

**FOR LEASE**

**Small Industrial Building with Large Fenced Yard Area**

905 Hollister Street, San Diego, CA 92154



**Property Features:**

- ± 4,680 SF Butler building/covered storage area
- Two (2) grade level service bay doors:  
Clear height approximately 7'- 12'
- Office area includes 1 restroom and shop area includes 1 restroom
- Lot accessible from 2 streets
- ± 36,463 SF of fenced/secured yard area with 2 twenty foot sliding entry gates and 1 thirty-two foot sliding access gate
- Gas plumbed to building
- Within walking distance of Palm Ave trolley stop (Blue Line) & bus stop
- Conveniently located 1 block east of Interstate 5 at Elm Avenue and Hollister Street
- Zoning IL-3-1 (Industrial Light) allows for a wide range of manufacturing & distribution activities including: recycling center, vehicle repair, equipment sales, trucking parking lot and impound storage yard, equipment & materials storage yard and light manufacturing
- APN# 628-120-70

**Monthly Lease Rate:**

**\$5,975 per month, Modified Gross**

(Tenant shall be responsible to pay for their own trash, water, sewer, electricity, and gas services.)

**Michael Mossmer**

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**Curt Perry**

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***Voit***

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