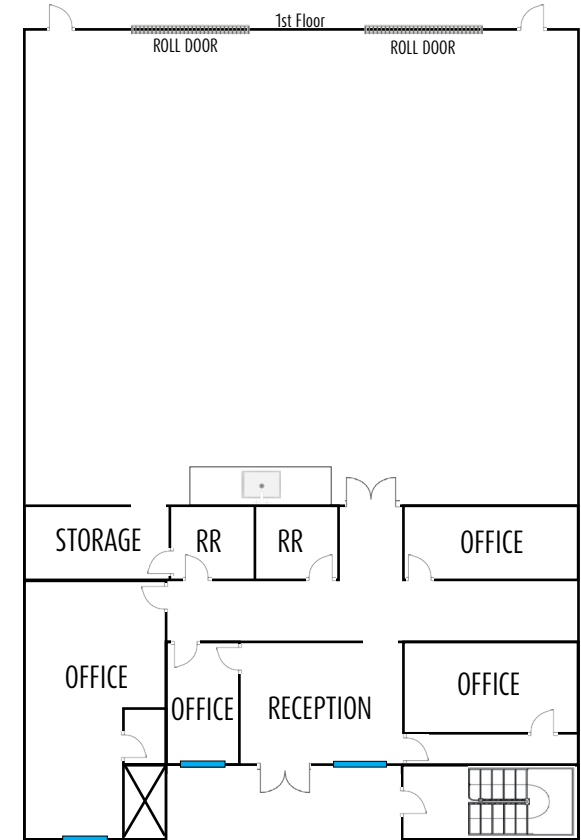
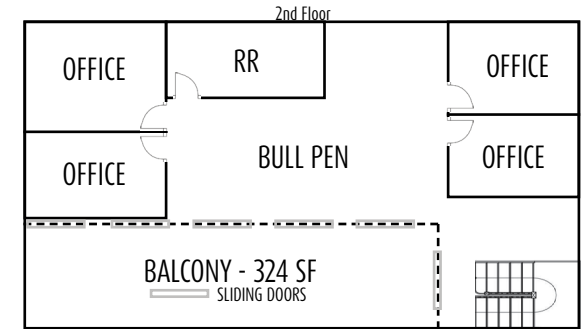
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NOT TO SCALE



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