

±2,465 SF INDUSTRIAL SUITE FOR SUBLEASE

5482 COMPLEX STREET, SUITE 106, SAN DIEGO, CA 92123



JOSH WEST, SIOR

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License #01923375

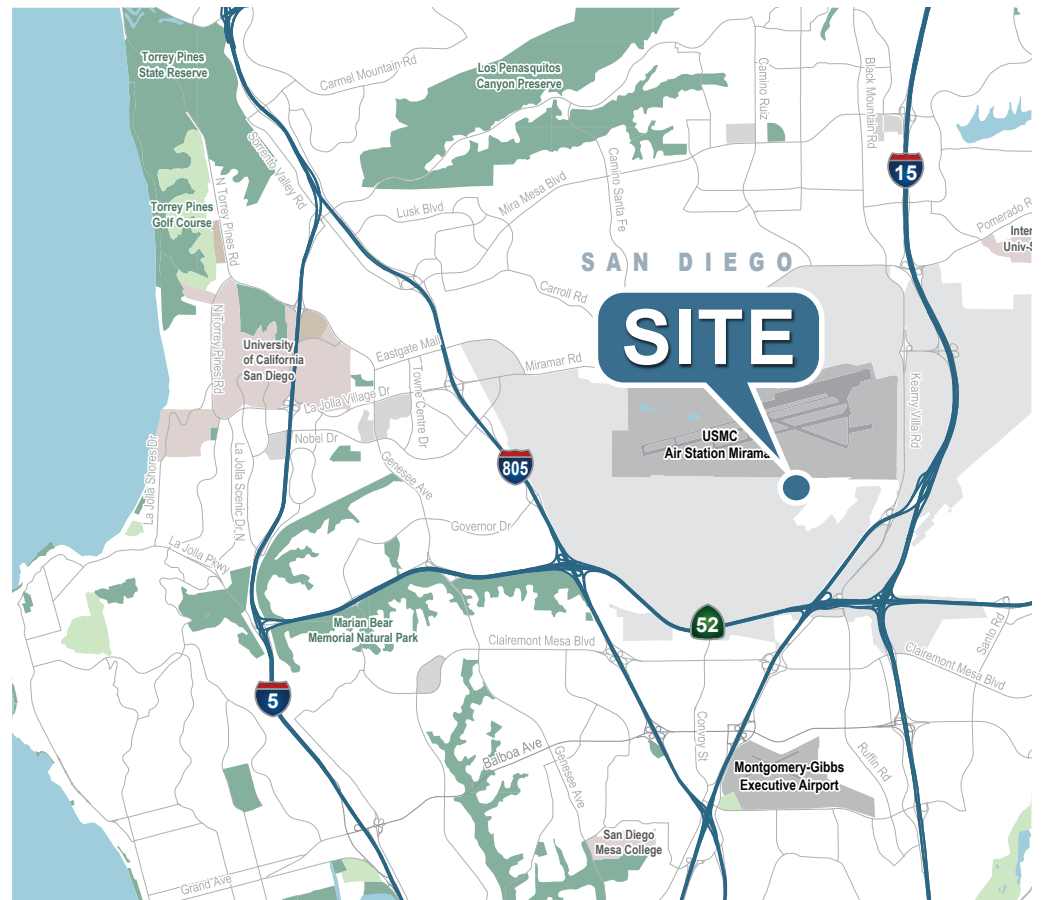
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REAL ESTATE SERVICE



PROPERTY HIGHLIGHTS

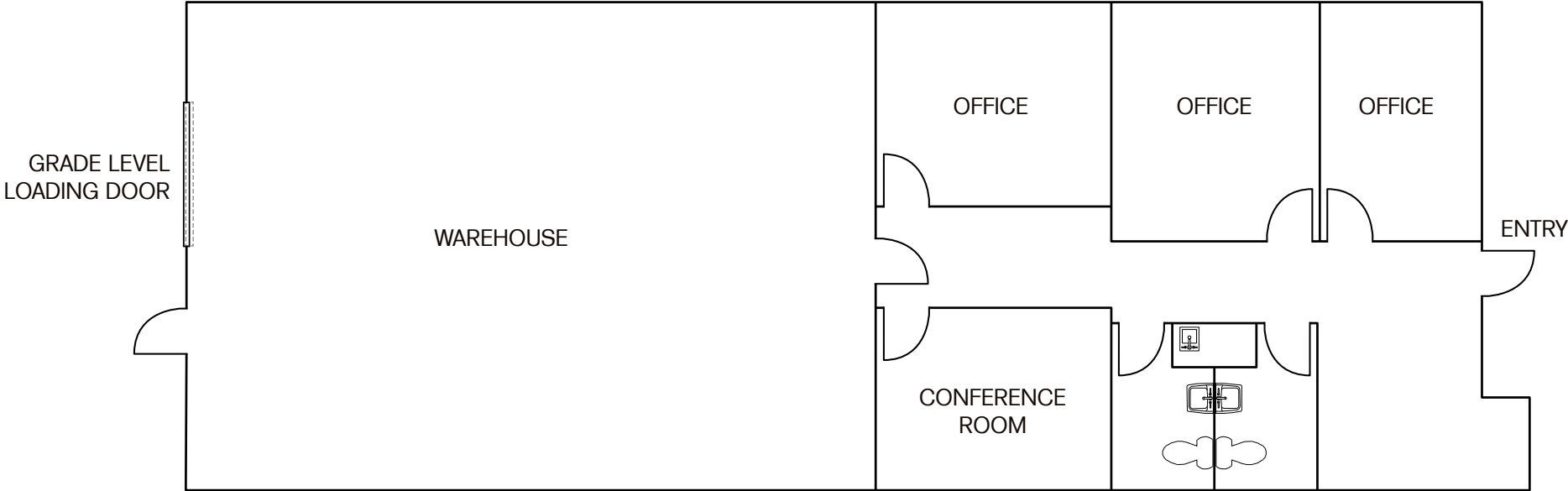
- » ±2,465 SF High Image Industrial Suite For Sublease
- » Sublease Term Through September 30, 2027
- » Can Be Combined with Suite 107 for a Total of ±4,804 SF
- » 50% HVAC Office / 50% Warehouse (existing)
- » 1 Grade Level Loading Door
- » ±14' Warehouse Clear Height
- » Immediate Access to Clairemont Mesa Boulevard
- » 2.5 Spaces/1,000 SF Parking Ratio
- » Newly Built EV Charging Stations
- » Lower Utility Costs Potentially Available with Solar Recently Added
- » Prime Central San Diego Location
- » Excellent Freeway Access to Highways 52 & 163 and Interstates 805 & 15
- » Available with 30-days' notice (potentially sooner)
- » Sublease Rate: \$1.50/SF NNN



