

# 4370 Jutland Drive

San Diego, CA 92117



**FOR LEASE**

A 72,716 SF freestanding industrial building situated on ±5.25 usable acres

**Mickey Morera**  
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LIC #00950071

**Jeff Brown**  
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**James Duncan**  
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LIC #01253770

[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

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## PROPERTY HIGHLIGHTS

±72,712 SF freestanding single story industrial building, divisible to 20,000 SF, on ±5.25 usable acres (7.51 gross acres)

Conveniently located off Morena Boulevard with freeway visibility from Interstate 5

New roof with 10 year warranty

±90% manufacturing/warehouse, 10% creative office

±15'-18' clear height

Six dock level positions

Six grade level doors (two additional doors glassed in)

ESFR sprinkler system throughout the warehouse

3,000 amps, 120-208 volts, 3-phase power

Zoned IP-2-1 City of San Diego

Fenced/secured site

2" water line and 4" sewer line

Lease rate: \$0.75/SF - low NNNs of \$0.10/SF

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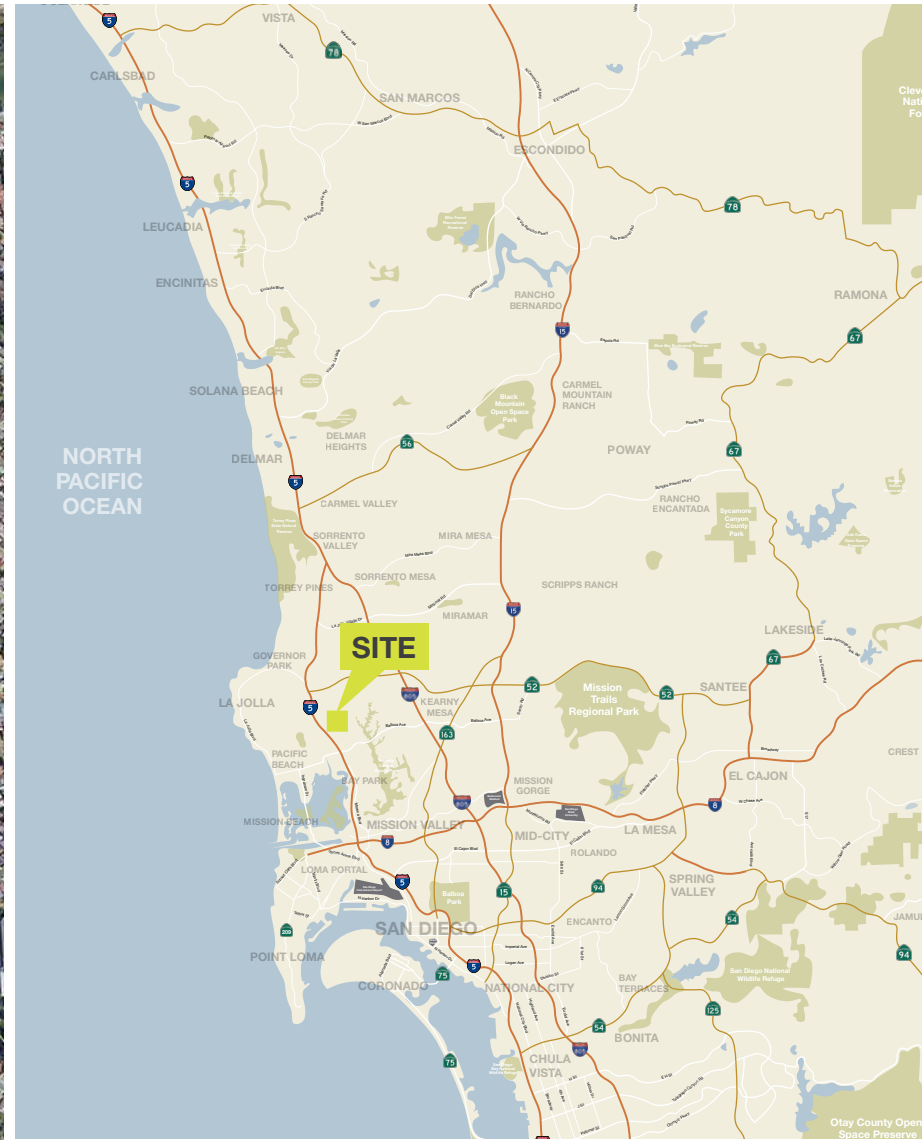
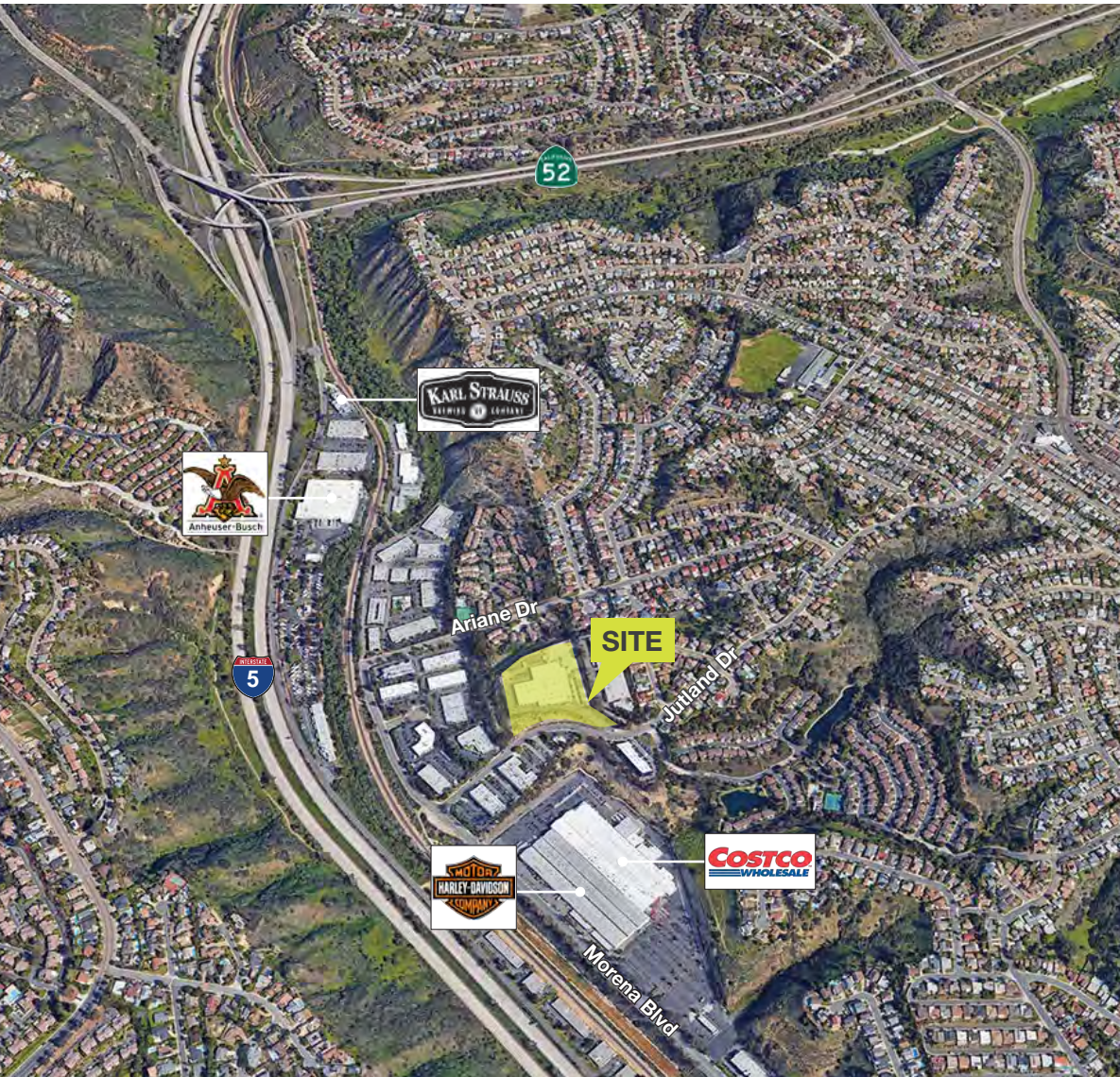
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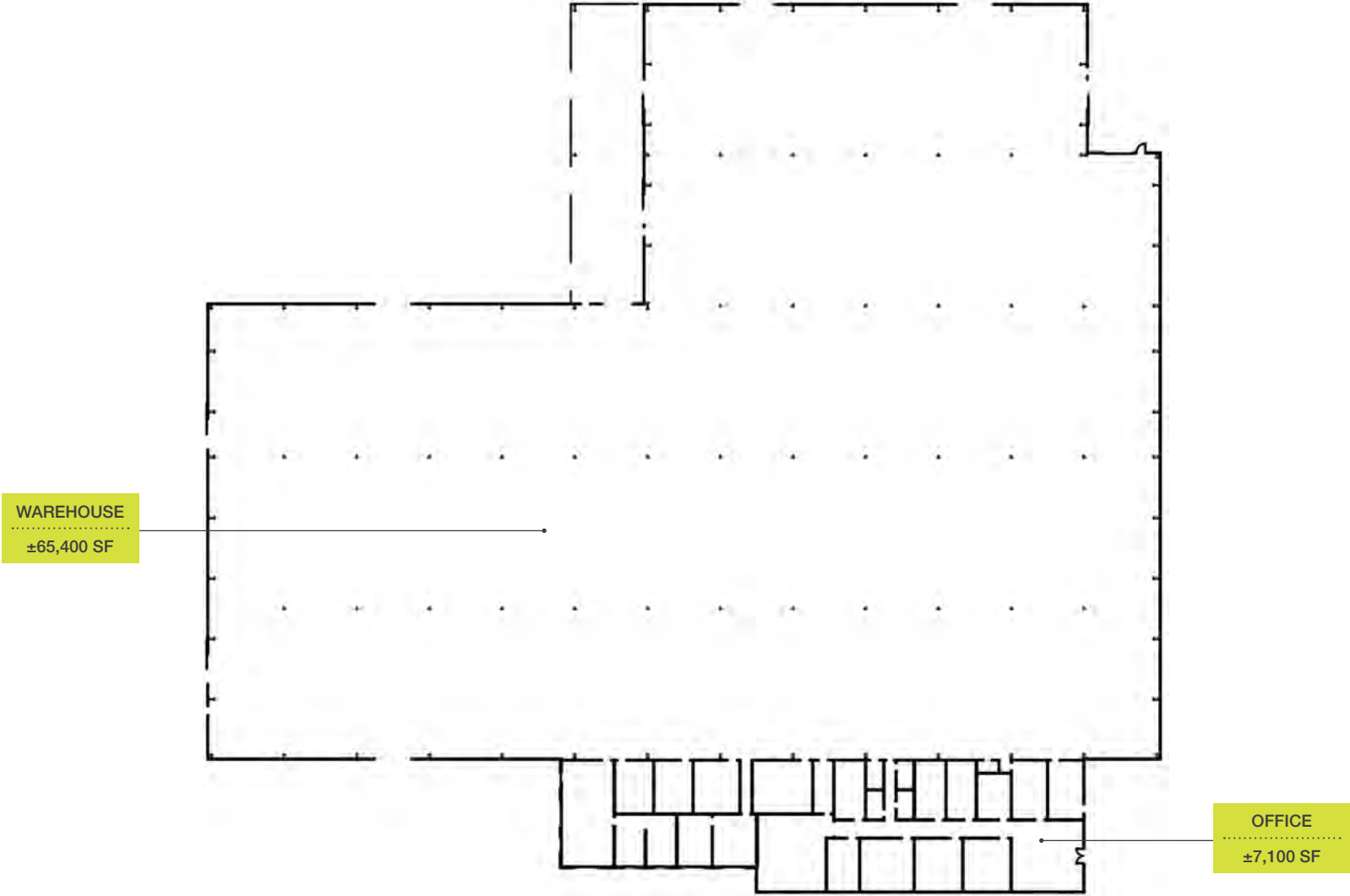


