

FOR LEASE

2202 Verus St

SAN DIEGO, CA 92154



PROPERTY FEATURES

- ▶ ±12,270 SF Warehouse, situated on a ±30,927 SF lot
- ▶ Dock and grade-level roll-up doors
- ▶ 21' Clear height
- ▶ Small outside storage yard, fully paved, and fenced
- ▶ 400 Amp/3 Phase power to site
- ▶ Natural gas services
- ▶ Industrial Zoned, City of San Diego (IL-2-1)
- ▶ Sprinklered
- ▶ Freeway visible with immediate access to I-5, I-805 & SR-905
- ▶ Close proximity to numerous amenities, Border Crossing, 32nd St Marine Terminal, Navy, Nassco, BAE
- ▶ **LEASE RATE: \$1.05/SF NNN (nets = ±\$0.13/SF)**



CONTACT

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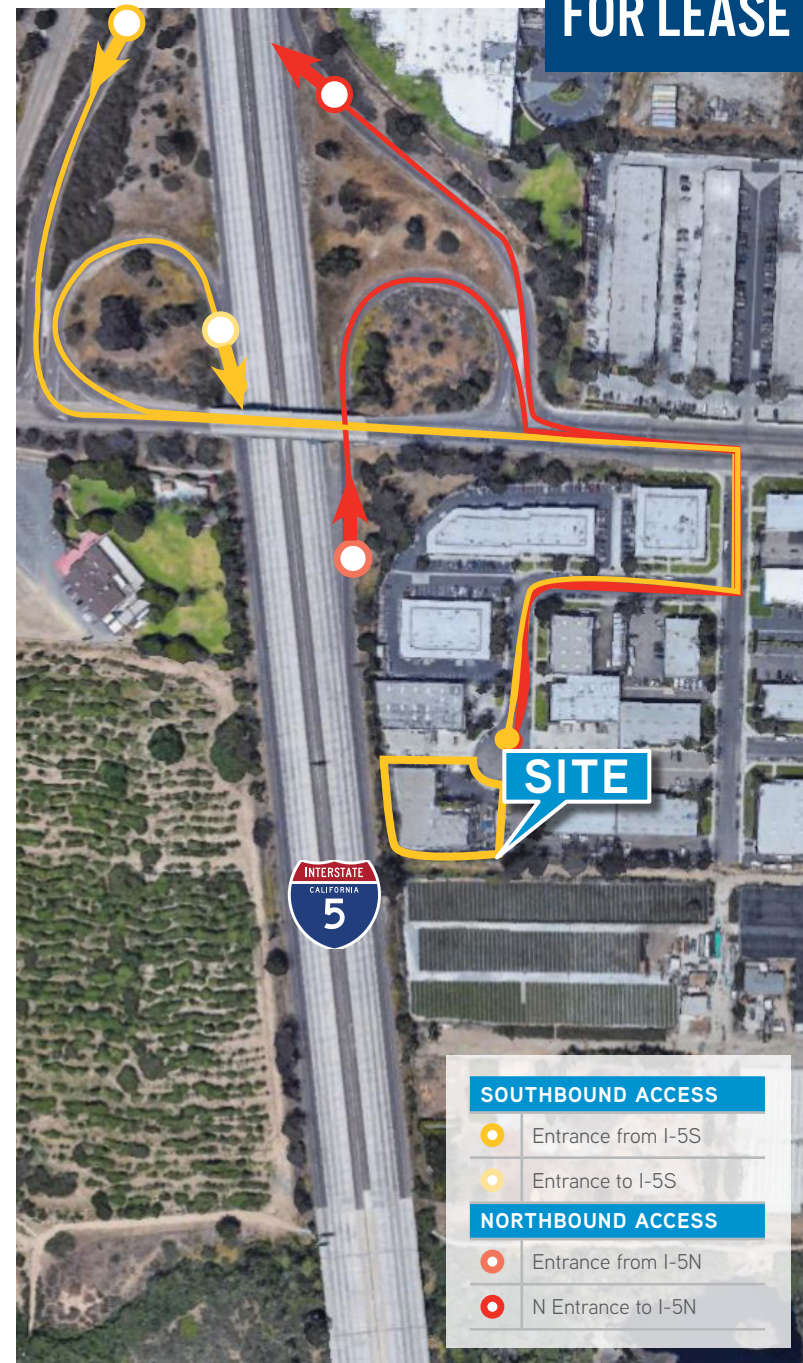
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SOUTHBOUND ACCESS

- Entrance from I-5S
- Entrance to I-5S

NORTHBOUND ACCESS

- Entrance from I-5N
- N Entrance to I-5N

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