



Property Features

- 218,733 square foot multi-tenant industrial park
- 1,110 to 12,795 RSF Available
- Clear heights from 14' to 22'
- Efficient space plans
- Immediate access to CA Hwy 54, Interstate 5 & Interstate 805
- Freeway visible signage available on some suites
- Fiber optic cable coming soon

Professionally owned & managed by

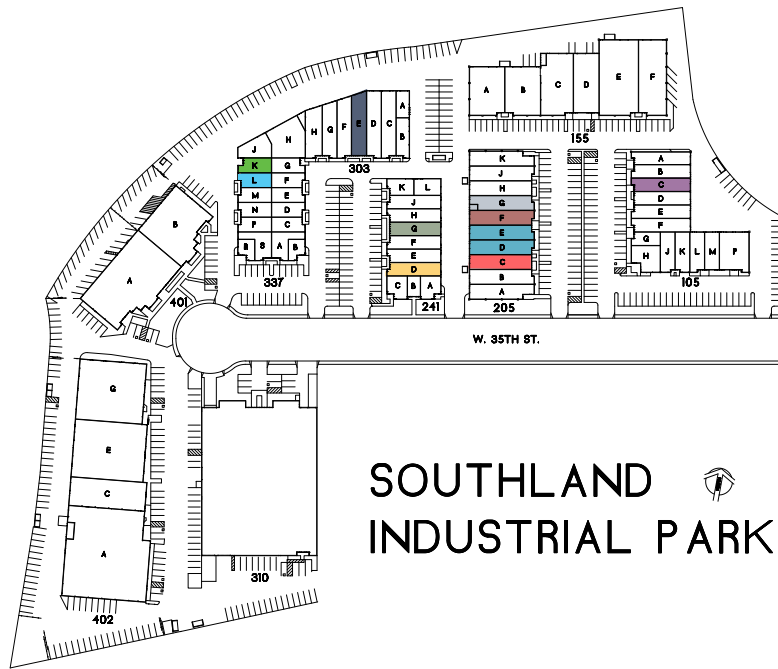
H.G. FENTON COMPANY







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Availability



SOUTHLAND INDUSTRIAL PARK

Unit	Square Feet	% Office	Clear Height	Loading		Available	Asking Rate	Lease Type	
				DH	GL				
105 W. 35TH STREET									
	C	1,780	15%	15'	-	1	Now	\$1.10	MG
205 W. 35TH STREET									
	C	2,500	30%	18'	-	1	Now	\$1.05	MG
	D/E	5,202	30%	18'	-	1	Now	\$1.00	MG
	F	2,601	30%	18'	-	1	Now	\$1.05	MG
	G	2,492	30%	18'	-	1	Now	\$1.05	MG
241 W. 35TH STREET									
	D	1,620	15%	15'	-	1	Now	\$1.10	MG
	G	1,620	15%	15'	-	1	Now	\$1.10	MG
303 W. 35TH STREET									
	E	2,045	15%	15'	-	1	Now	\$1.05	MG
337 W. 35TH STREET									
	K	1,110	10%	15'	-	1	Now	\$1.10	MG
	L	1,110	10%	15'	-	1	Now	\$1.10	MG

Location

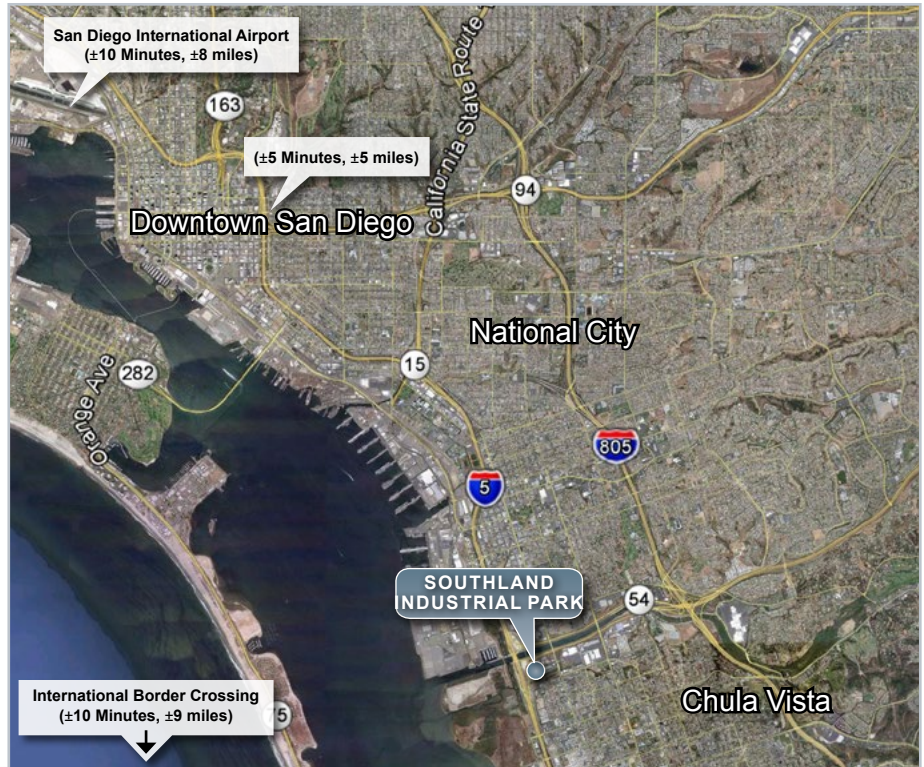
- Prime location with easy access
- Walking distance to Wal-Mart shopping center and food services
- Located approximately .75 miles from E Street/Bayfront Trolley Station
- Within HubZone & Enterprise Zone

