

FOR SUBLEASE

# ±37,250 Square Feet of Industrial / Commercial

4370 Jutland Drive  
San Diego, CA 92117



Accelerating success.



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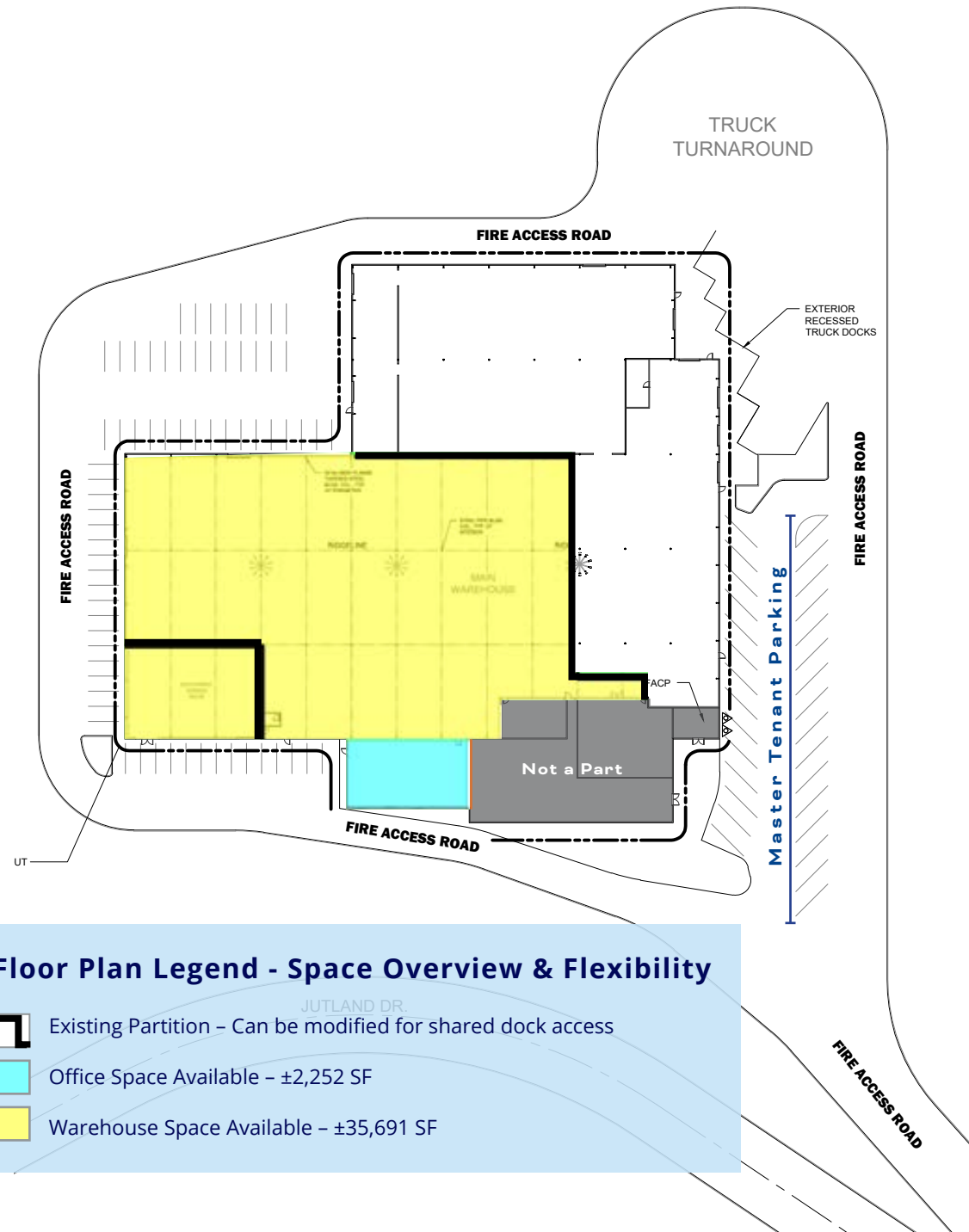
[will.holder@colliers.com](mailto:will.holder@colliers.com)



