

±1,740 SF FLEX SUITE FOR LEASE

4422 GLACIER AVENUE, SAN DIEGO, CA 92120



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PROPERTY SPECIFICATIONS

BUILDING SIZE:	±6,721 Square Feet
LAND SIZE:	±0.17 Acres (±7,405 Square Feet)
# OF STORIES:	Two (2)
YEAR BUILT:	1971
PARKING:	0.89/1,000 SF
GRADE LEVEL DOORS:	3 Total (±10' w x 10' h)

PROPERTY HIGHLIGHTS

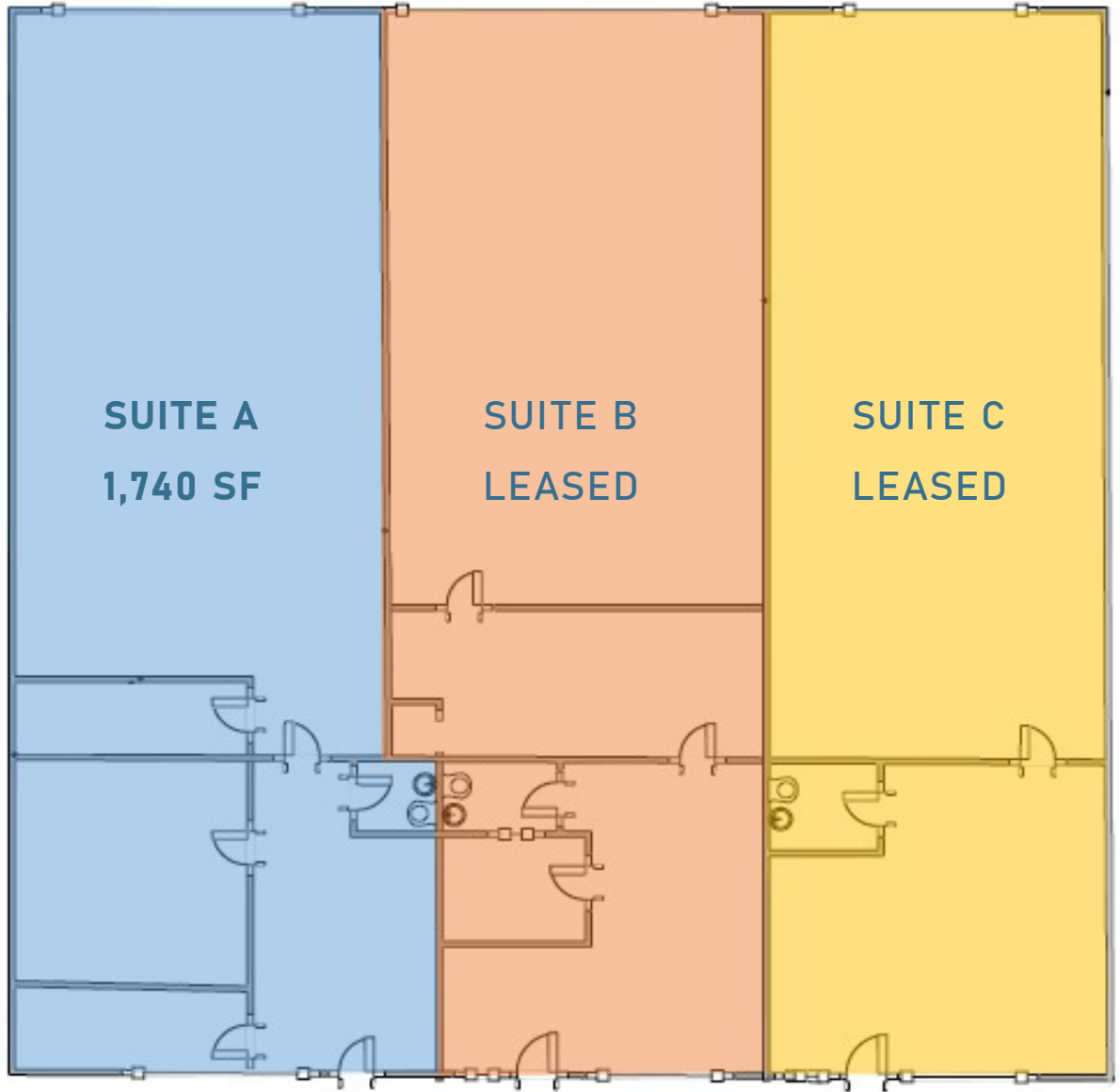
- » 2-story, 6 suites, multi-tenant industrial and office building
- » 24 hour access
- » Balcony
- » Air conditioning
- » Prominent building signage available
- » Offers convenient proximity to Mission Valley, Downtown San Diego, and the stunning San Diego coastline
- » Close to public transportation
- » ±20' clear height

1ST FLOOR INDUSTRIAL RATE: \$1.75 + E



FIRST FLOOR (INDUSTRIAL SUITES)

1ST FLOOR INDUSTRIAL RATE: \$1.75 + E



*FLOOR PLANS NOT TO SCALE



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