

±10,923 INDUSTRIAL BUILDING FOR LEASE

3235 HANCOCK STREET, SAN DIEGO, CA 92110



PECHANGA ARENA
SAN DIEGO



HANCOCK STREET

GREENWOOD STREET

CAMINO DEL RIO WEST

TERRA BELLA NURSERY



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Voit
REAL ESTATE SERVICES

PROPERTY SPECIFICATIONS

BUILDING SIZE:	±10,923 Square Feet
LAND SIZE:	±0.39 Acres (±16,837 Square Feet)
CLEAR HEIGHT:	±22' - 25'
YEAR BUILT:	2019
PARKING:	11 Designated Parking + Grade Loading
LEASE RATE:	\$1.75 MG + CAM \$.04/SF

PROPERTY HIGHLIGHTS

- » New, free span metal construction
- » Fully sprinklered
- » Directly off Interstates 5 and 8
- » 2 oversized grade loading doors
- » Power: 250 amps; 240/120 volt; 3-phase (Lessee to confirm)
- » Zoning: CC-1-3 Zoning ([View Zoning](#))
- » Gas service
- » 400 SF office/reception and 2 ADA restrooms

FOR MORE INFORMATION, PLEASE CONTACT:

REX A. HUFFMAN

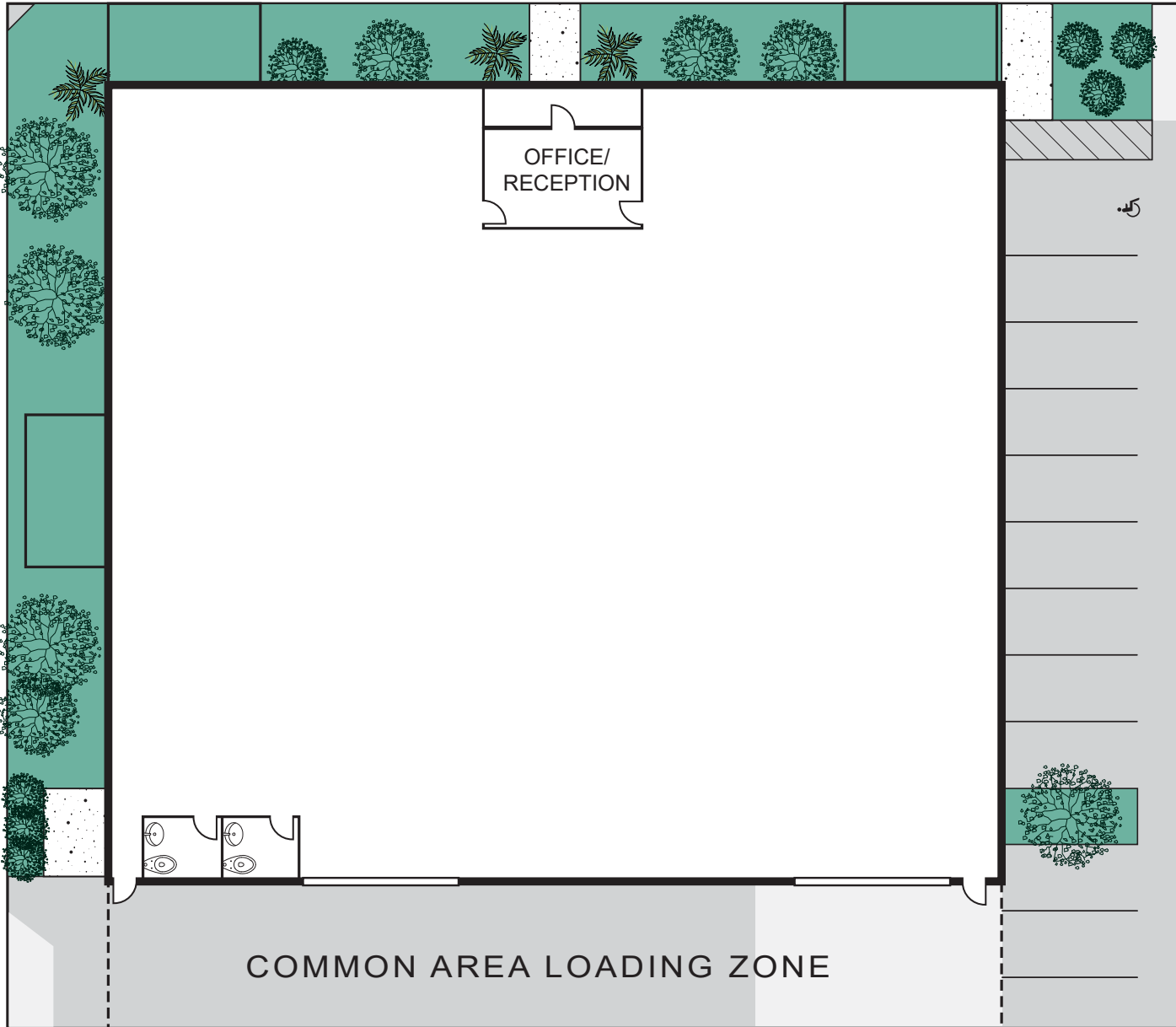
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IN THE HEART OF THE SPORTS ARENA DISTRICT

HANCOCK STREET

GREENWOOD STREET



ALLEY DRIVE THROUGH

COMMON AREA LOADING ZONE

OFFICE/
RECEPTION



