

FOR SALE OR LEASE

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# 5045

Shoreham Pl  
SAN DIEGO | CA 92122

The **ONLY**  
freestanding  
industrial/flex  
building available in  
Governor Park

±32,026 SF



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Central San Diego  
location-  
One of a kind, rare  
opportunity in  
Governor Park

**32,026 SF**  
ON 2.14 ACRE LOT



Total Building  
±32,026 SF



Lot Size  
2.14 Acres



Fenced and  
Secure Yard



IP-2-1  
Zoning



Dock and Grade  
Level Loading



2.8/1,000  
Parking Ratio



100% Climate  
Controlled



# Site Plan

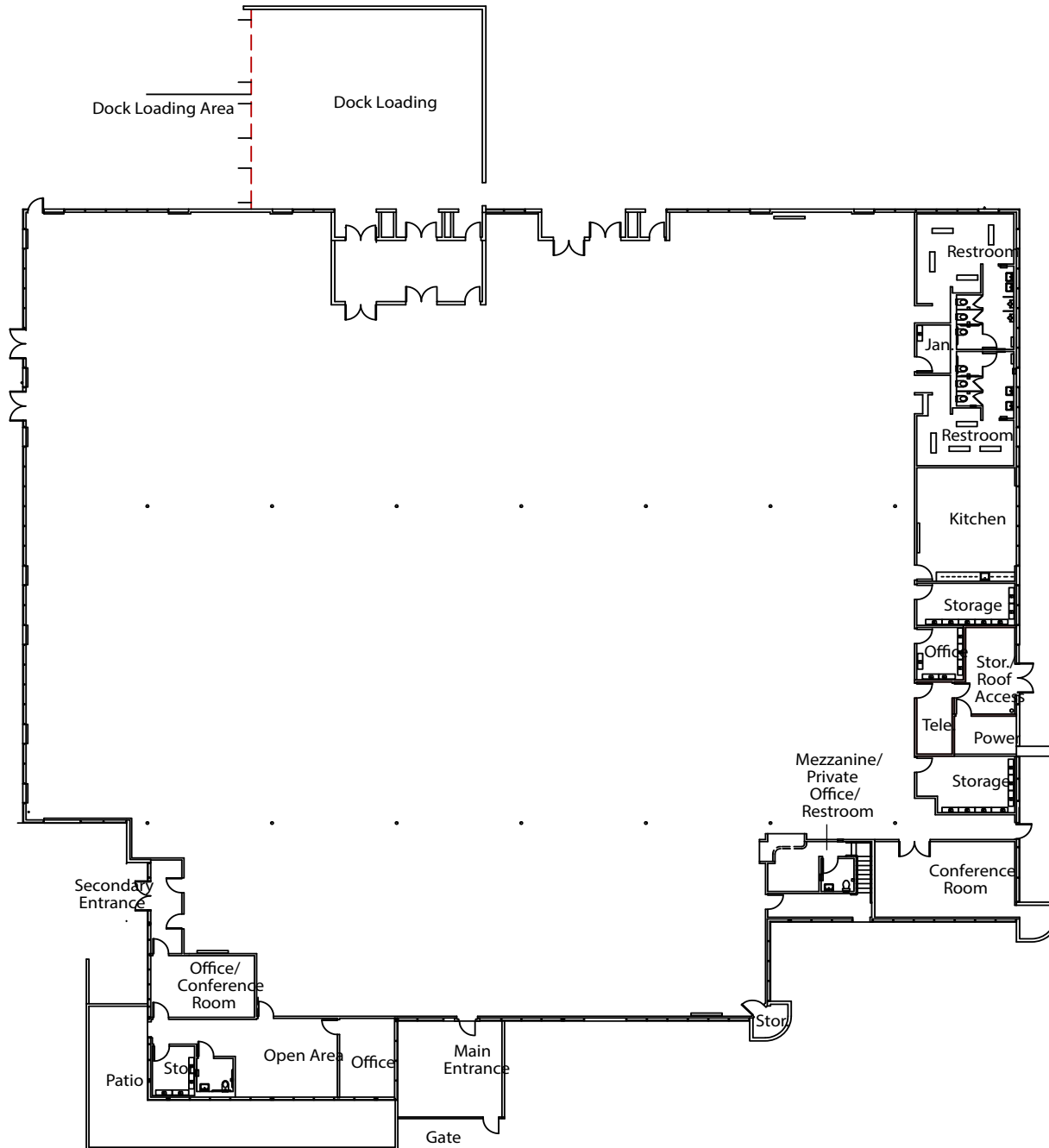


## BUILDING SPECIFICATIONS

Total Building	±32,026 SF (Single-Story)
Office	±4,000 SF Total
Acres	2.14 AC
Year Built	1984
Loading	Three (3) dock positions with levelers Two (2) grade-level doors
Power	1200 amp 120/208V 3-phase
HVAC	100% HVAC climate controlled
Sprinklers	Yes
APN	348-031-12
Clear Height	±12' clear in warehouse
Zoning	IP-2-1 (City of San Diego)
Structure	Concrete tilt-up with glass store front
Trucks	Drive around truck access
Tenant	*Do not disturb
Lease Rate	\$1.65/SF NNN
Sale Price	Negotiable



