

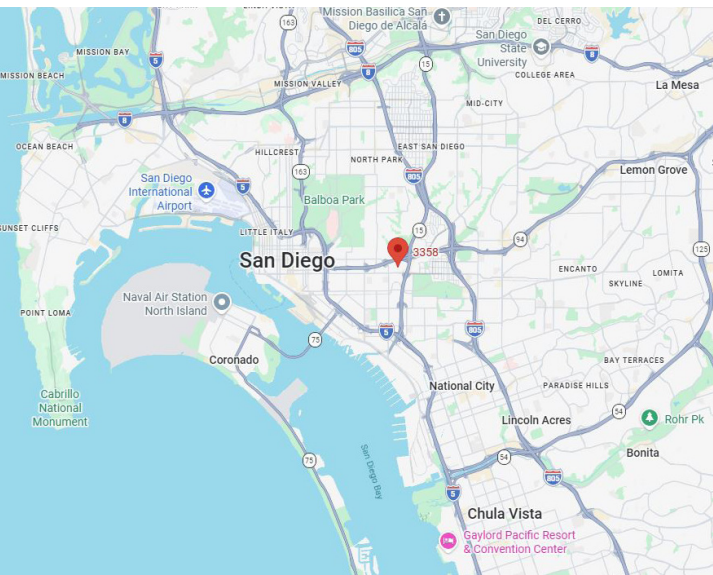
3358 - 3364 F Street

San Diego, CA | 92102



FLEX PROPERTY FOR LEASE

±5,000 RSF WAREHOUSE | ±1,200 RSF HOUSE/OFFICE | ±3,000 RSF YARD



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Property Description

Rare opportunity to lease a flex property offering approximately 9,200 SF of combined warehouse, residential/office, and yard space. The property features a 5,000 SF warehouse ideal for storage, light manufacturing, distribution, or a variety of industrial uses, along with a 1,200 SF house that provides additional office, administrative, or potential live/work functionality. The property also includes approximately 3,000 SF of dedicated yard space, offering valuable outdoor storage, parking, or operational flexibility.



Property Highlights

- » Approximately 9,200 SF of total usable space, including:
 - 5,000 SF warehouse
 - 1,200 SF house/office component
 - 3,000 SF yard area
- » Flexible industrial space suitable for storage, distribution, contractors, service businesses, and other operational uses
- » Functional warehouse layout with ample room for business operations, inventory, and equipment storage
- » Additional house structure provides flexibility for office, administrative, or live/work use (subject to applicable approvals)
- » Dedicated yard space offering outdoor storage, parking, and operational flexibility
- » Rare combination of warehouse, office/residential, and yard space
- » Available under existing master lease through August 31, 2027
- » Asking rate: \$9,177 per month

Property Photos



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