

SOUTHPORT INDUSTRIAL PARK



FOR LEASE

Property Features

- 297,533 SF Multi-Tenant Industrial Park
- Suites from 462 RSF to 24,400 RSF
- Exceptional 3.0/1,000 parking ratio
- Clear heights from 14' to 20'
- Efficient space layouts
- Immediate access to Interstate 5 & CA HWY 54
- Freeway visible signage on some suites
- Fiber optic cable coming soon

Professionally owned & managed by

H.G. FENTON COMPANY



Michael Mossmer
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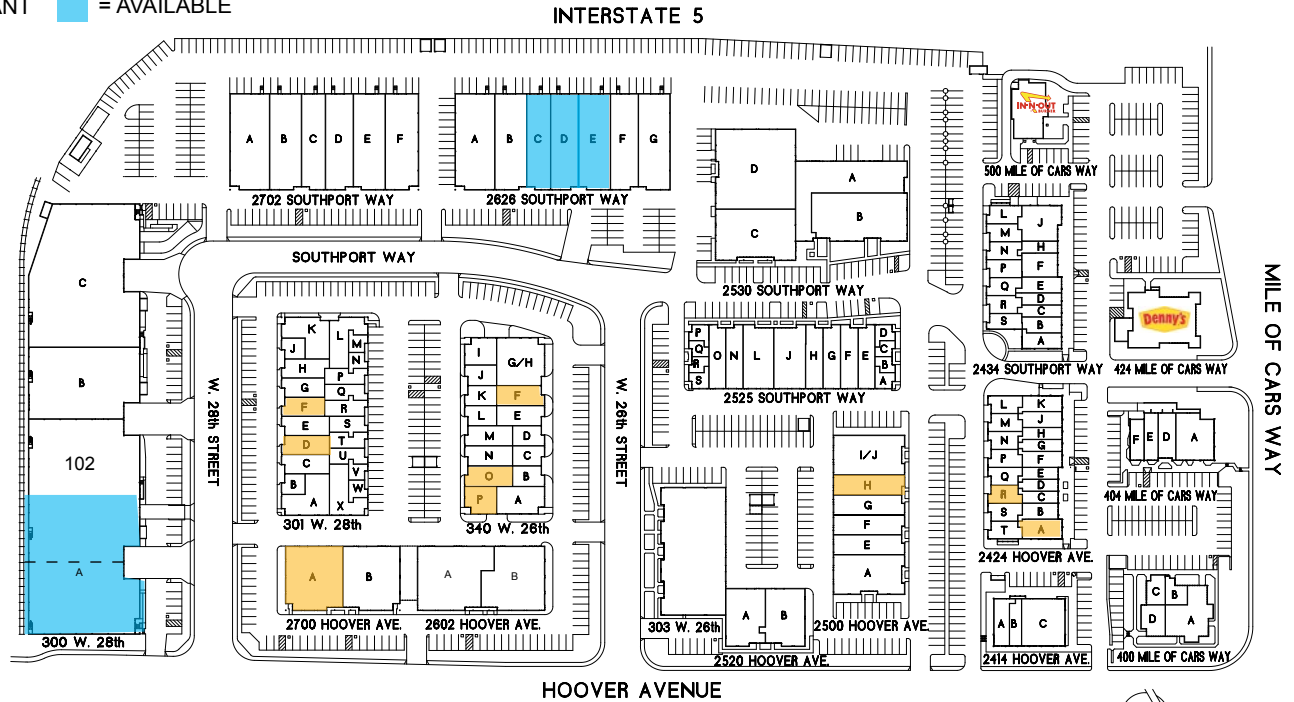
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Voit
REAL ESTATE SERVICES

