

## INDUSTRIAL/FLEX FOR SUBLEASE

# 5444 NAPA STREET

San Diego, CA 92110

## 10,075 SF FREESTANDING BUILDING



<b>BUILDING AREA</b>	10,075 SF
<b>LAND AREA</b>	0.57 Acres
<b>TERM</b>	Thru 11/30/2015 (Longer Terms Available)
<b>RENT</b>	\$1.10/SF Gross

### PROPERTY FEATURES

- 10,075 SF Freestanding Building on 0.57 Acres
- 1,200 SF Free Bonus Mezzanine
- Enclosed 15,000 SF Yard
- Parking Ratio: 2.6/1,000
- Clear Height: 16'
- 2 Grade Level Roll-Up Doors
- Power: 3 phase, 400 amp
- Walking distance to trolley stop and multiple retail amenities
- Easy access to I-5 and I-8
- Zoning: CC-5-1

### FOR MORE INFORMATION, PLEASE CONTACT:

**Ron Bement**

Director

(858) 334-4058

ron.bement@cushwake.com

CA License No. 00949437

**Philip Roberts**

Associate

(858) 558-5651

philip.roberts@cushwake.com

CA License No. 01908296

### CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

4747 Executive Drive, Suite 900

San Diego, CA 92121

(858) 452-6500

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

CA License No: 01329963

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)





