

FOR SALE

Freestanding Manufacturing/Distribution Bldg.

1695 Cactus Road, San Diego, CA 92154



Voit

REAL ESTATE SERVICES

Real People. Real Solutions.™



Offering Price

- \$1,701,650

Property Highlights

- Totalling approximately 17,809 square feet
- Approximately 2,537 SF of HVAC offices, rest rooms and lunch room
- Approximately 0.97 acre fee simple parcel
- Two (2) dock high and five (5) grade level loading doors
- 24' minimum clear height
- Heavy power with 3,000 amps 208/220 volt power plus an additional 400 amps of 480 volt power distributed in nine (9) power panels throughout the building
- Fenced/secured yard area (Parking)
- 0.45/3,000 sprinkler rating
- Cement driveways
- Twenty-one (21) designated parking spaces
- Not in a property assessment district (lower property taxes other than properties)
- Excellent Otay Mesa location near the corner of Camino Maquiladora and Cactus Road
- Great visibility from the future 905 freeway
- Cactus Road will cul-de-sac when I-905 is completed allowing for additional street parking

Michael Mossmer

Senior Vice President

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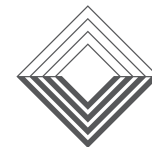
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