AS-BUILT FLOOR PLAN

SUITE 106

SIZE: ±2,465 SF
50% WAREHOUSE / 50% OFFICE



SIZE: ±2,465 SF
AVAILABLE: 30-DAYS' NOTICE
SUBLEASE RATE: \$1.50/SF NNN



HYPOTHETICAL FLOOR PLANS

OPTION A

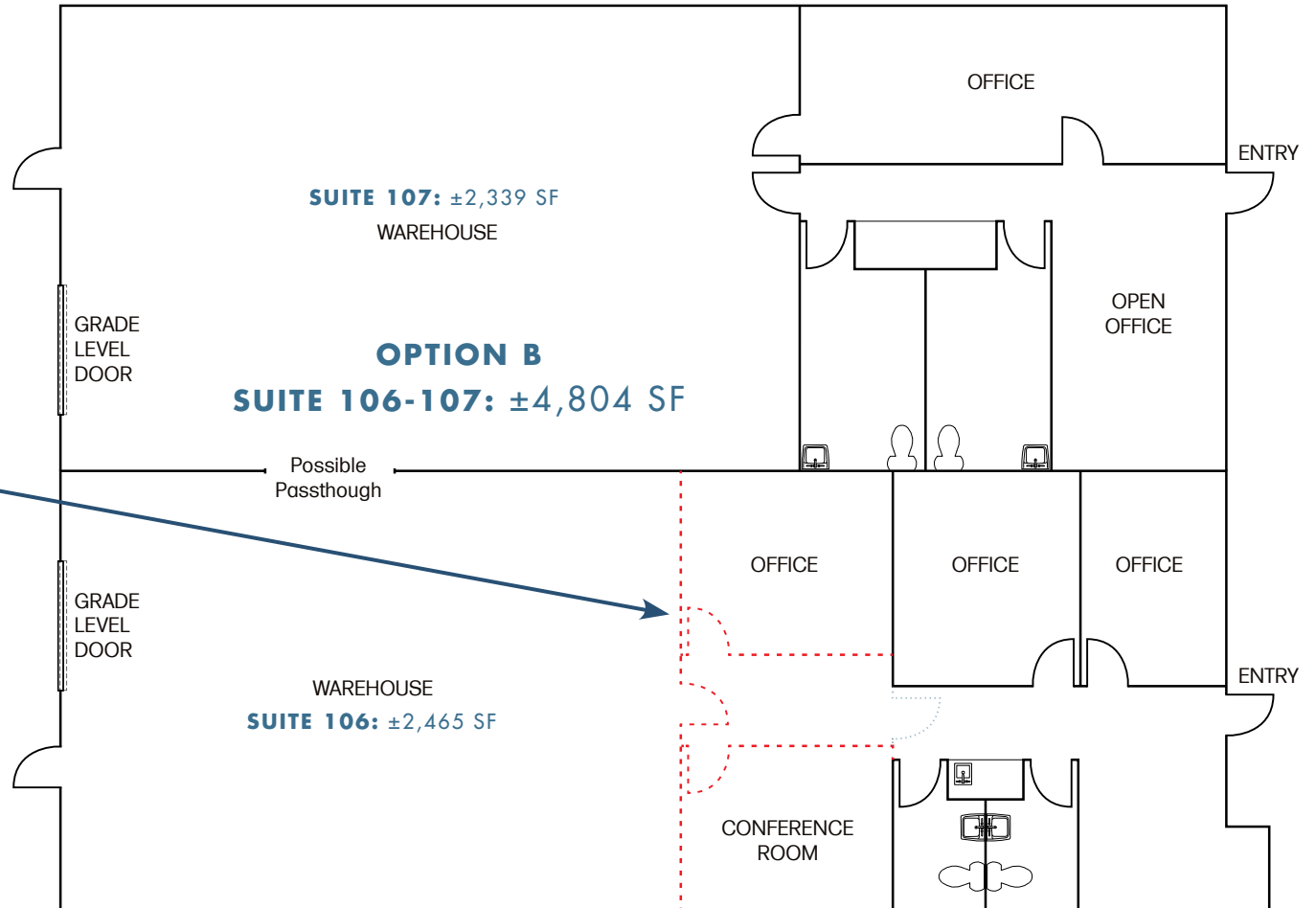
SUITE: 106
 SIZE: ±2,465 SF
 MIX TYPE: 75% WAREHOUSE
 25% OFFICE

