

# FOR LEASE / SALE

1018-1020 OUTER ROAD | SAN DIEGO, CA 92154

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



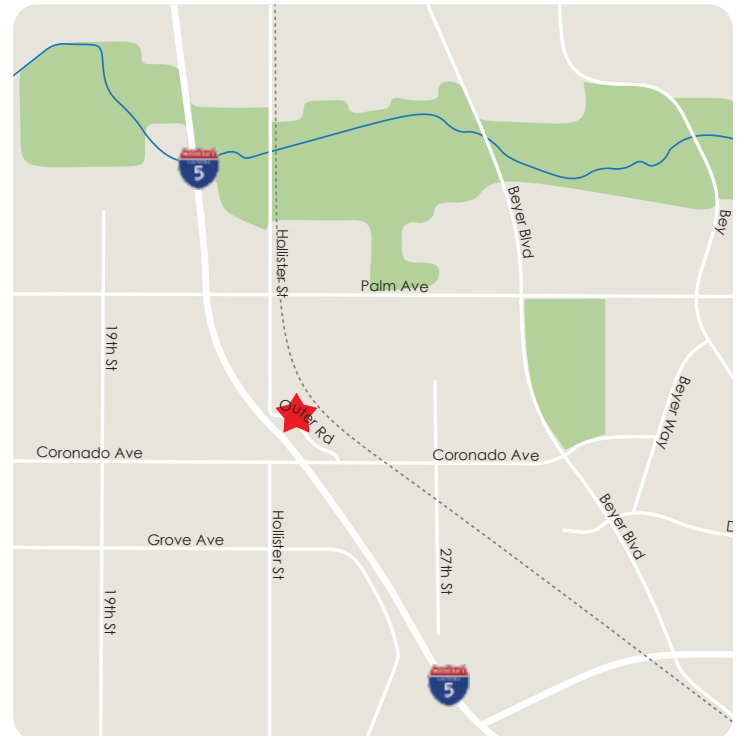
## PROPERTY FEATURES:

- Approximately 18,880 SF Building
- Approximately 1.18 Acre Parcel
- Approximately 4,896 SF of Office Space Available for Occupancy
- Excellent Freeway Access to I-5; Freeway Visible Signs
- IL-2-1 Zoning: Allows Warehousing, Offices, and Light Manufacturing
- Balance of the Building is Leased to Two Tenants

**PLEASE DO NOT DISTURB TENANT**

**LEASE RATE: \$0.65 SF NNN**

**SALE PRICE: \$2,999,900**



**LINDA GREENBERG**

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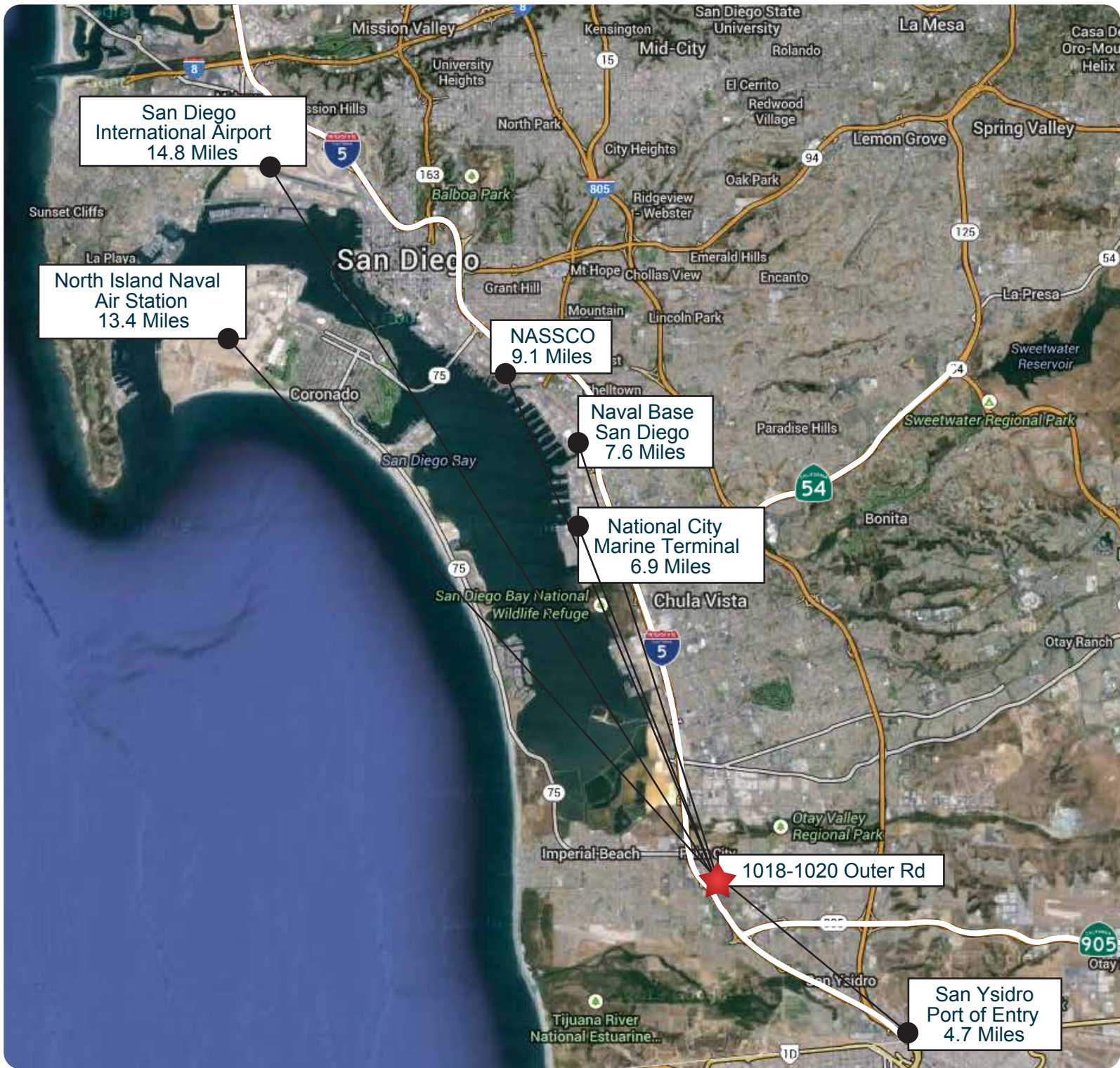


5186 Carroll Canyon Road, Suite A | San Diego, CA 92121

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