

FOR SALE

6201 Progressive Ave. #500

~~\$259,000 (\$131.27 SF)~~

\$179,000 (\$90.72 SF)

San Diego, CA

REDUCED!



**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sources deemed to be reliable. However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

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DESCRIPTION

INDUSTRIAL BUILDING OFFERING!!! This asset is comprised of an attached class A industrial building in the premier Biltmore Ocean View Hills Owners Association in San Diego. Built in 2006, this excellently maintained property boasts a total of 1,973 square feet and features a welcoming reception area, two spacious offices, and a large warehouse with a grade level door. Situated seconds away from US/Mexico border, this building offers easy access to the 905, I-5, and 805 FWY's. The current build out would accommodate an array of industrial uses. Opportunities like this one rarely becomes available in San Diego.

PROPERTY SPECIFICS

APN	645-280-25-28
Property Type	Industrial
Zoning	Industrial
Building SF	1,973 SF
Year Built	2006
Offices	2
Restroom	1
Power	120/208 V 3 Phase
1 Grade Level Door	10' W x 11' H
Ceiling Height	24 FT
Associate Dues	\$391/month

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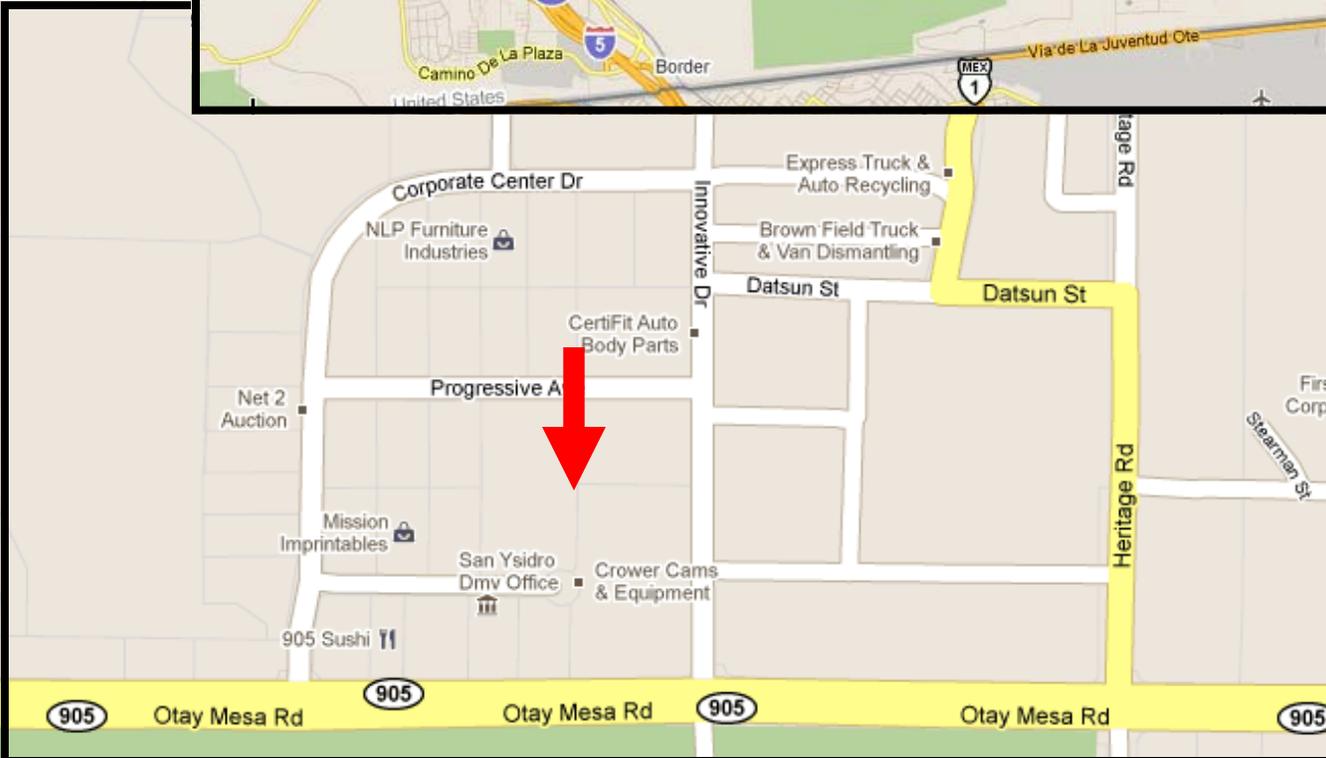
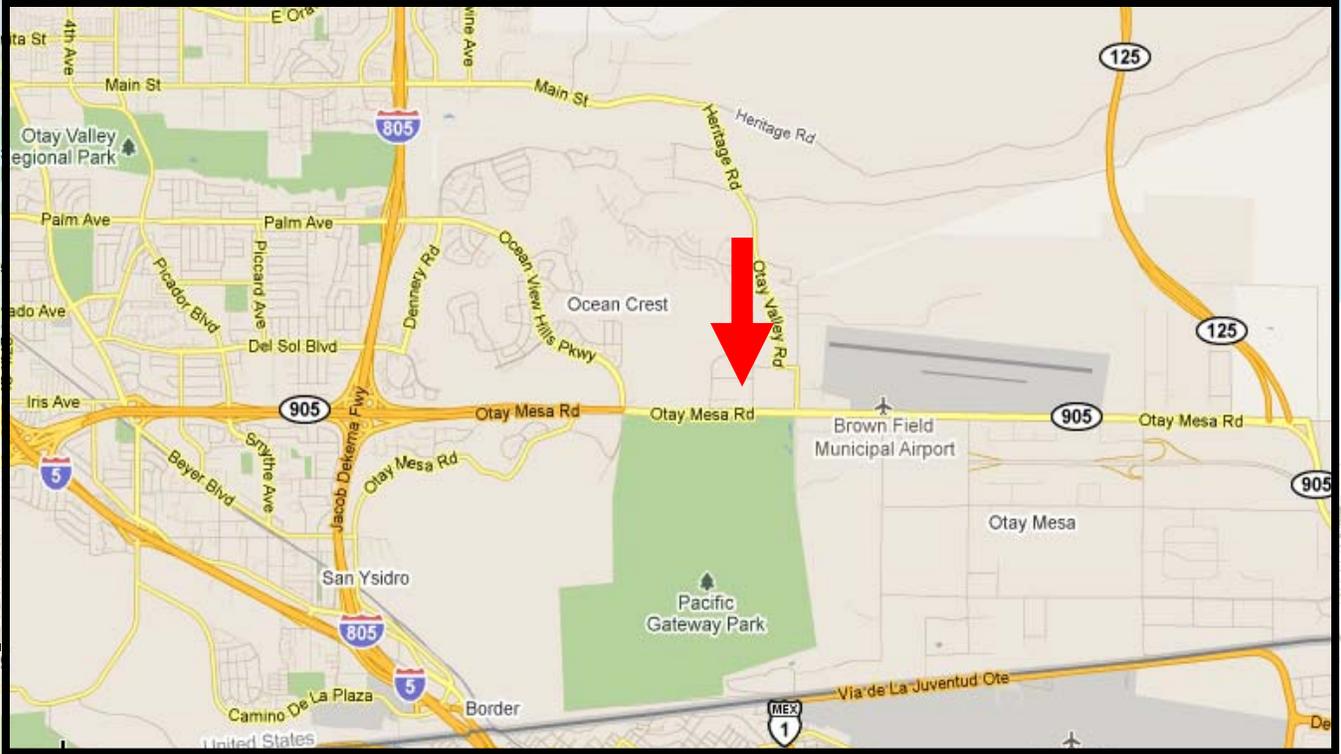
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MAPS