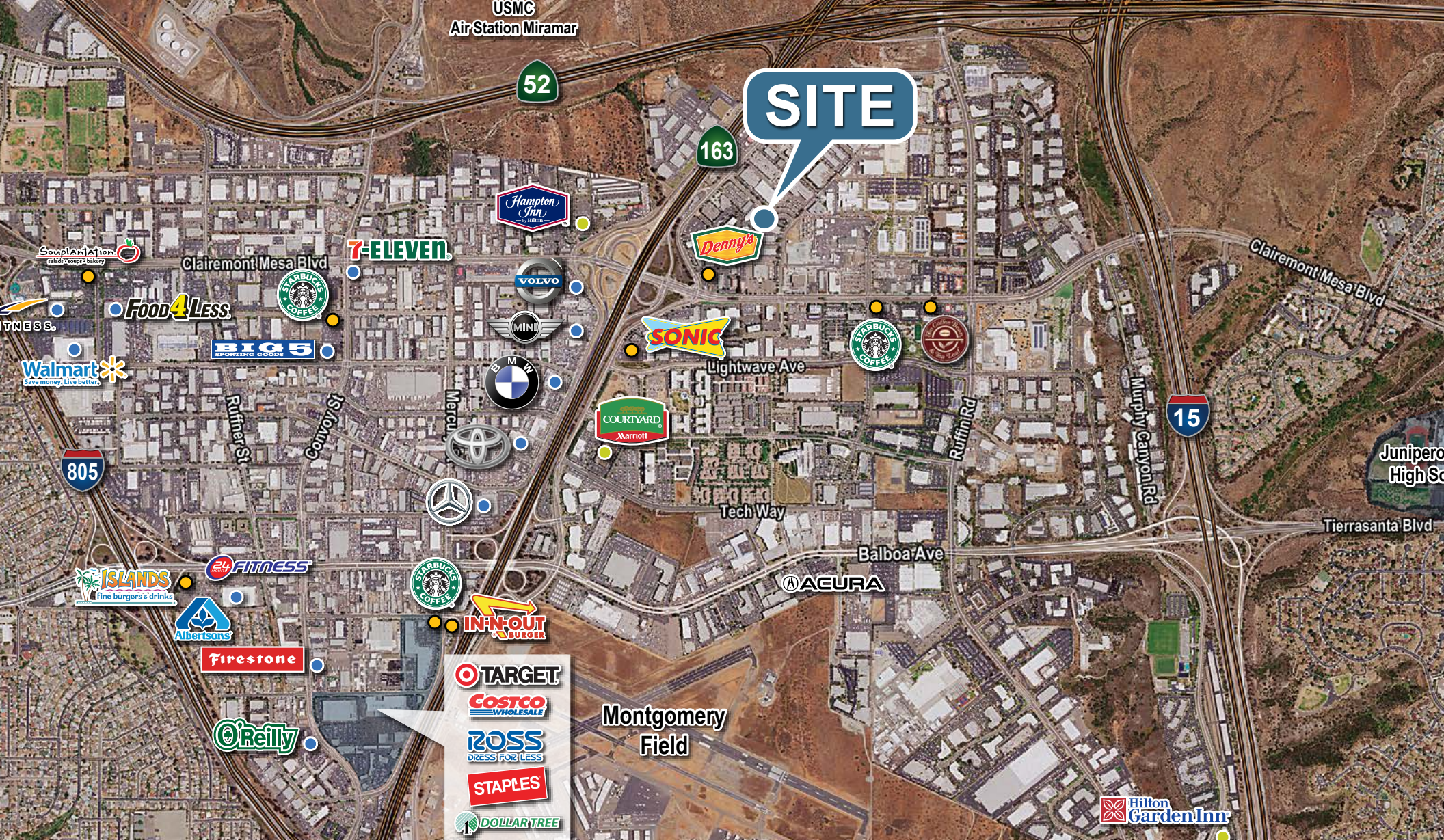


OPTION B

SUITE: 106-107
 SIZE: ±4,804 SF
 MIX TYPE: 60% WAREHOUSE
 40% OFFICE

--- Current Tenant is willing to remove or modify existing office and conference room improvements at their cost.





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REAL ESTATE SERVICES

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