

FOR SALE



Sales Price:

**\$178**

PSF

\$1,991,820

**\*DO NOT DISTURB TENANT**

**FOR SALE**

8594 Siempre Viva Road, Unit #3 | San Diego, CA 92154

**11,190 SF Industrial Facility**

**Mark Lewkowitz**

Senior Vice President  
+1 858 677 5361  
mark.lewkowitz@colliers.com  
Lic. No. 01785338

**Chris Holder, SIOR**

Senior Vice President  
+1 858 677 5372  
chris.holder@colliers.com  
Lic. No. 00894854

**Will Holder**

Associate  
+1 858 677 5341  
will.holder@colliers.com  
Lic. No. 02034306

San Diego - Central  
4350 La Jolla Village Drive  
Suite 500  
San Diego, CA 92122  
Main: +1 858 455 1515  
Lic. No. 01908588



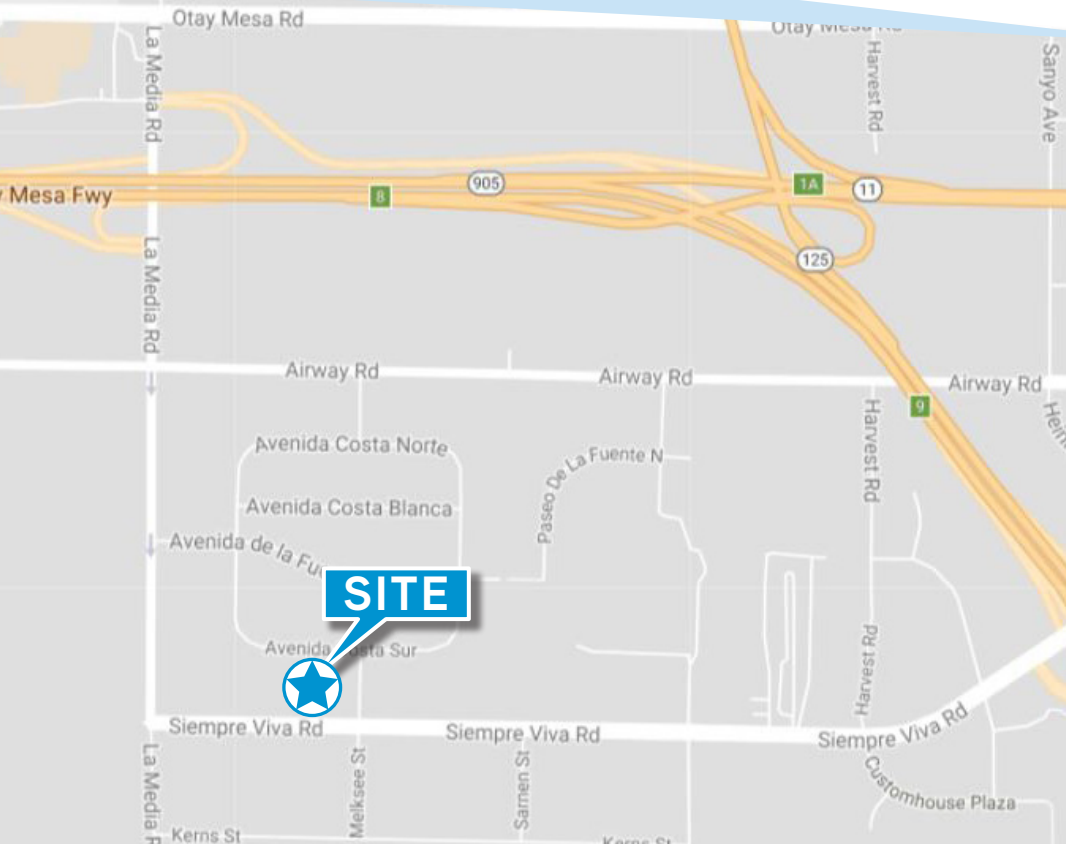
Accelerating success.

