

FOR LEASE IN SORRENTO VALLEY

± 4,000 SF INDUSTRIAL MANUFACTURING SPACE WITH SECURE YARD/ LOADING OPPORTUNITY

10741 Roselle Street, San Diego, CA 92121



www.ngkf.com



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FEATURES:

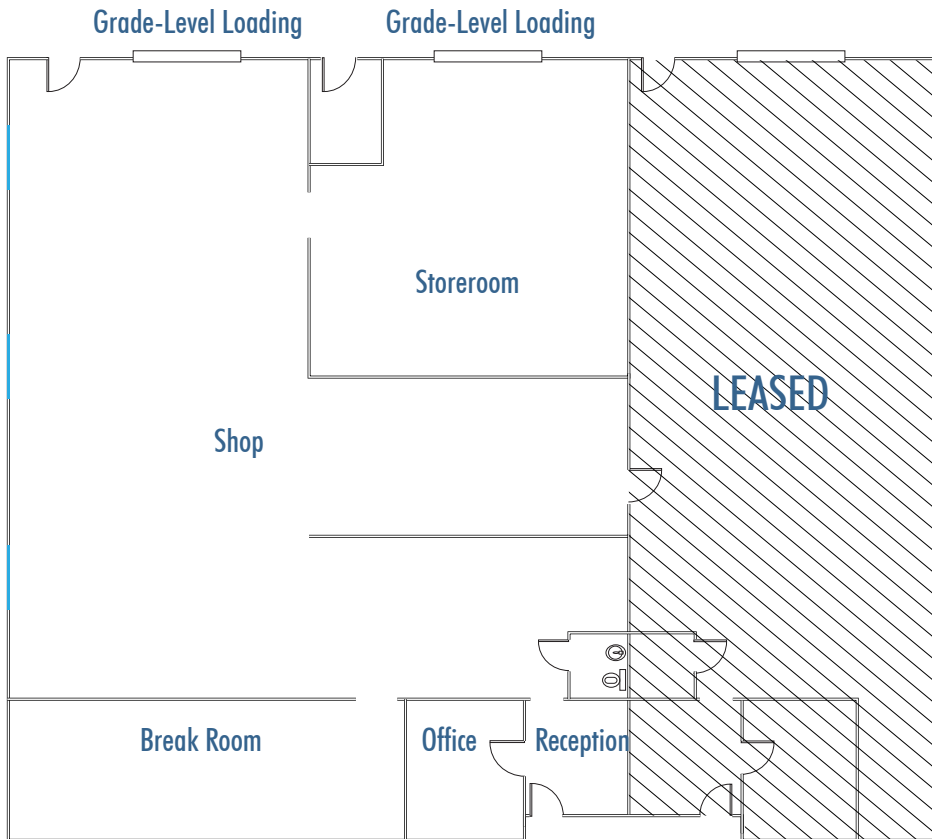
- ±4,000 SF Industrial/Flex Space
- ±700 SF Mezzanine Storage Space (Accessed by Stairs)
- Fenced-in Secure Yard & Loading Area
- Grade-Level Loading (2)
- Heavy Power
- ±15-20% Office Build-Out
- 100% HVAC Manufacturing Area
- Built in 1976/Renovated in 2012
- 3/1,000 SF Parking Ratio (w/ ample street parking)
- Immediate Freeway access to I-5 and 805
- Office/Flex Improvements

LEASE RATE: \$1.35/ SF Gross

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PAUL BRITVAR

Director
858.875.3609
pbritvar@ngkf.com
CA RE Lic. #01949354

BRENT BOHLKEN

Senior Managing Director
858.875.3616
bbohlken@ngkf.com
CA RE Lic. #01022607

4655 Executive Drive, Suite 800, La Jolla, CA 92037 T 858.875.3600 Corporate CA RE LIC #01355491 www.ngkf.com



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