



Shown by appointment only. Please do not disturb tenant.

## Warehouse/Showroom Building Located In The Heart of San Diego For Lease

1673-1695 Newton Avenue, San Diego, CA 92113

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**Voit**  
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## ±15,185 SF WAREHOUSE/OFFICE SHOWROOM/DISTRIBUTION

### LOCATED IN THE HEART OF SAN DIEGO

- » Building Size..... ±15,185 SF
- » Showroom .....±1,600 SF
- » Office .....±3,000 SF mezzanine with offices, break room, IT room, restrooms and load bearing file storage area
- » Land Size ..... ±21,000 SF (2 Parcels)
- » Clear Height ..... 22' Free Span Warehouse
- » Power .....240 3-Phase
- » Grade Level Door ..... 1 Grade Level
- » Dock High Door ..... 1 Double Wide Dock High
- » Additional Lot:..... ±7,000 SF Fenced Lot
- » Gas Service ..... Available
- » Zoning ..... CCPD-MC
- » Available ..... November/December 2022
- » Lease Rate.....\$1.35 NNN (NNN = ±\$0.15/SF)
- » **Owners will consider a "Frist Right To Purchase " to any qualified lessee**

Located in a HUB Zone

<https://www.sandiego.gov/economic-development/industry/hubzone>

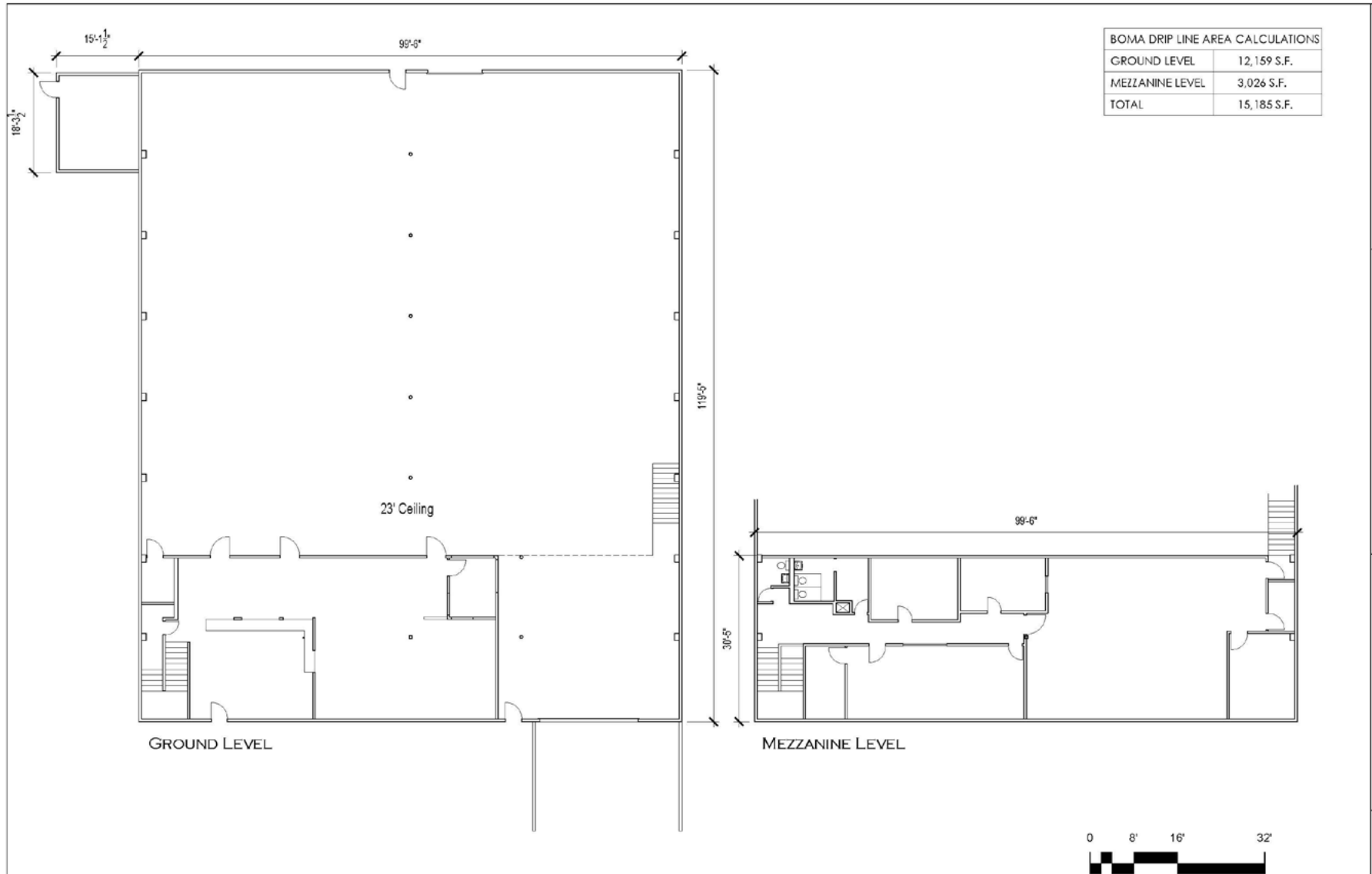
Located in an Opportunity Zone

<https://sdchamber.org/2018/06/opportunity-zones-program-in-california/>

Zoning Map

<https://docs.sandiego.gov/municode/MuniCodeChapter15/Ch15Art06Division03.pdf>

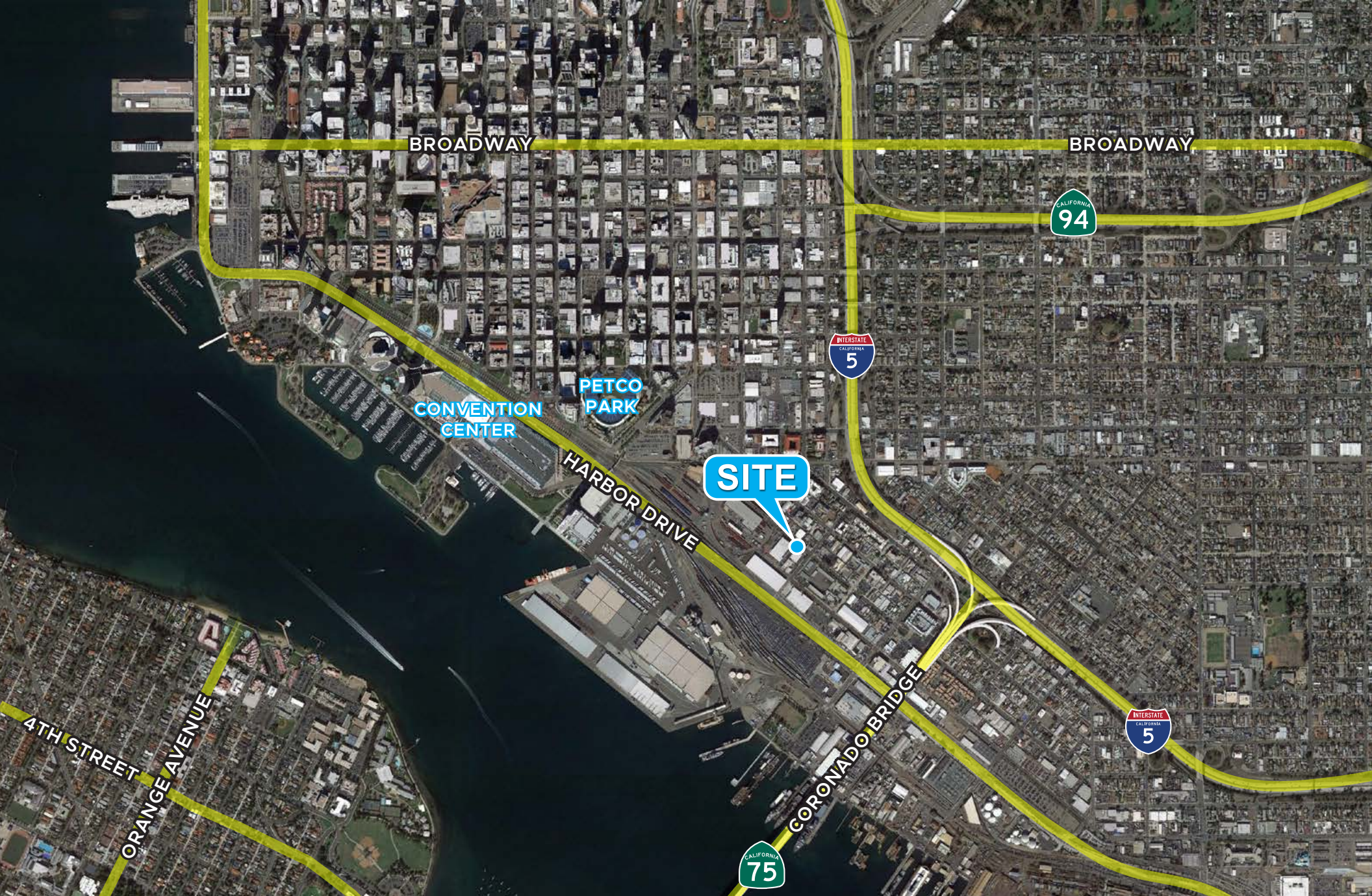
# CAD PLAN



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