

FOR SALE OR LEASE > ±9,948 SF Office / Warehouse

FREESTANDING WAREHOUSE (FORMER FOOD PRODUCTION BLDG.)

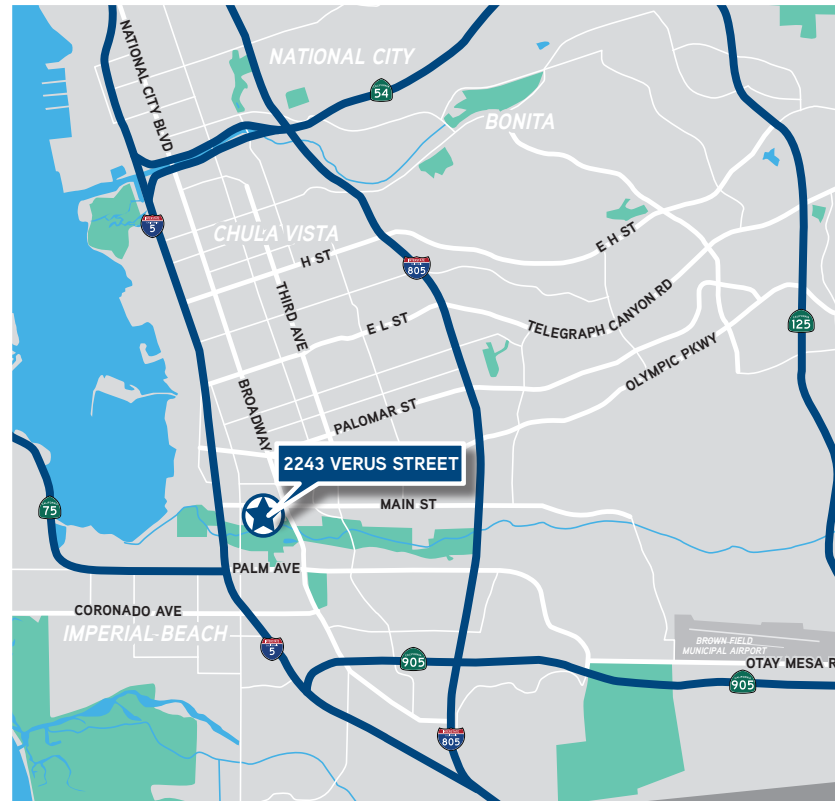


2243 Verus Street | San Diego, CA 92154



Property Features

- > ±9,948 SF Freestanding Building
- > Fully fenced and secured yard
- > Two-story office, approximately 2,500 SF
- > 3 Separate units/entry, 3 meters
- > 1 Grade-level truck door, expandable to 3
- > 2 Walk in refrigerators, (1) 10x20 freezer
- > FDA, County of San Diego, State & Military approved food service permits
- > Close proximity to I-5, 54, 805 and 905 Freeways
- > Located 10 miles south of Downtown
- > Located in a HUB Zone
- > 3 Phase, 800 Amps, 120/208 V Power
- > Lease Rate: \$1.15/SF NNN (nets=\$0.13/SF)
- > Sale Price: Unpriced



CONTACT

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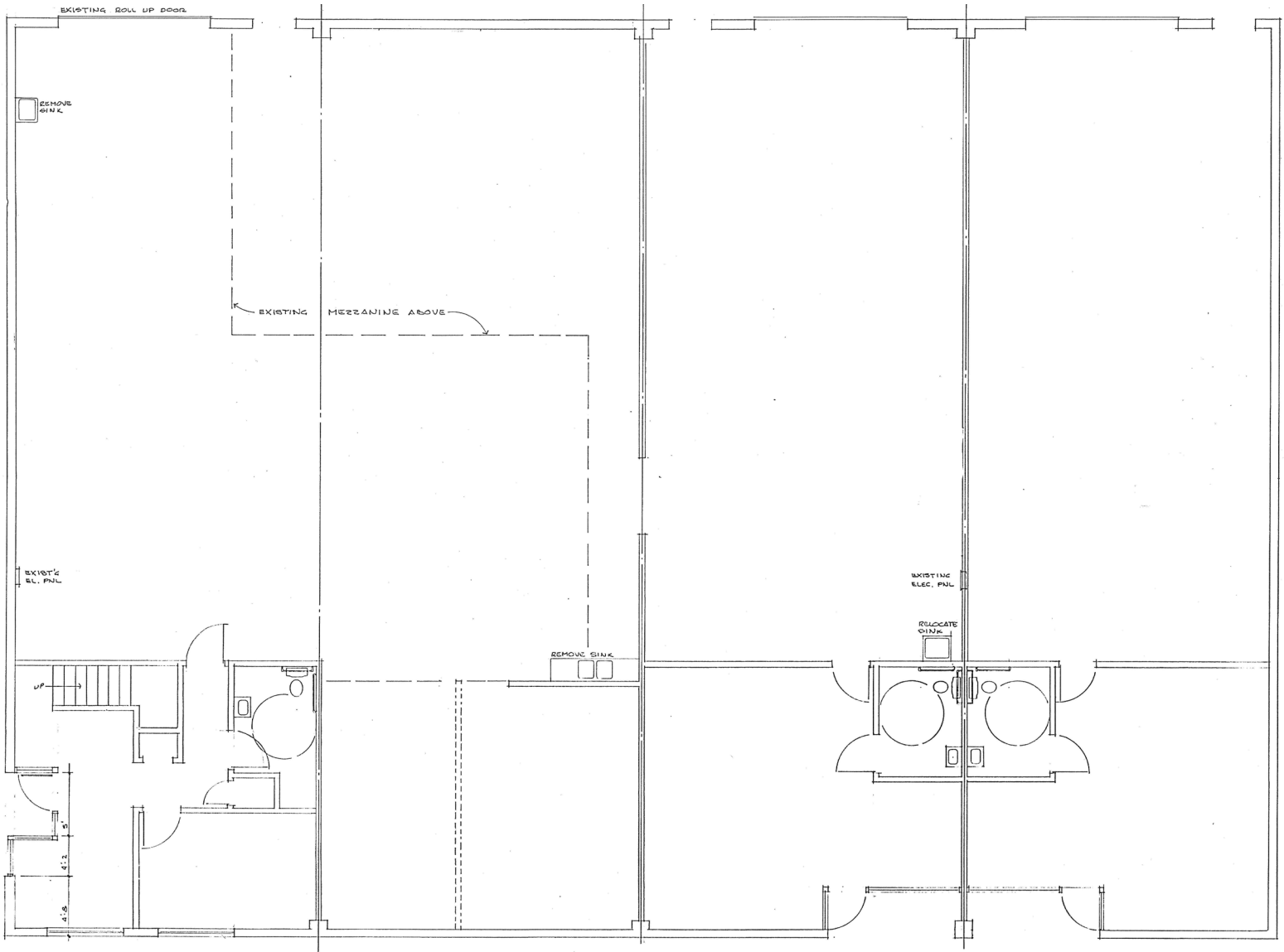
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Floor Plan