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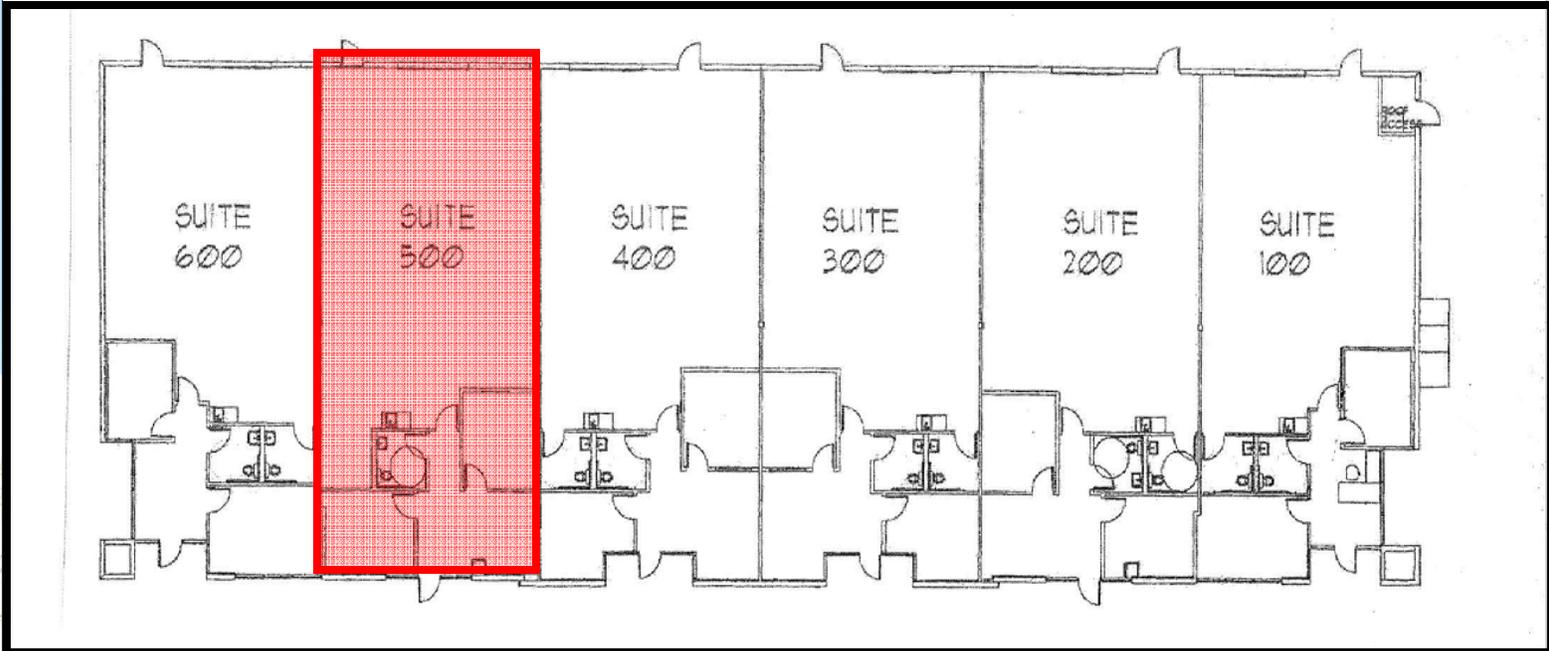
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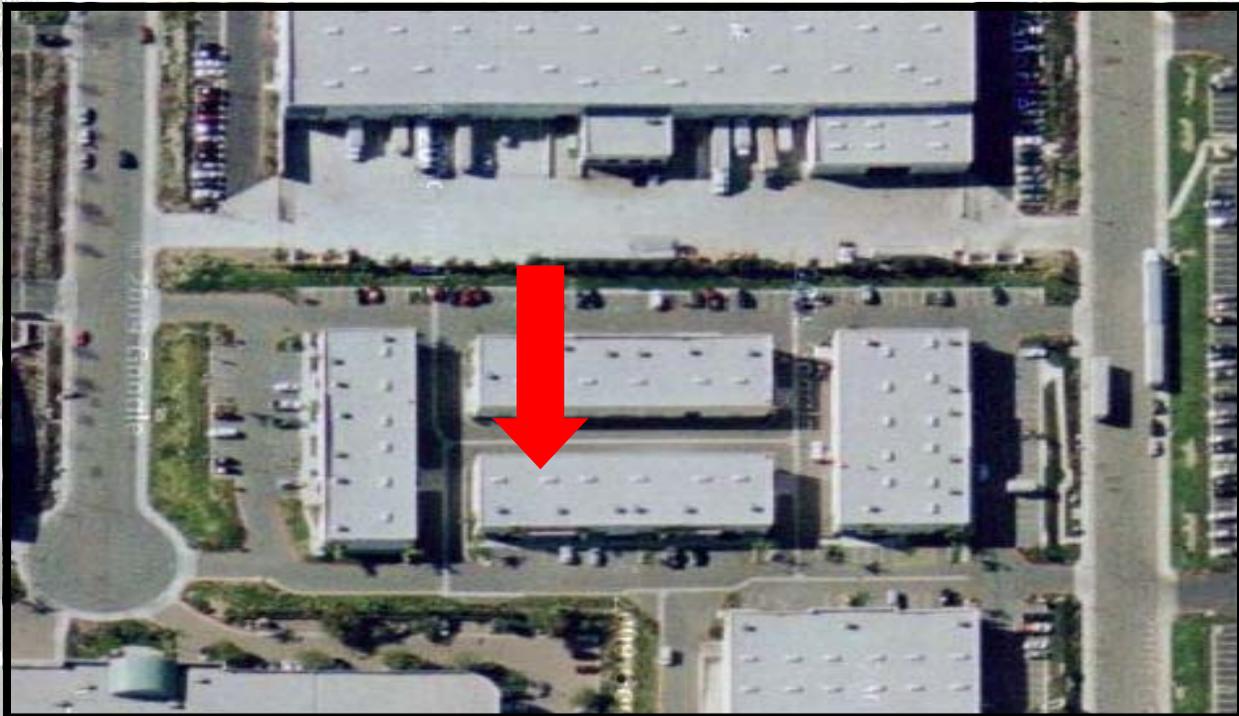
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FLOORPLAN & AERIAL MAP



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GRADE LEVEL DOOR



WAREHOUSE



ENTRYWAY



MAIN OFFICE

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