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## Floor Plan



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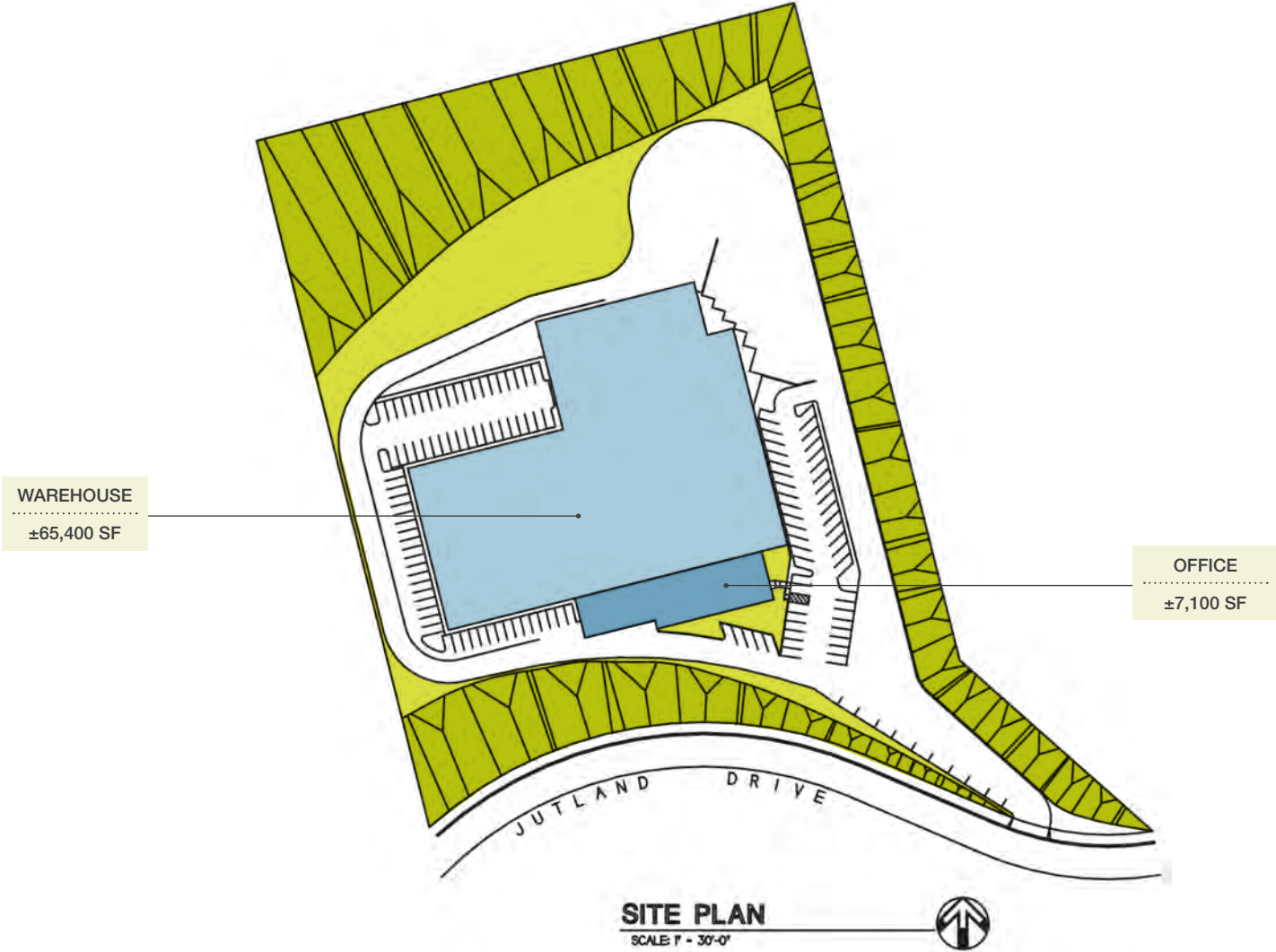


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