

ADMIRAL BUSINESS PARK

7020-7030 ALAMITOS AVENUE, SAN DIEGO, CA 92154

±2,016 SF-±2,420 Industrial Units
Available For Lease



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PROPERTY FEATURES

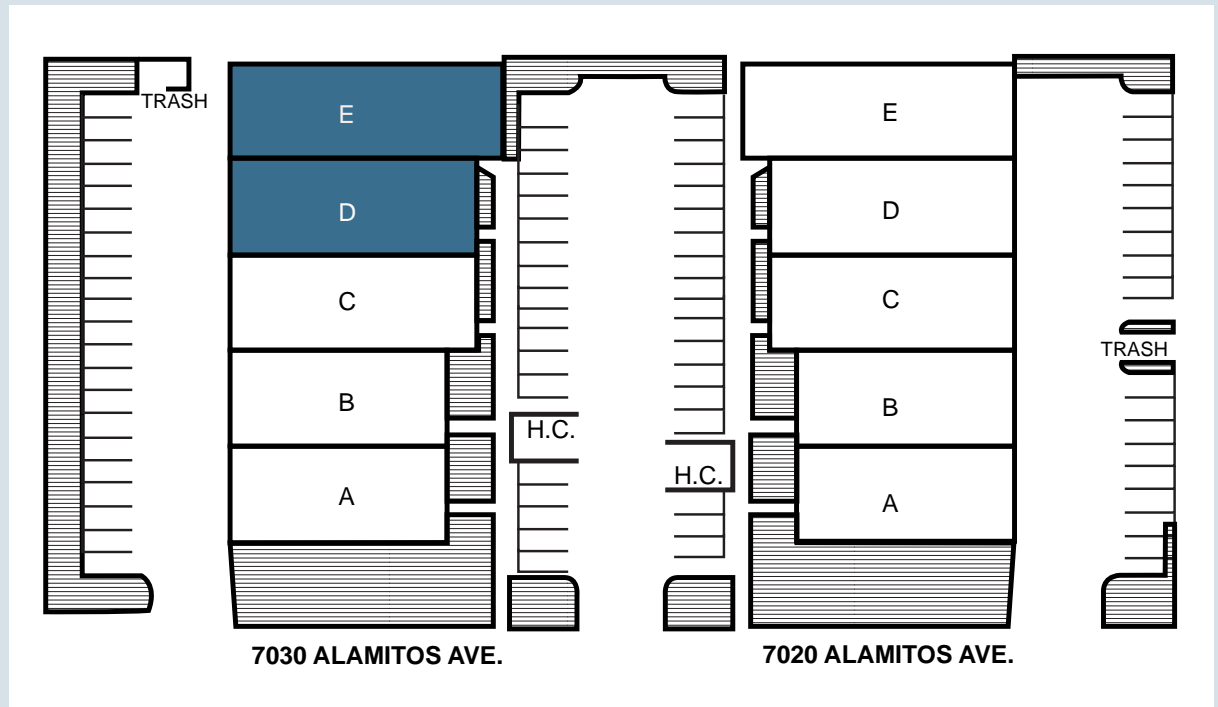
- » Incubator industrial units for lease
- » ±2,016-±2,420 SF units available for lease
- » (1) 12x12 grade level truck doors
- » 100 amp 120/208 volt electric service unit
- » Most offices are air conditioned by electric heat pump
- » M1 B zoning/B2 occupancy
- » Located in HUB Zone
- » +/- 18' clear height
- » 2 skylights and 3 turbines per bay
- » 3.4/1,000 parking ratio
- » Operable office windows
- » Located on the West side of Main Street at Interstate 5

