

8108 COMMERCIAL ST

FOR LEASE | ± 8,046 SF HIGH-VISIBILITY MFG FACILITY & OFFICES | \$1.65 PSF IG



CONTACT AGENT FOR DETAILS

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8108
COMMERCIAL ST

PROPERTY HIGHLIGHTS



8108 Commercial St, La Mesa CA 91942



Zoning: M



± 8,046 SF (50% Office; 50% Warehouse)



APN: 470-061-09



Lease Rate: \$1.65 PSF Industrial Gross



Proximity to the I-8, I-15 & 125 Freeways



Clear Height: 15.5'



Tesla EV Charger on Site



GL Doors: 2 (14' x 11') & 1 (10.5' x 14.5')



Power: 3-Phase | 400 amp | 240v



— PROPERTY
PHOTOS —

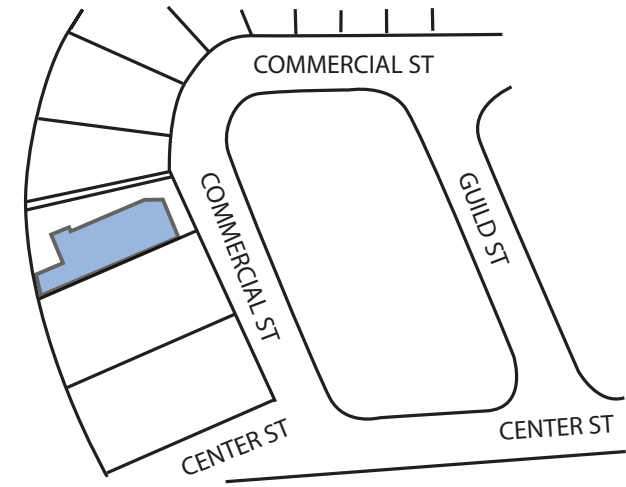
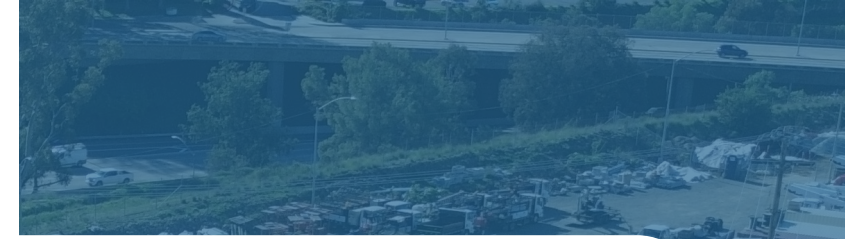
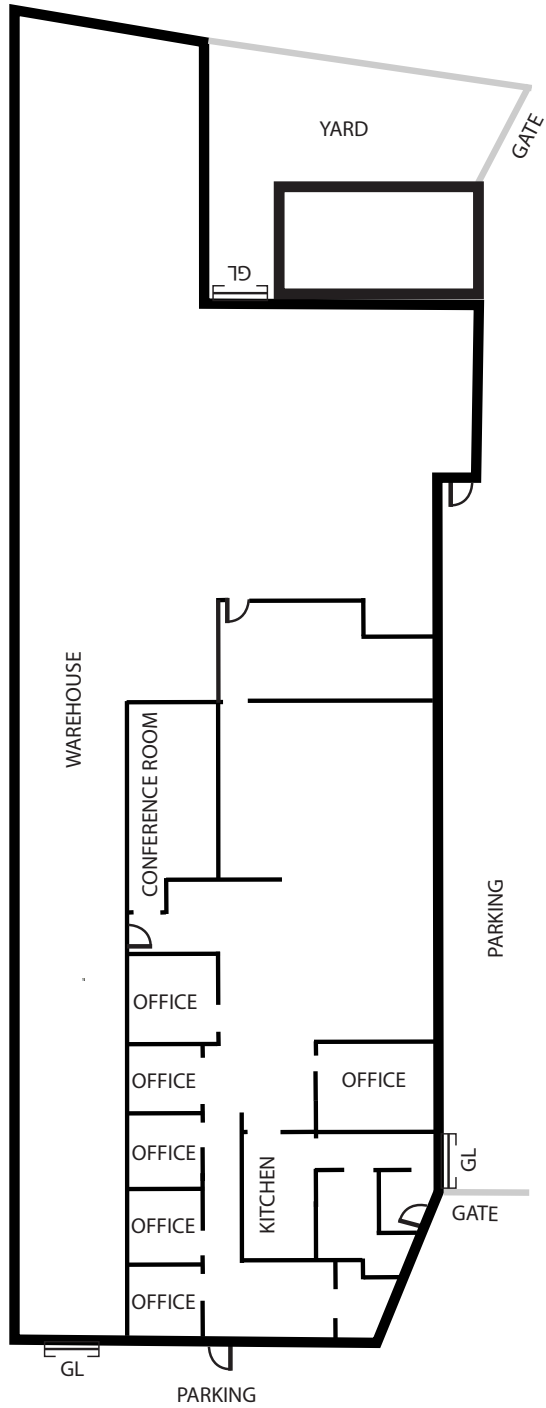




PROPERTY
PHOTOS



FLOOR PLAN



SITE PLAN



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.