SOUTHPORT INDUSTRIAL PARK

Availability

= VACANT
 = AVAILABLE



SOUTHPORT INDUSTRIAL / COMMERCIAL CENTER
NATIONAL CITY, CALIFORNIA



www.SouthportBusinessCenter.com

Address	Unit #	RSF	Height	Office	Grade	Dock	Available	Asking Rate	Lease Type
2424 Hoover Ave	A	1,293		100%	-	-	Now	\$2.25	NNN = \$0.36
	R	1,013		10%	-	-	Now	\$1.05	MG
2500 Hoover Ave	H	2,250		30%	-	-	Now	\$0.95	MG
2700 Hoover Ave	A	5,822		20%	2	-	Now	\$0.95	MG
	A1	3,138		20%	1	-	Now	\$1.00	MG
	A2	2,684		20%	1	-	Now	\$1.00	MG
2626 Southport Way	C	5,445	20'	10%	1	1	July 2013	\$0.75	NNN = \$0.19
	D & E	7,260	20'	10%	2	2	July 2013	\$0.75	NNN = \$0.19
	C, D & E	12,705	20'	10%	3	3	July 2013	\$0.75	NNN = \$0.19
300 W. 28th Street	A	24,400	20'	5%	-	3	July 2013	\$0.69	NNN = \$0.19
(Divisible to 12,200 SF)									
301 W. 28th Street	D	1,452	14'	10%	1	-	Now	\$1.00	MG
	F	1,308	14'	10%	1	-	Now	\$1.00	MG
340 W. 26th Street	F	1,512	14'	10%	1	-	Now	\$1.00	MG
	O	1,512	14'	10%	1	-	Now	\$1.00	MG
	P	1,418	14'	50%	1	-	Now	\$1.10	MG

As of June 17, 2013

SOUTHPORT INDUSTRIAL PARK

Location

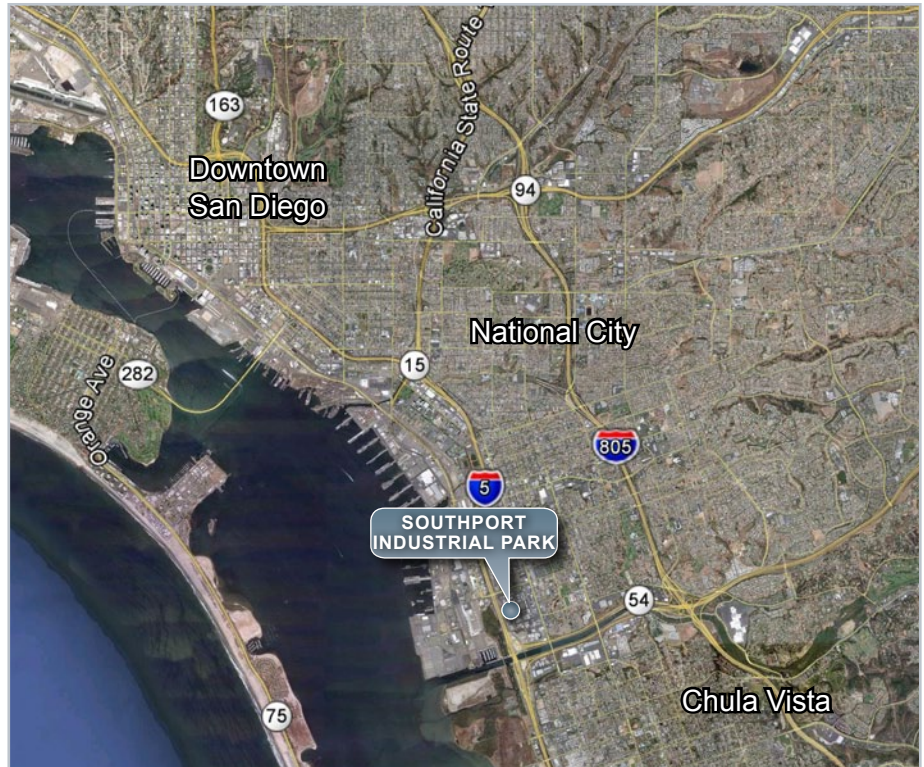
- Numerous on-site retail amenities featuring In-N-Out Burger & Denny's
- Walking distance to 24th Street Trolley Station
- Located within HubZone & Enterprise Zone
- Ten minutes to the Mexico Border crossing, San Diego International Airport and Downtown San Diego