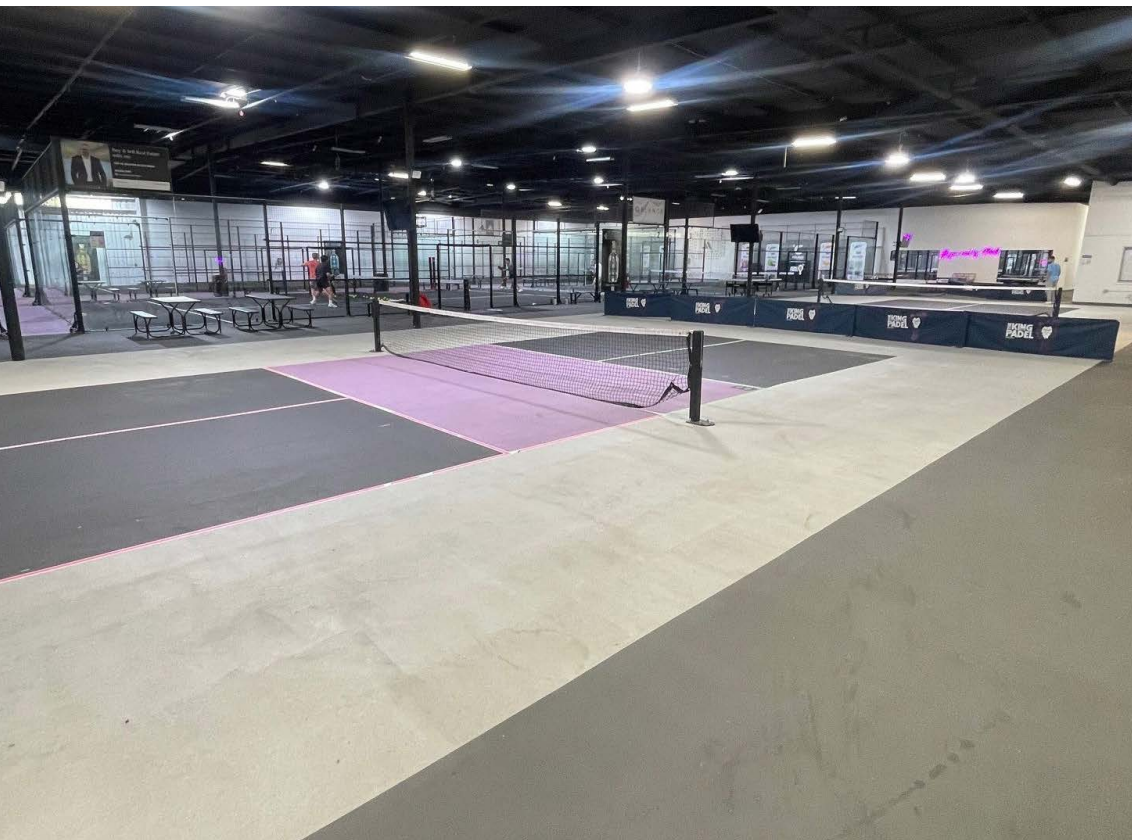
## For Sublease | 4370 Jutland Drive

# Property Highlights

- ±37,250 SF Industrial Suite Available
- Approximately 2,252 SF Office
- Fenced Yard
- Three (3) Grade Level Doors
- Dock Loading Access Available
- ±16'-20' Clear Height
- ESRF Sprinkler System
- Newer Energy Efficient Roof
- 3,000 Amps, 120-208 Volts, 3-Phase Power
- Zoned IP-2-1 City of San Diego
- PB/Rose Canyon/Morena Submarket
- Close Proximity to I-5, I-805, and SR-52
- Walking Distance to Costco, Harley Davidson, Karl Strauss Brewery
- Sublease Rate: \$1.55 NNN
- Nets = \$0.31 SF/Month
- Available Now



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**CONTACT US**

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**Drive Times**

- 11 Minutes to UTC
- 16 Minutes to Downtown
- 20 Minutes to East County
- 30 Minutes to Mexico/US Border
- 50 Minutes to Orange County
- 120 Minutes to Los Angeles