GL = GRADE LEVEL DOOR
DRAWING NOT TO SCALE

AMENITIES MAP

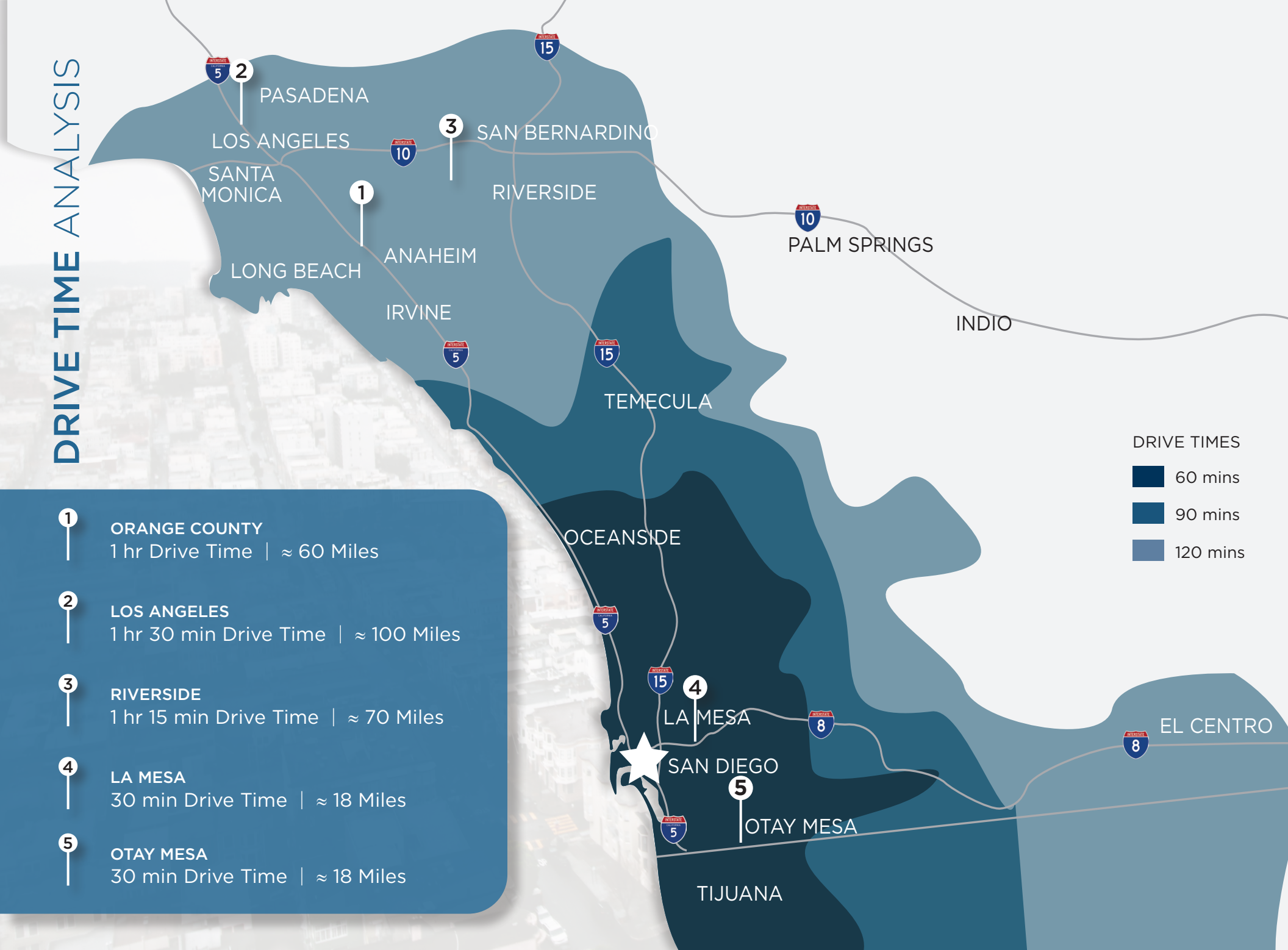
- Sharp Grossmont Hospital
- Bank of America
- Wells Fargo
- California Bank & Trust
- La Mesa Fire Department
- Grossmont Mall
- Costco
- Target
- Walmart
- World Market
- Hobby Lobby
- Office Depot
- Trader Joes
- Vine Ripe Market
- Reading Cinema
- Olive Garden
- Casa De Pico
- Helix Brewing
- Jack in the Box
- Guitar Center

± 190,875 Cars Per Day

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- Chipotle
- Heritage Inn
- Best Western
- Chuze Fitness
- BevMo!
- Enterprise Rent-A-Car
- Brigantine Seafood & Oyster Bar
- Anthony's Fish Grotto
- Grossmont Station
- Tesla Supercharger

DRIVE TIME ANALYSIS



- 1** ORANGE COUNTY
1 hr Drive Time | ≈ 60 Miles
- 2** LOS ANGELES
1 hr 30 min Drive Time | ≈ 100 Miles
- 3** RIVERSIDE
1 hr 15 min Drive Time | ≈ 70 Miles
- 4** LA MESA
30 min Drive Time | ≈ 18 Miles
- 5** OTAY MESA
30 min Drive Time | ≈ 18 Miles

FOR MORE INFORMATION PLEASE CONTACT

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