

FOR LEASE  
±12,020 SF of Wholesale / Retail Warehouse

2295 Main Street | San Diego, CA 92154

**Voit**

REAL ESTATE SERVICES



**PROPERTY  
FEATURES:**

- Ideal for wholesale warehouse / retail tenants
- High visibility corner location at signalized intersection, 29,200\* cars per day on Main Street & Industrial Blvd
- Excellent I-5 freeway access
- 16' average clear height in warehouse
- Dock well capable and grade level loading
- Sprinklered
- Located in Enterprise and HUB Zone
- Zoning IL-2-1 (City of San Diego)
- Operating Expenses (\$0.21 NNN)
- ±4,000 SF of Offices
- Fenced Yard

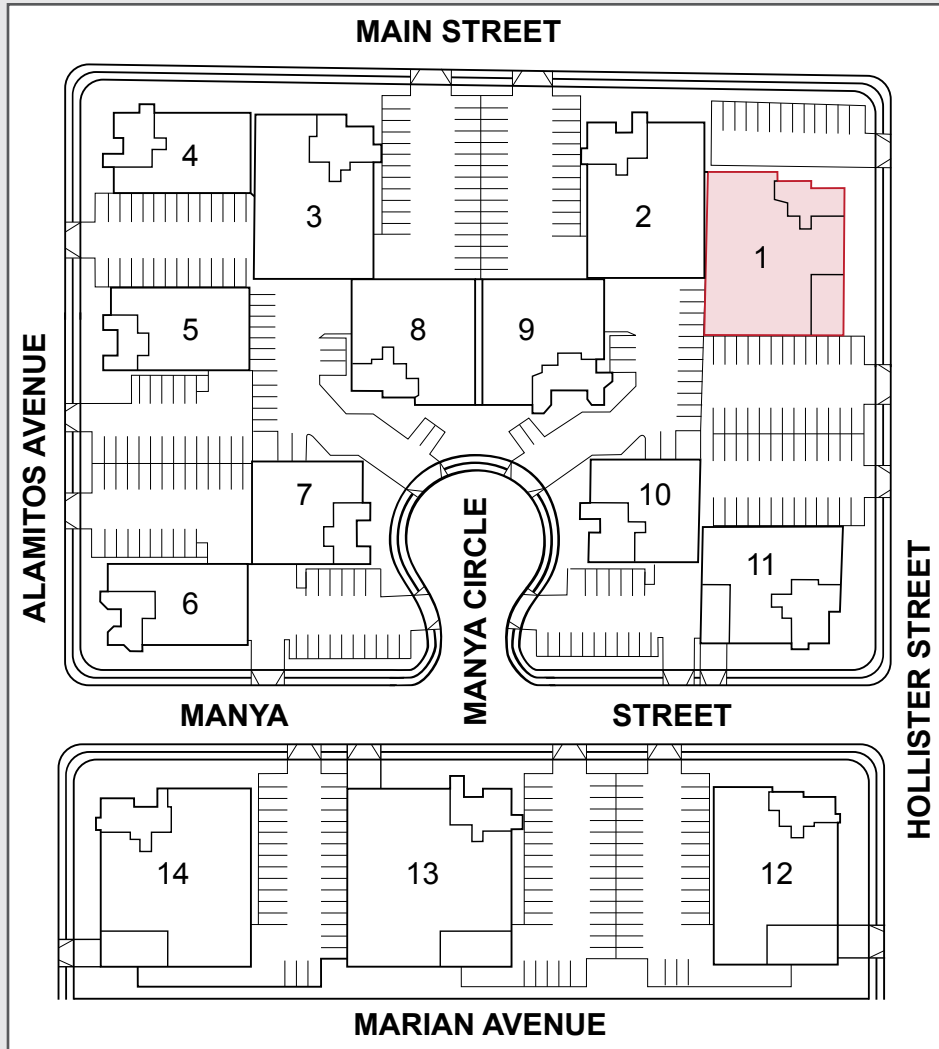
**LEASE RATE: \$0.80 NNN**

\*Source: SANDAG

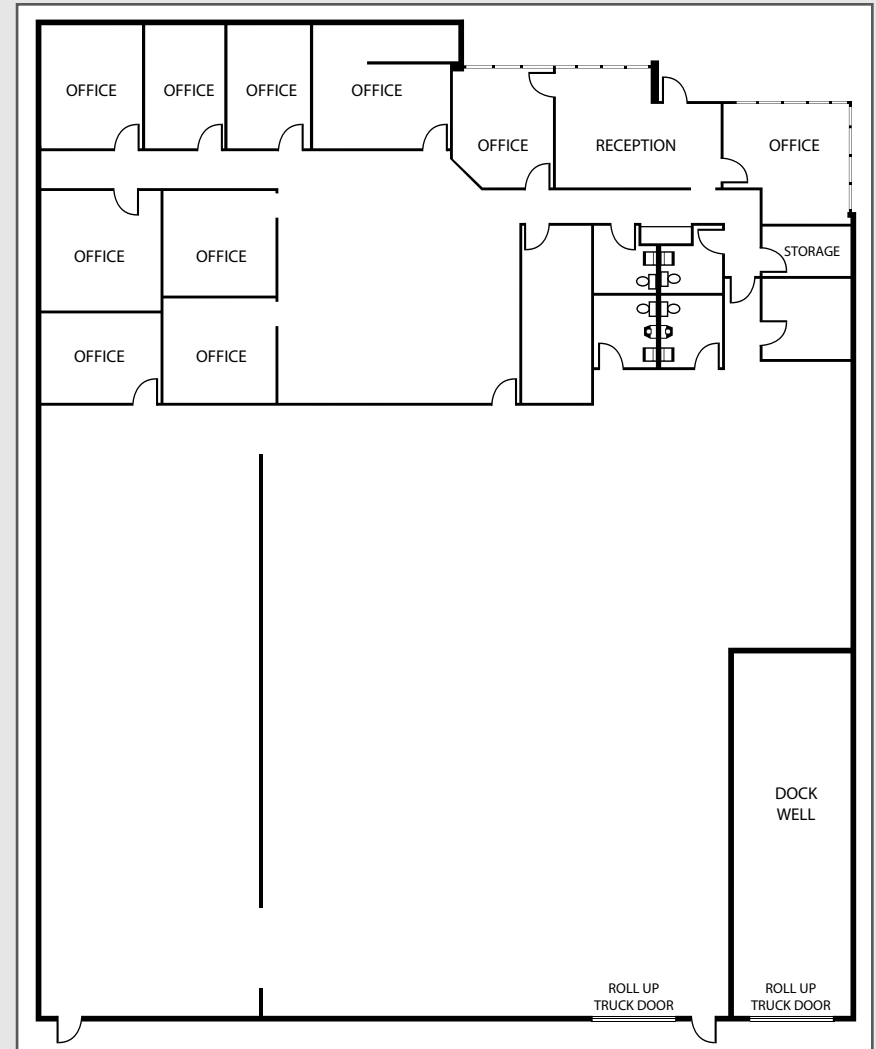
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## SITE MAP



## FLOOR PLAN | ±12,020 SF



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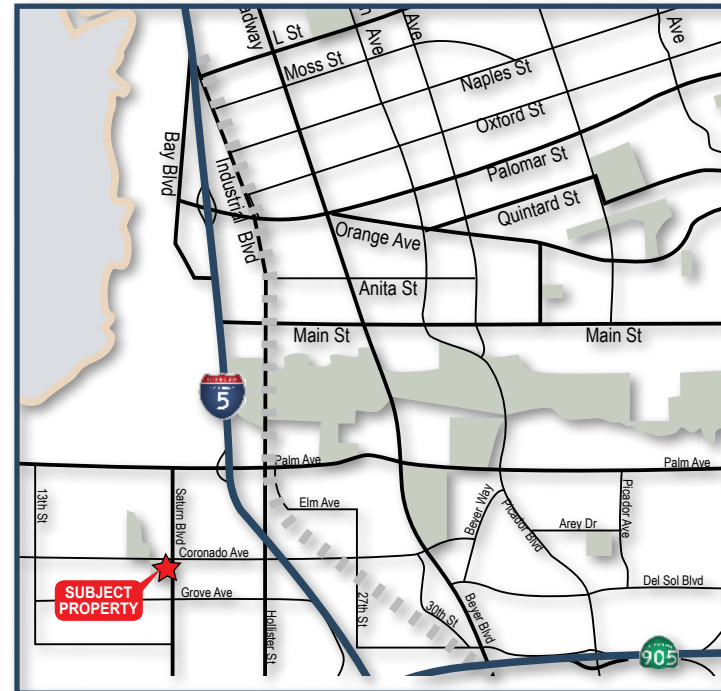
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