

# BORDER POINT BUSINESS PARK

**REDUCED  
ASKING  
RATE**

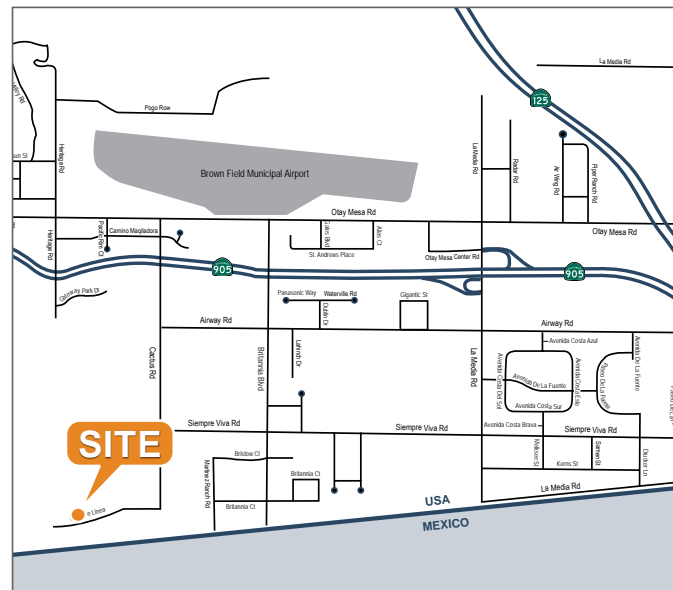
**BORDER POINT  
BUSINESS PARK**

6754 CALLE DE LINEA, SAN DIEGO, CA 92154

## FOR MORE INFORMATION:

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**MICHAEL MOSSMER**  
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## PROPERTY FEATURES

- » 171,572 square foot industrial park
- » 3 buildings
- » Flexible industrial suite sizes
- » 104 dock high loading doors
- » 22'-24' warehouse clearance
- » Near Highways I-5, I-805, I-905; SR-125
- » Enterprise & Foreign Trade Zone
- » Adjacent to International Border & commercial truck route
- » \$1.25 NNN (\$0.36 Nets)

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CAPITAL  
PARTNERS

# BORDER POINT BUSINESS PARK

## SITE PLAN



### FOR MORE INFORMATION

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### AVAILABLE

BUILDING	SUITE	TOTAL SF	OFFICE	WAREHOUSE	COMMENTS	RATE
6754	C-103	5,656 SF	378 SF	5,278 SF	2 Dock High Doors, 1 Grade Level Door	\$1.25 NNN

**BORDER POINT BUSINESS PARK**  
 6754, 6774 & 6794 CALLE DE LINEA  
 SAN DIEGO, CA 92154

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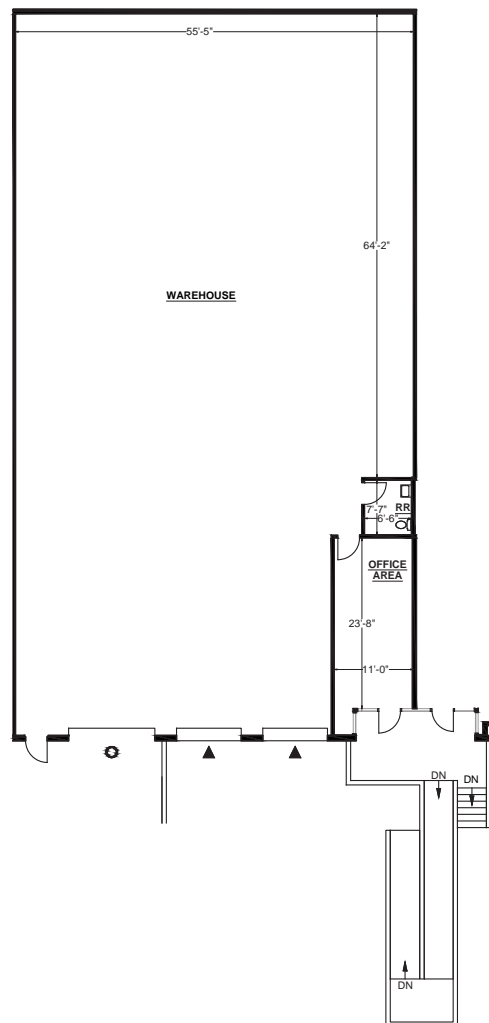
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## FLOOR PLAN

<b>BUILDING</b>	6754	<b>WAREHOUSE AREA</b>	378 SF
<b>SUITE</b>	C-111	<b>CLEAR HEIGHT</b>	22'-0"
<b>TOTAL SF</b>	5,656 SF	<b>COMMENTS</b>	2 Dock High Doors; 1 Grade Level Doors
<b>OFFICE AREA</b>	378 SF		



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## PROPERTY PHOTOS



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