HUBZone

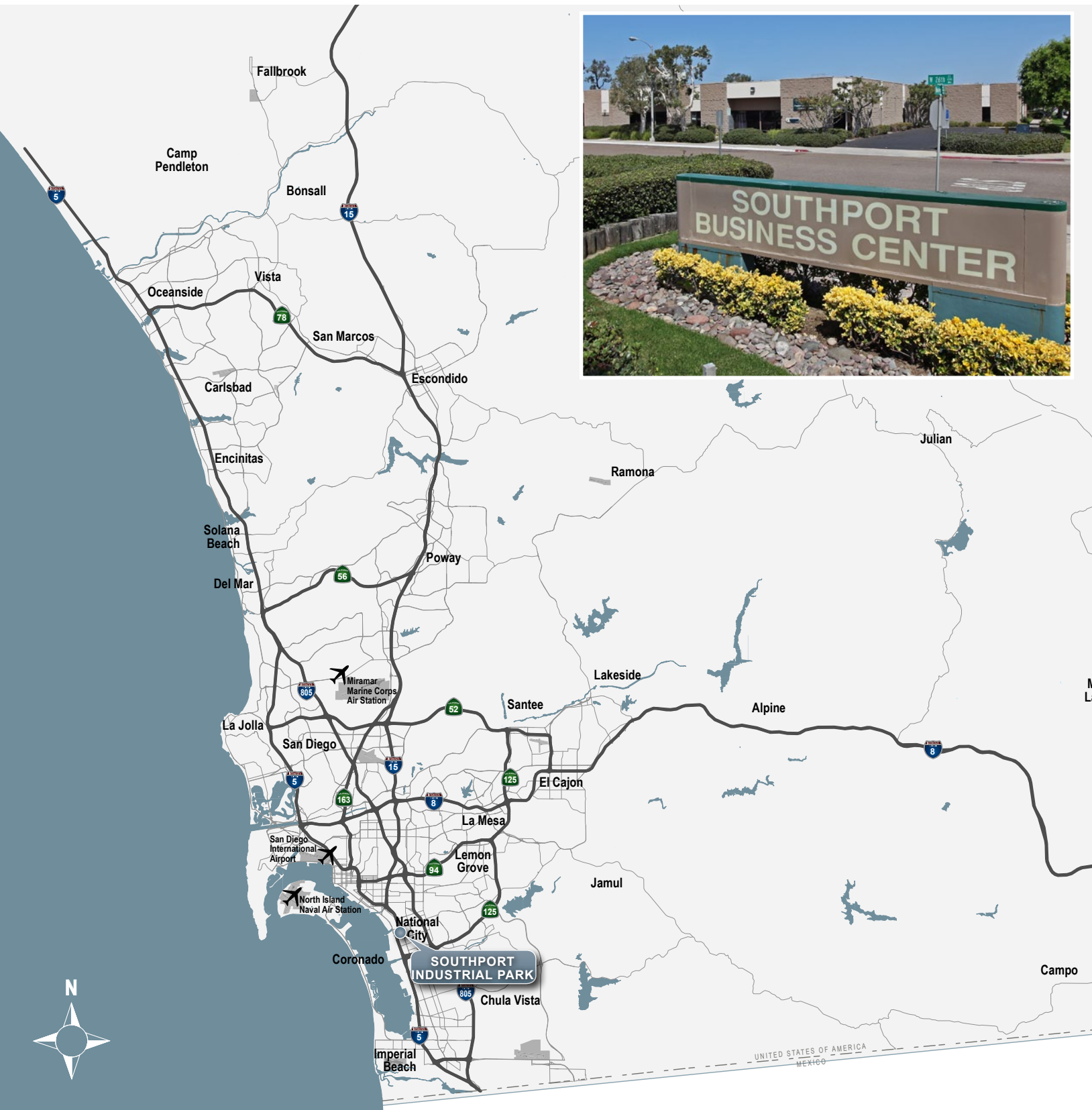
- Provides pricing advantages in bidding for federal contracts

**SAN DIEGO
zone
e**
REGIONAL ENTERPRISE
ZONE

- Employee hiring credits
- Accelerated depreciation
- Purchase and use tax credits



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