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MIRAMAR 25 MILES

UTC 23 MILES

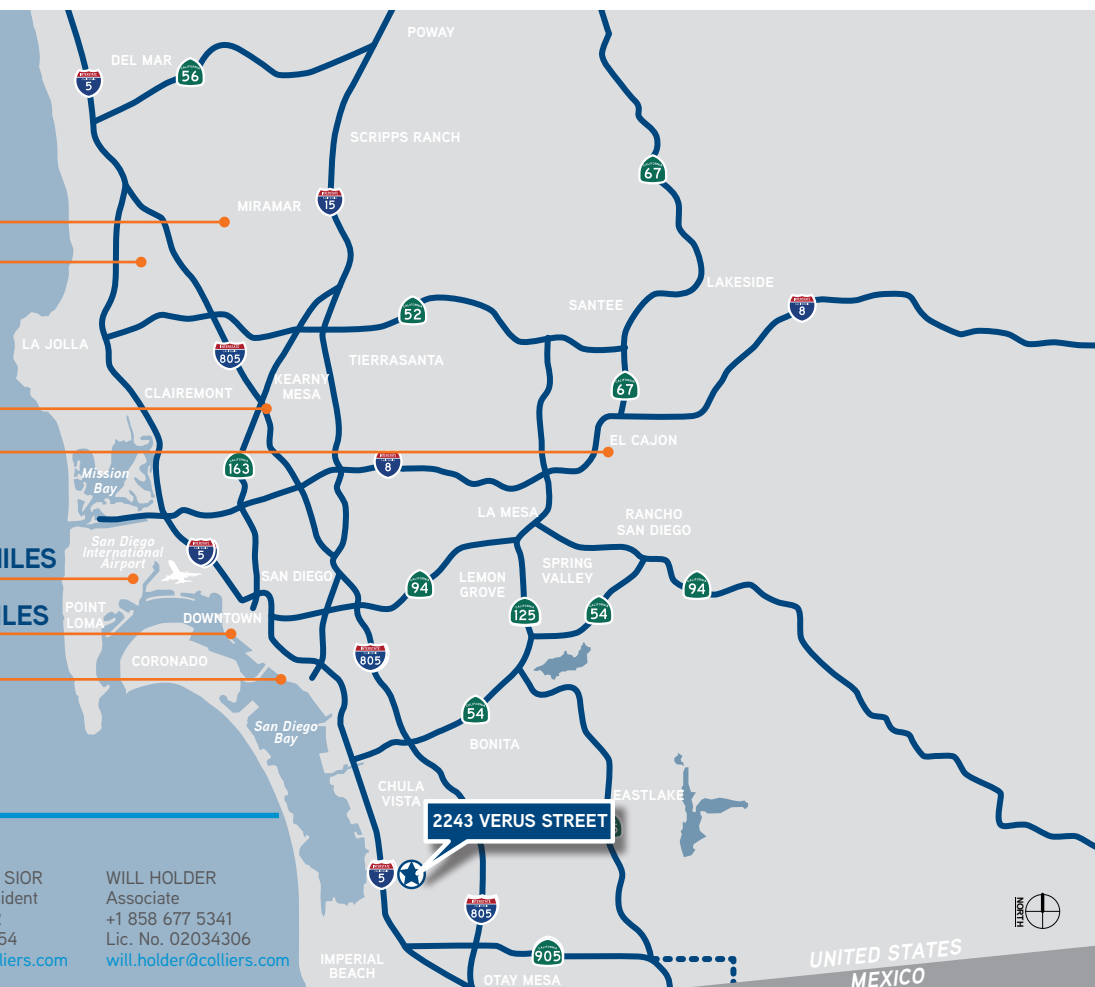
KEARNY MESA 19 MILES

EL CAJON 20 MILES

SAN DIEGO INT AIRPORT 12 MILES

DOWNTOWN SAN DIEGO 10 MILES

NAVAL SHIPYARDS 9 MILES



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