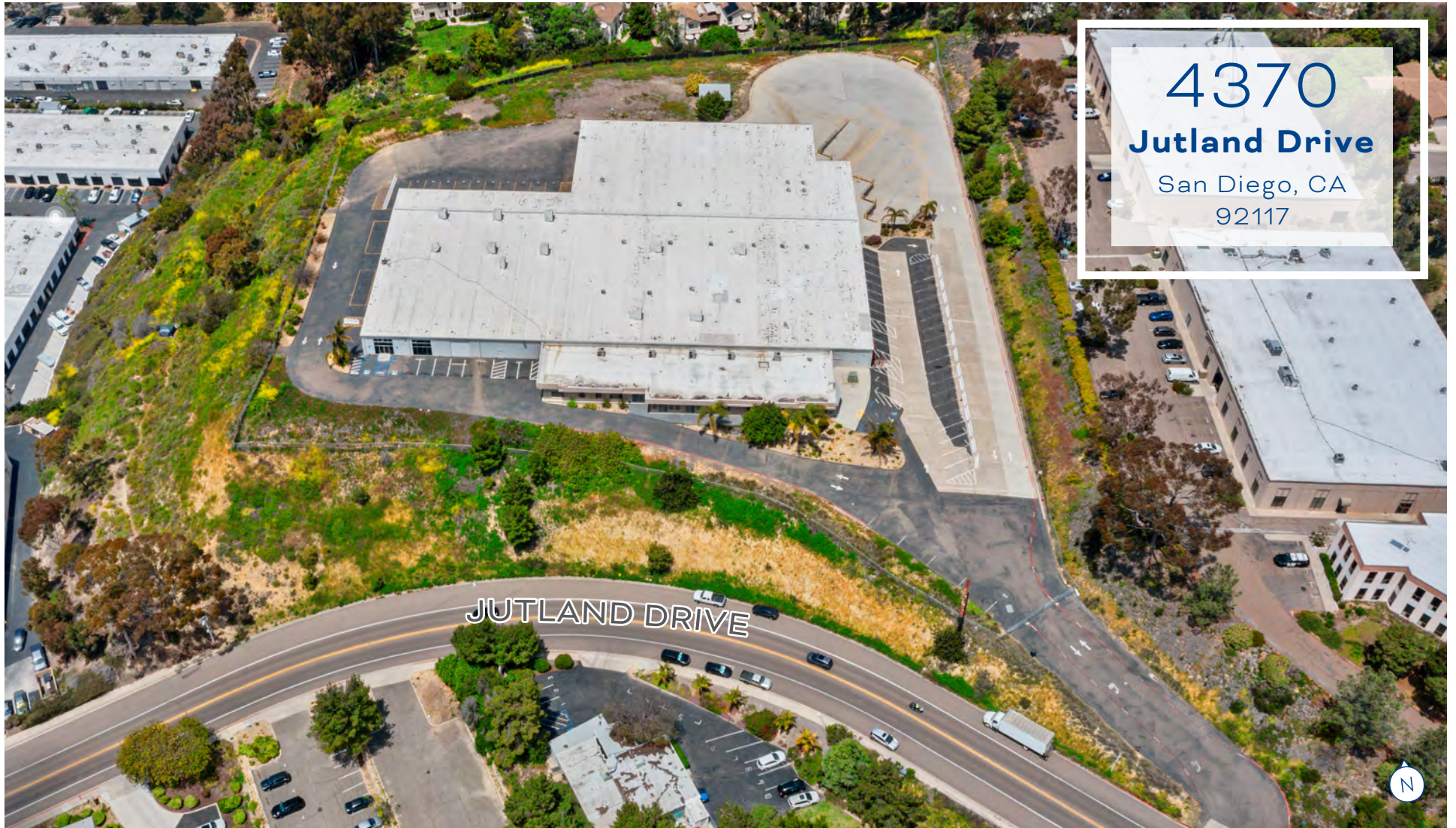


**FOR SUBLEASE**

**43,000 Square Feet of Industrial Space**



Contact Us:

**Chris Holder, SIOR**  
Executive Vice President  
chris.holder@colliers.com  
+1 619 871 9028

**Mark Lewkowitz, SIOR**  
Executive Vice President  
mark.lewkowitz@colliers.com  
+1 858 922 8988

**Will Holder**  
Associate Vice President  
will.holder@colliers.com  
+1 619 964 1307





# FOR SUBLEASE



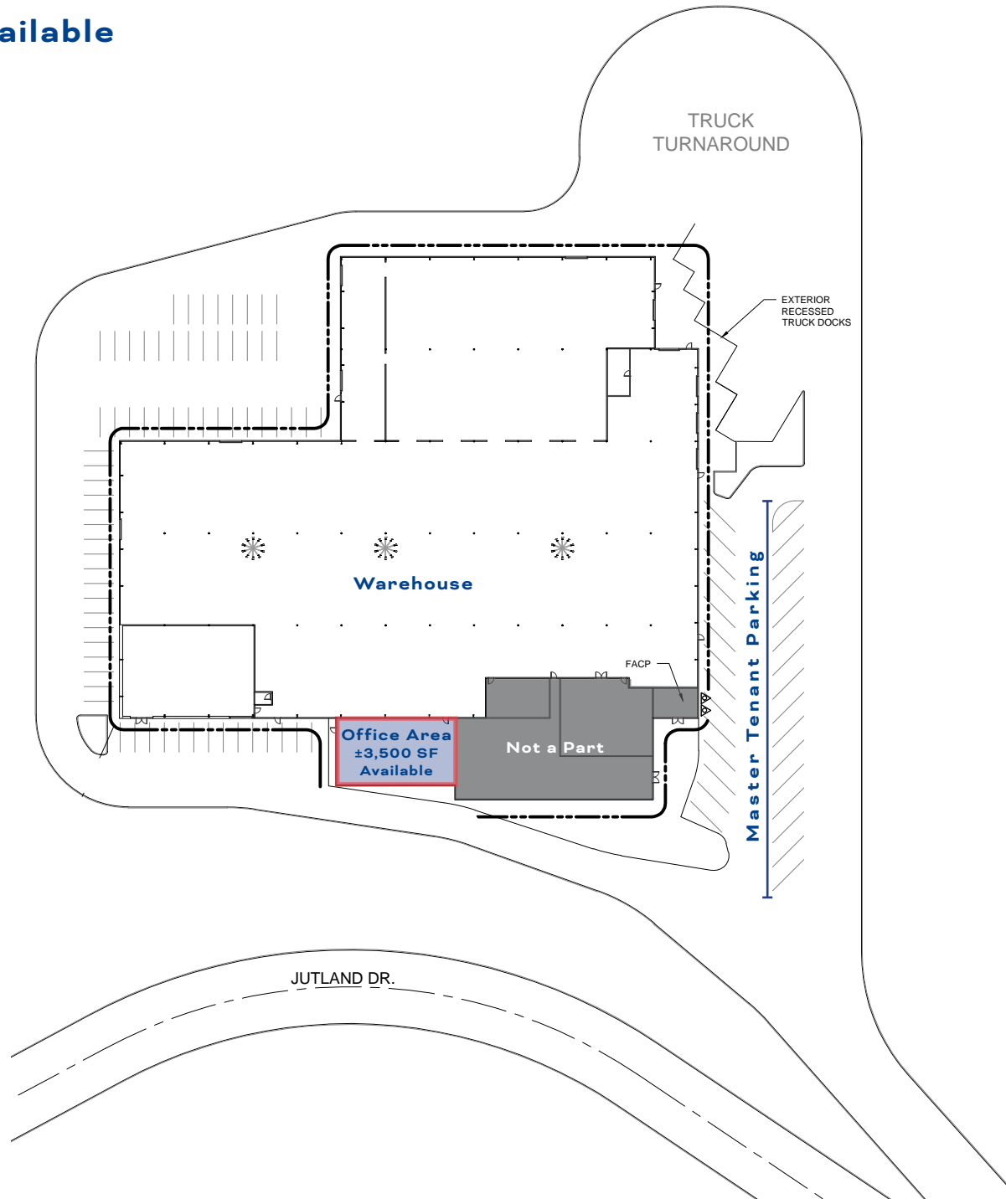
## PROPERTY HIGHLIGHTS

- › Address: 4370 Jutland Drive, San Diego, CA 92117
- › ±43,000 SF industrial suite available, part of a 72,716 SF building
- › Approximately 3,500 SF office
- › Fenced yard
- › Seven (7) grade level doors
- › Dock loading potential
- › ±16'-20' clear height
- › ESFR 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: Contact Broker
- › Nets = \$0.31 SF/Month

**FOR SUBLEASE**

**4370 Jutland Dr - Floor/Site Plan**

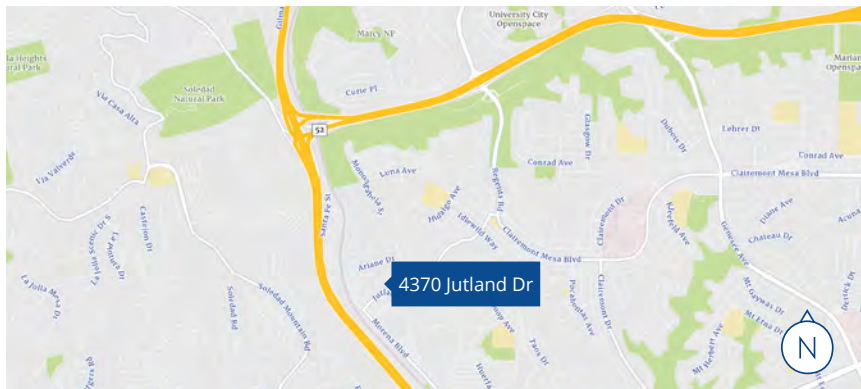
**+43,000 SF Available**





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Associate Vice President  
will.holder@colliers.com  
+1 619 964 1307



4350 La Jolla Village Dr, Suite 500 | San Diego, CA 92122  
P: +1 858 455 1515 | www.colliers.com

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