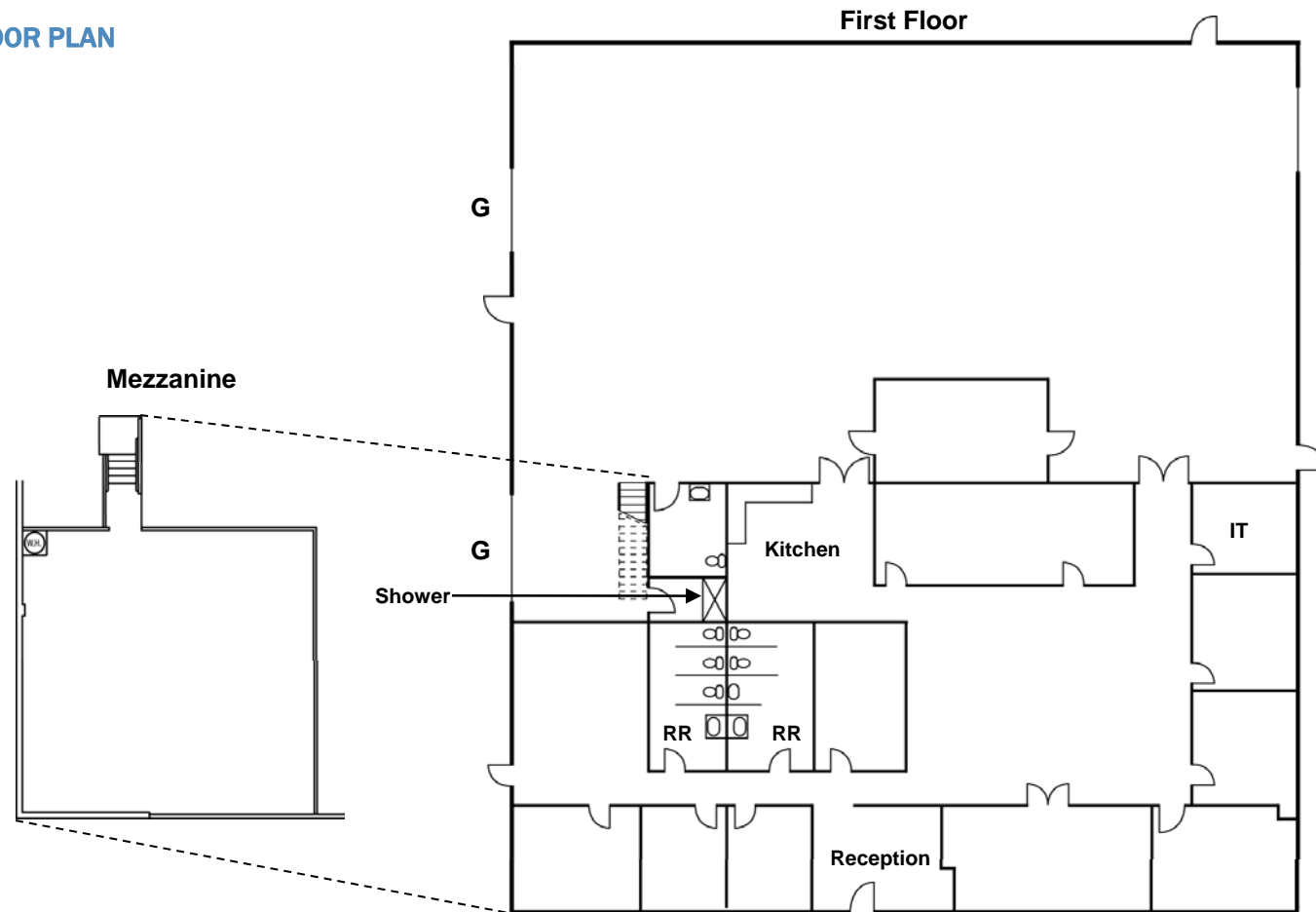
**5444 NAPA STREET**

San Diego, CA 92110

## INDUSTRIAL/FLEX FOR SUBLEASE

**10,075 SF FREESTANDING BUILDING**

### FLOOR PLAN



#### Legend

G – Grade Level  
Roll-Up Door

### FOR MORE INFORMATION, PLEASE CONTACT:

**Ron Bement**

Director

(858) 334-4058

[ron.bement@cushwake.com](mailto:ron.bement@cushwake.com)

CA License No. 00949437

**Philip Roberts**

Associate

(858) 558-5651

[philip.roberts@cushwake.com](mailto:philip.roberts@cushwake.com)

CA License No. 01908296

**CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.**

4747 Executive Drive, Suite 900

San Diego, CA 92121

(858) 452-6500

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

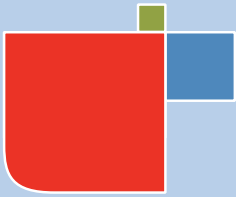
CA License No: 01329963

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)





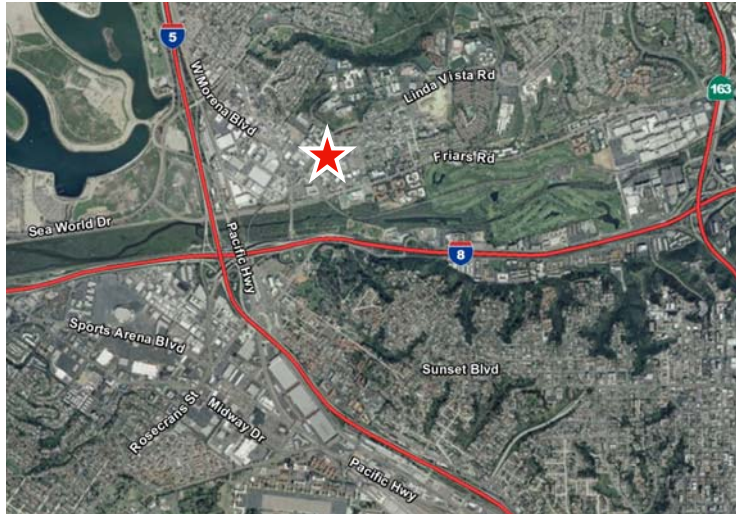


# 5444 NAPA STREET

San Diego, CA 92110

## INDUSTRIAL/FLEX FOR SUBLEASE

## 10,075 SF FREESTANDING BUILDING



### FOR MORE INFORMATION, PLEASE CONTACT:

**Ron Bement**

Director

(858) 334-4058

[ron.bement@cushwake.com](mailto:ron.bement@cushwake.com)

CA License No. 00949437

**Philip Roberts**

Associate

(858) 558-5651

[philip.roberts@cushwake.com](mailto:philip.roberts@cushwake.com)

CA License No. 01908296

### CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

4747 Executive Drive, Suite 900

San Diego, CA 92121

(858) 452-6500

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

CA License No: 01329963

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