FOR SALE | 8594 SIEMPRE VIVA ROAD, #3 | SAN DIEGO, CA 92154

## Property Overview

Total Size	11,190 SF
Year Built	2000
Loading	3 Docks / 3 grade-level
Power	120/208V 3P4W/2000 A-4 units
Sprinklers	.5/2,000
Clear Height	24'
Location	Easy access to SR-905, I-5, I-805, and SR-125 (South Bay Expressway). Cross Border terminal is 1.1 miles away.

HOA Fees \$500/Month



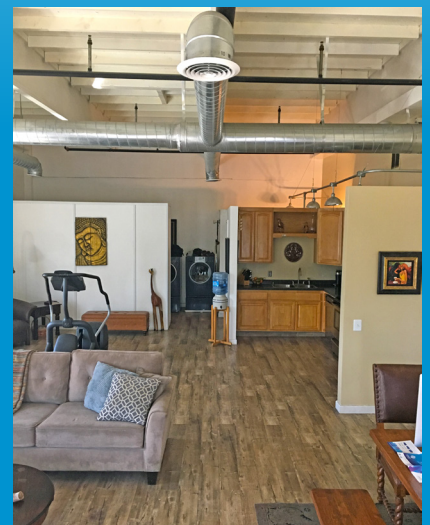
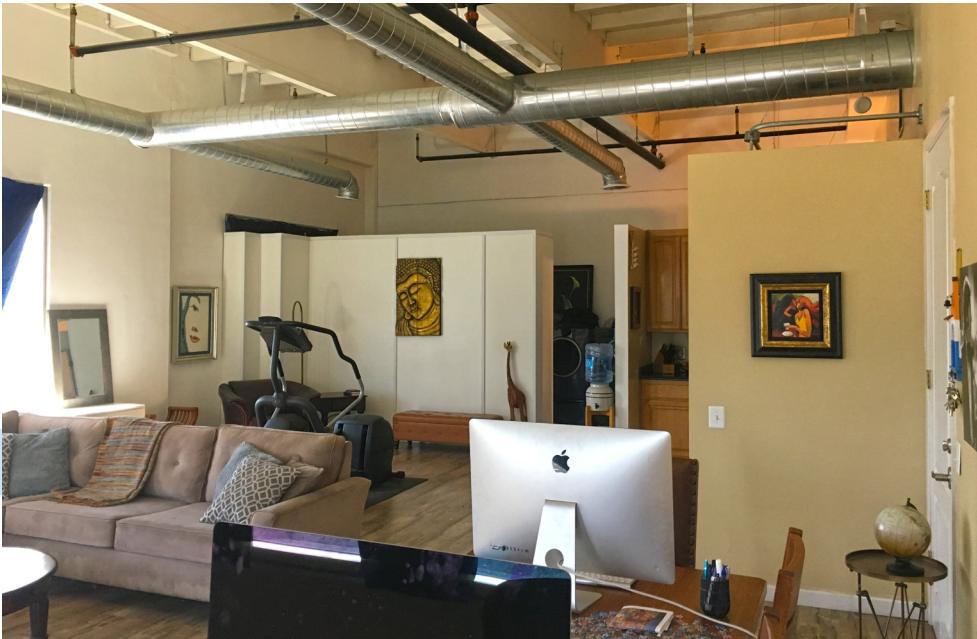
©2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR SALE | 8594 SIEMPRE VIVA ROAD, #3 | SAN DIEGO, CA 92154

## Property Overview

Ground Floor: 10,009 SF (including 1,000 SF offices)

Mezzanine Floor: 1,181 SF



**Mark Lewkowitz**

Senior Vice President  
+1 858 677 5361  
mark.lewkowitz@colliers.com  
Lic. No. 01785338

**Chris Holder, SIOR**

Senior Vice President  
+1 858 677 5372  
chris.holder@colliers.com  
Lic. No. 00894854

**Will Holder**

Associate  
+1 858 677 5341  
will.holder@colliers.com  
Lic. No. 02034306