

FOR LEASE

3520 Seagate Way, Suites 110, 115, & 120



INDUSTRIAL/FLEX & OFFICE UNIT(S) AVAILABLE FOR LEASE



oster

Commercial Real Estate Services

ADAM FOSTER

BROKER | OWNER

Phone: (858) 229-4041

adam@fostercommercialre.com

CA DRE License #01831459

Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt it, but we do not guarantee it.

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PROPERTY SUMMARY:

- Zoning = PD-1 (IL)
- 24' warehouse clear height
- Ample parking (3 spaces per 1,000/SF)
- One (1) grade-level loading door
- Project built in 2007
- Easy Access access to I-5, CA-76, and CA-78
- Walkable proximity to Amtrak/Sprinter stations
- Walkable proximity to Frontwave Arena and SoCal Sports Complex
- Local and responsive ownership
- High image business park

OPTIONS AVAILABLE:

3520 Seagate Way, Suite 110 - 2,363/SF - 100% Office

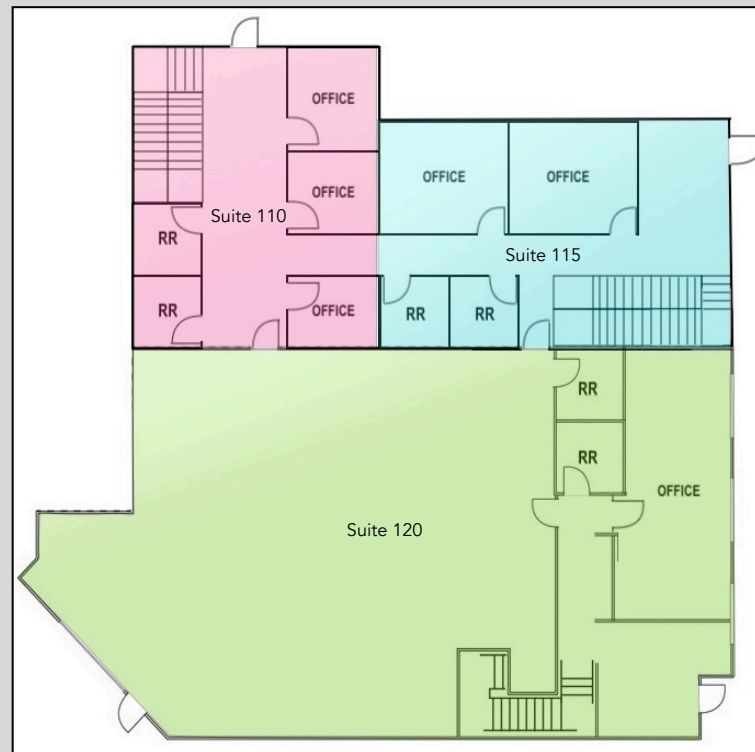
3520 Seagate Way, Suite 115 - 2,377/SF - 100% Office

3520 Seagate Way, Suite 120 - 4,060/SF - 1,880/SF Office - Balance Warehouse

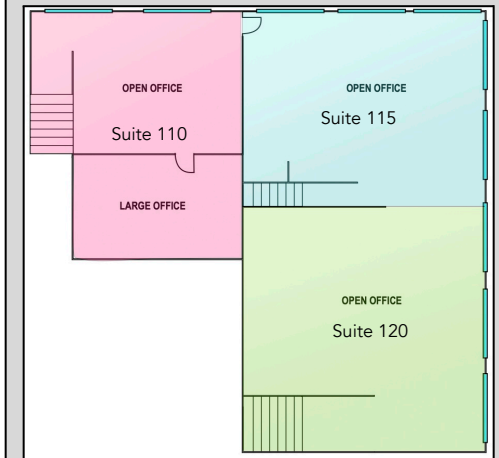
TOTAL SPACE AVAILABLE = 8,800/SF

NOTES: Each of these Suites can be leased together or individually. Please call Broker to discuss details.

FIRST FLOOR



SECOND FLOOR



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