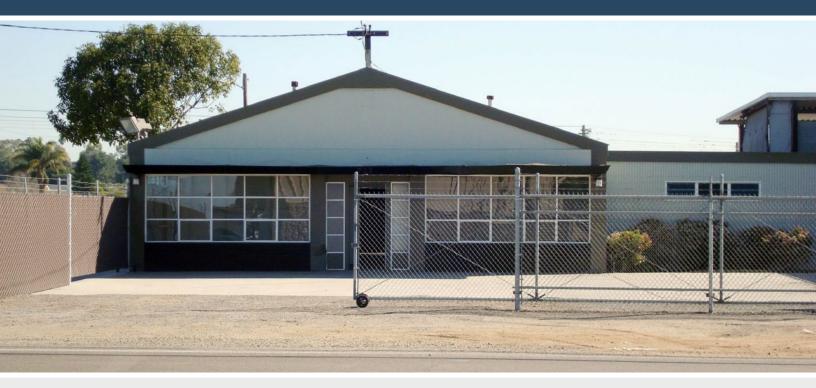
Small Industrial Building with Large Fenced Yard Area 905 Hollister Street, San Diego, CA 92154



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

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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- 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



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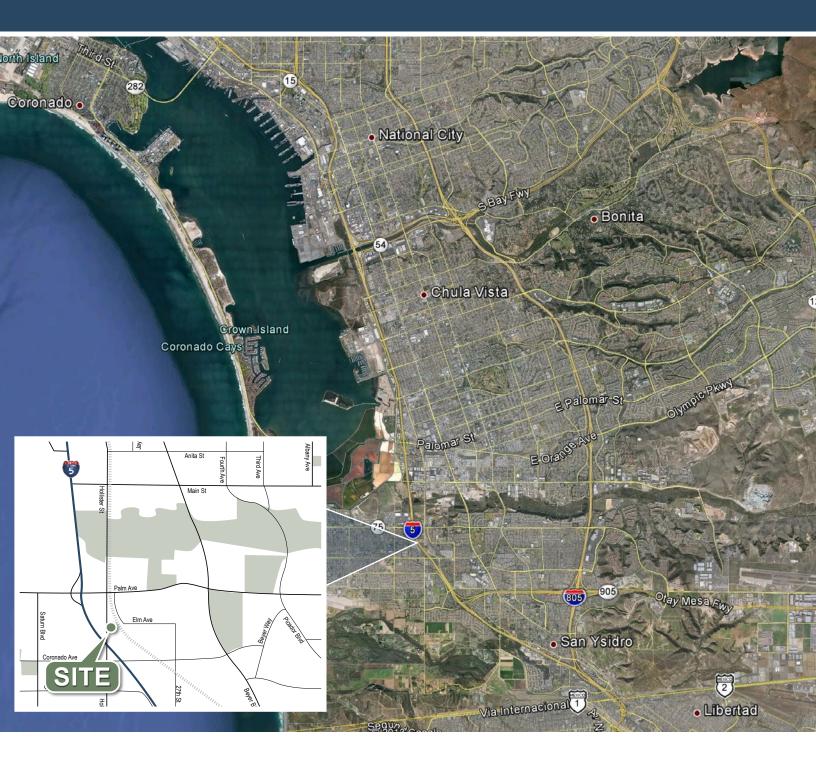


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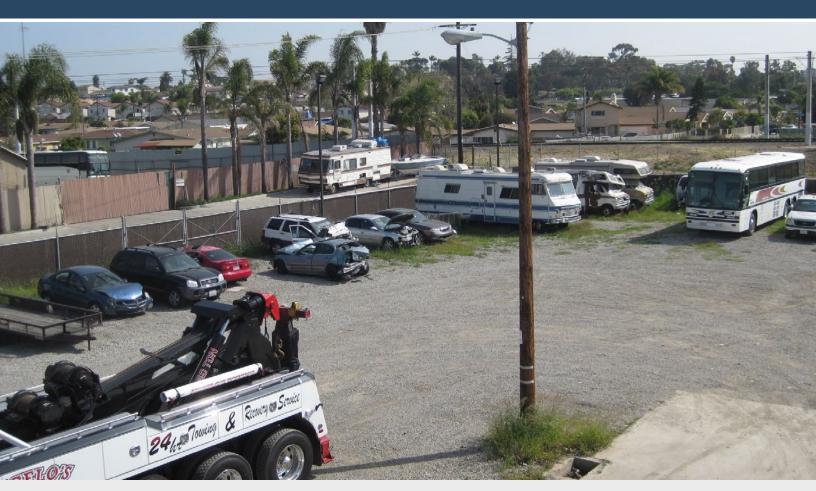
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