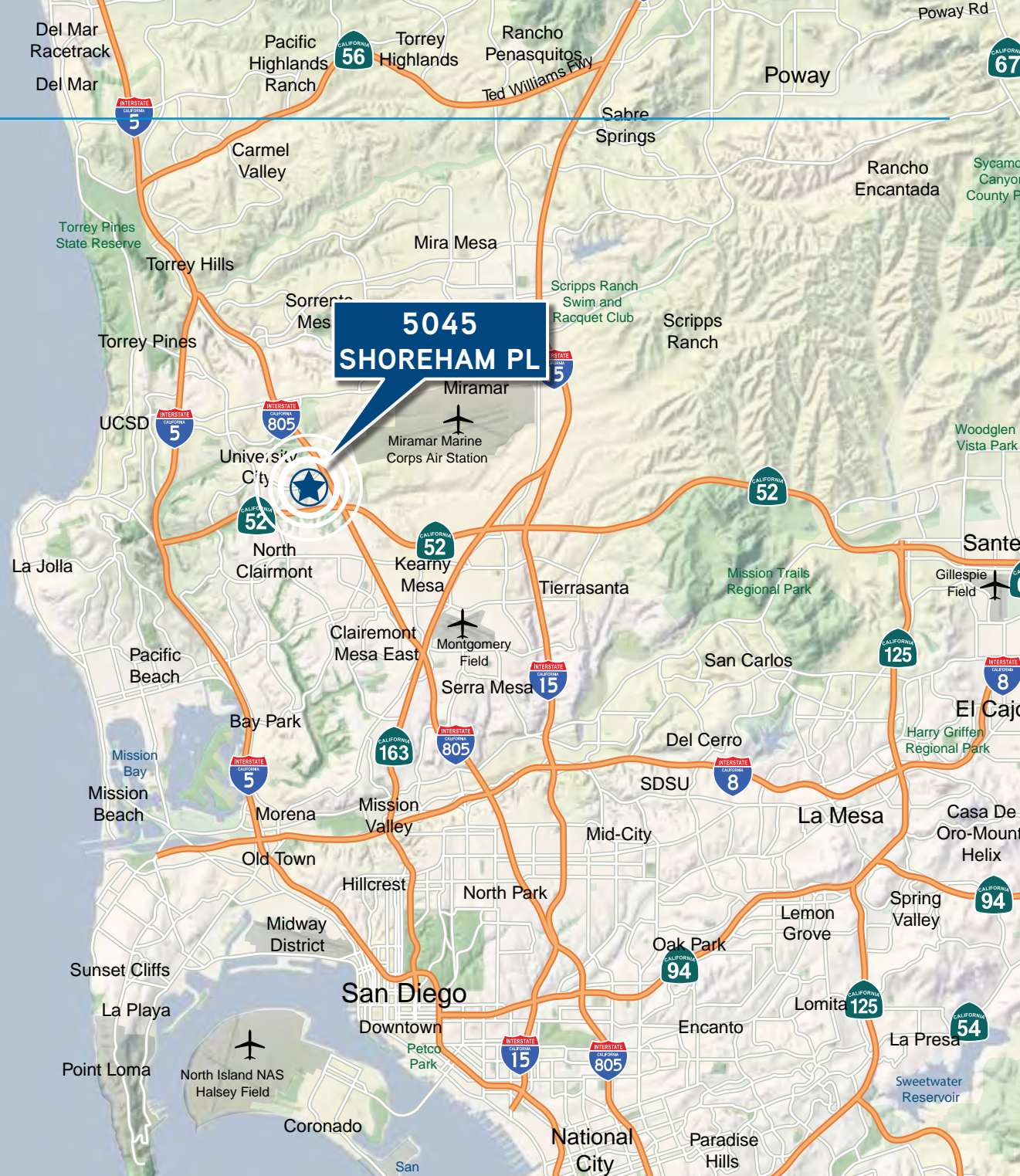
# Floor Plan



Large  
Fenced  
&  
Secure  
Yard



Highly  
Functional  
Drive-Around  
Truck Access  
Dock & Grade  
Level Loading





PACIFIC OCEAN

LA JOLLA

UCSD

WESTFIELD UTC

LA JOLLA VILLAGE DR

NOBEL DR



**SITE**

LAKWOOD ST

SHOREHAM

GREENWICH DR

GOVERNOR DR





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