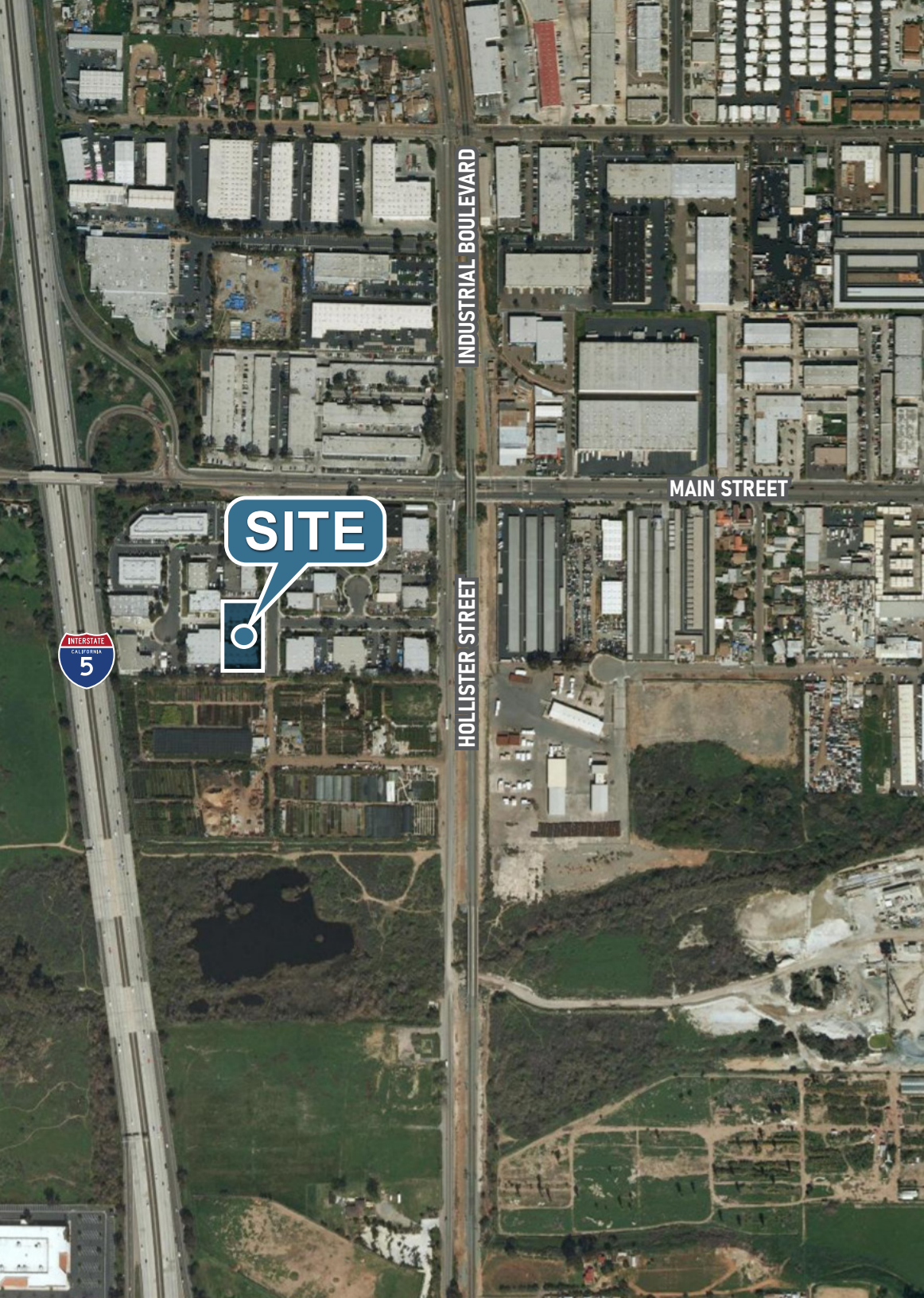




AVAILABILITY	7030 Alamos Avenue
SUITE	E
SIZE (SF)	±2,420 SF
LEASE RATE	\$1.49 + CAM (CAM=\$0.09 PSF)
COMMENTS	20% Office/80% Warehouse 100 Amps Power One (1) Grade Level Door

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DRIVE TIMES

NASSCO/Naval Base	9 Miles
San Diego Airport/Downtown	13 Miles
Mexican Border	6 Miles

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