

# WAREHOUSE / MANUFACTURING / DISTRIBUTION SPACE

± 2,387 - 4,643 SF AVAILABLE | 1641 PACIFIC RIM CT, SAN DIEGO, CA 92154

Call for Leasing Incentive



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Property Tour



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**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

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## PROPERTY FEATURES

**SUITE A-B: ± 4,643 SF**

±16' Clear Height

(2) 12x12 Grade Level Truck Door

400 Amps\*\*

 LEASE RATE: ~~\$1.50~~ \$1.40 + \$.28 (NNN)


Available Now

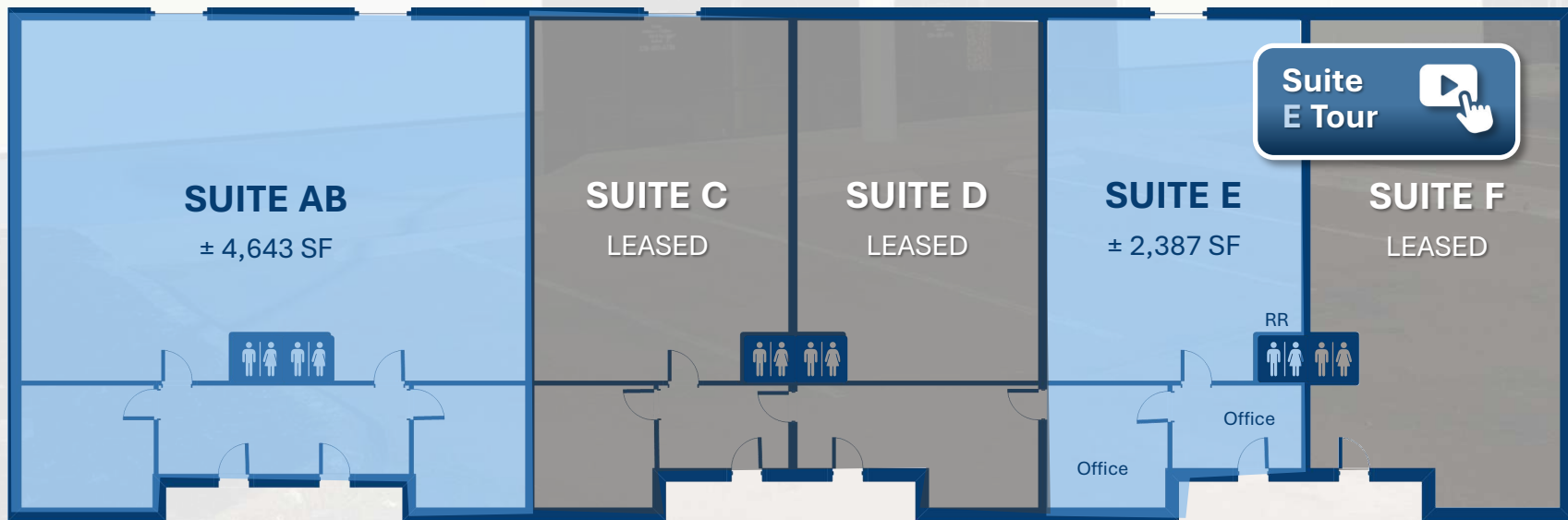
**SUITE E: ± 2,387 SF**

±16' Clear Height

12x12 Grade Level Truck Door

200 Amps\*\*

 LEASE RATE: ~~\$1.50~~ \$1.40 + \$.28 (NNN)



Floor Plans Not Fit to Scale; for Reference Purposes Only.

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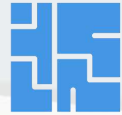
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## PROPERTY SUMMARY



**1641 Pacific Rim Ct**  
San Diego, CA 92154



**± 2,387 - 4,643**  
Square Footage



**Otay Mesa Rd & SR-905**  
Prime Access



**Otay Mesa Port of Entry**  
Close Proximity to



**IBT-1-1 ([Link](#))**  
Zoning



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**SUBJECT PROPERTY**



**BROWN FIELD MUNICIPAL AIRPORT**



**OTAY MESA RD ± 17,147 VPD**



**SR-905 ± 70,000 VPD**

**VISUAL PAK CO.**  
FREIGHT FORWARDING SERVICE

**IRONWOOD AT EPOCA APARTMENTS**  
160 UNITS



**BRITANNIA CROSSING**  
BUSINESS CENTER



**MARTIN**  
FURNITURE

**OTAY MITIGATION SITE**

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