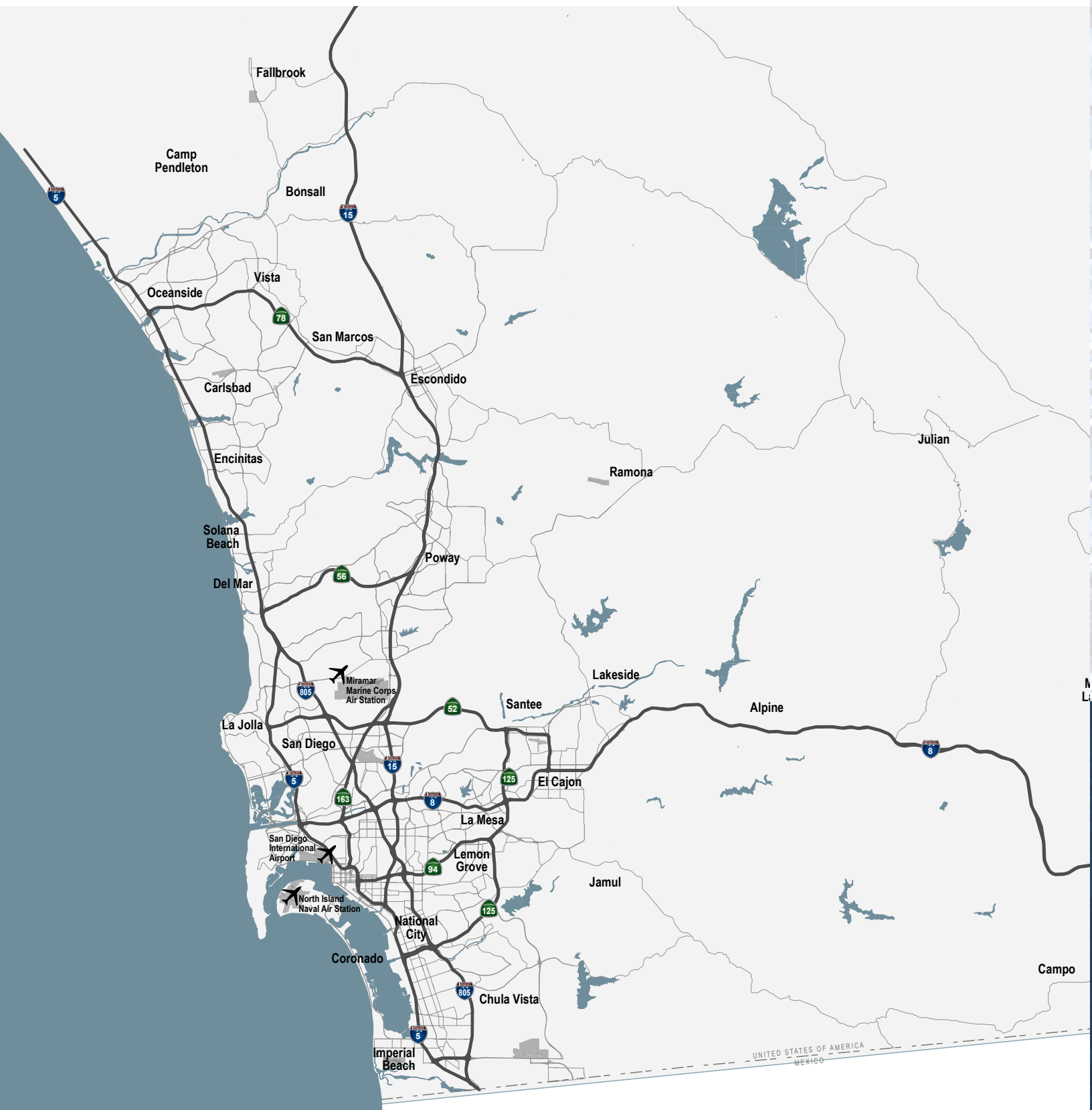
HUBZone

- Provides pricing advantages in bidding for federal contracts

SAN DIEGO
zone
REGIONAL ENTERPRISE ZONE

- Employee hiring credits
- Accelerated depreciation
- Purchase and use tax credits





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