



PRIME CENTRAL
SAN DIEGO LOCATION

655

GATEWAY CENTER WAY

SAN DIEGO, CA 92102

86,254 SF Industrial Warehouse
available for lease



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260



86,254 SF Industrial Warehouse
available for lease



BUILDING SPECS

Total size: 86,254 SF

Office area: +/-2,000 SF

Clear Height: 28'-32'

Power: 2,000 amps of 277/480 v

Docks: 10 (ability to increase to 12)

Grade Doors: 2 (1 oversized roll-up door 22' x 14')

Sprinklers: .45 / 2,000 GPM

Parking: 1.17:1000

Racking system in place with in-rack sprinklers

T-8 motion sensor warehouse lighting

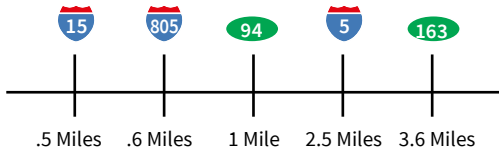
Concrete loading court

Close access to multiple freeways (15, 805, 94, 5, 163)

Occupancy: July 2021

Asking Rent: \$1.10/SF NNN

Distance from 655 Gateway Center Way to:



Unparalleled access to freeways and customers





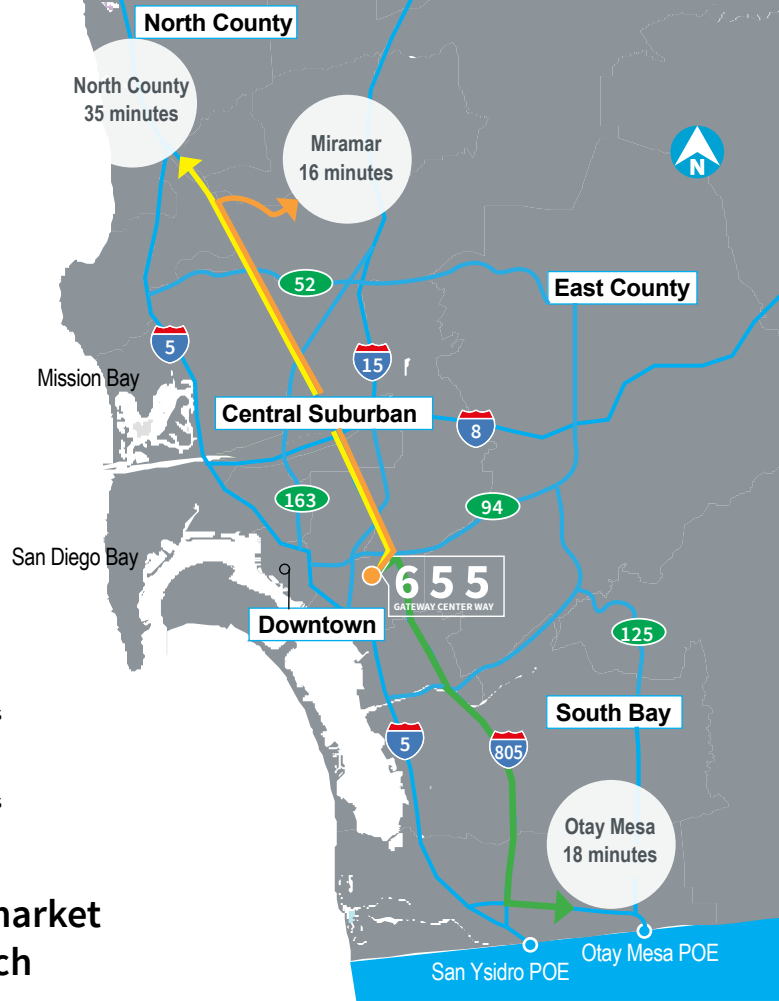
655
GATEWAY CENTER WAY

1 mile

3 miles

655 Gateway Center Way, San Diego

	1 Mile	3 Miles	5 Miles
 Total Population	26,289	292,126	625,980
 2017 Housing Units	7,273	100,579	238,436



Drive times to:



Competing Submarket Distribution Reach

Miramar/Sorrento Mesa

Kearny Mesa

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Total Population	4,803	77,920	273,107	6,141	96,263	320,784
2017 Housing Units	1,781	27,339	94,163	2,546	39,985	136,357



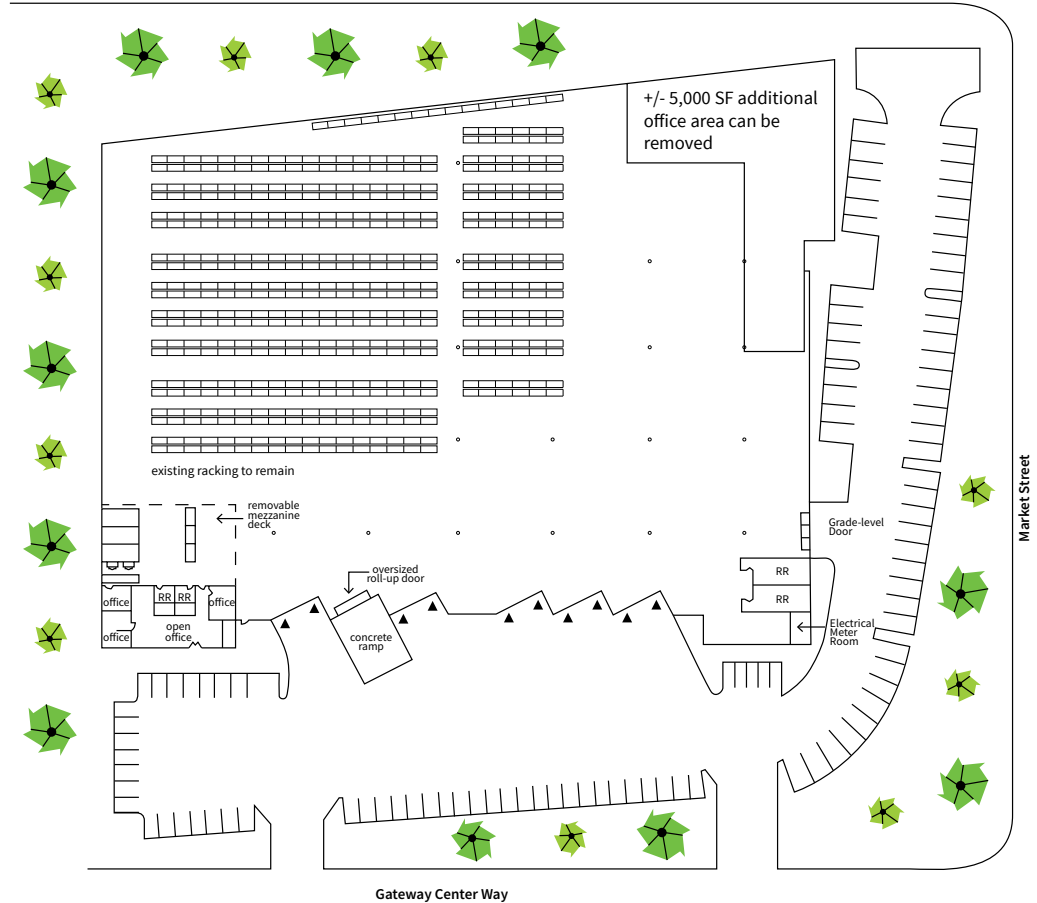
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SAN DIEGO
INTERNATIONAL
AIRPORT

BALBOA PARK



▲ dock high loading doors



655

GATEWAY CENTER WAY

SAN DIEGO, CA 92102



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