

# 3202 HOOVER AVENUE, NATIONAL CITY, CA 91950

**±POTENTIAL ±61,000 - ±66,000 SF SF INDUSTRIAL BUILDING, BUILD TO SUIT**  
**±3.1 NET ACRES OF LAND FOR LEASE OR SALE FOR OUTSIDE STORAGE LOCATED MINUTES FROM THE PORT OF SAN DIEGO**



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REAL ESTATE SERVICES



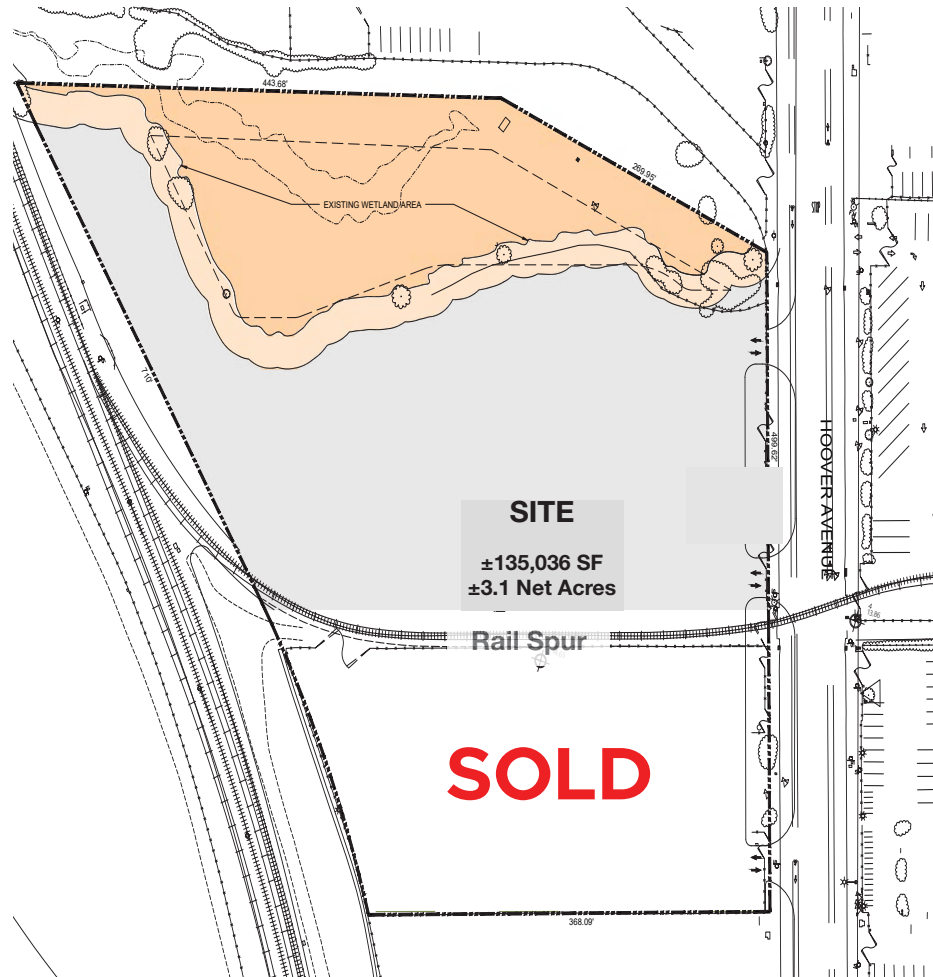
## OUTSIDE STORAGE LAND FOR SALE OR LEASE

# 3202 Hoover Avenue National City, CA 91950

- » ±3.1 net acres for lease
- » Active rail spur available for use
- » Delivered with dirt gravel, yard, fenced, and with active power to the property
- » Landlord willing to additionally improve the property and deliver it paved, and secured with a new fence, and lighted at an additional expense
- » Two curb cuts onto Hoover Ave.
- » Central National City location within 2 Miles from the Port of San Diego, an approximately 5 minute drive
- » Easy access to I-5, I-805, I-15 and Hwy-94
- » Lease Rate: Call Broker for details
- » Sale Price: Call Broker for details

## LAND PURCHASE OR LEASE OPPORTUNITY

- » ±3.1 Net Acres
- » Environmental studies completed
- » Sold or leased “as-is” or Built to Suit for sale or lease as IOS or with approximately 61,000 SF - 66,000 SF Industrial Building



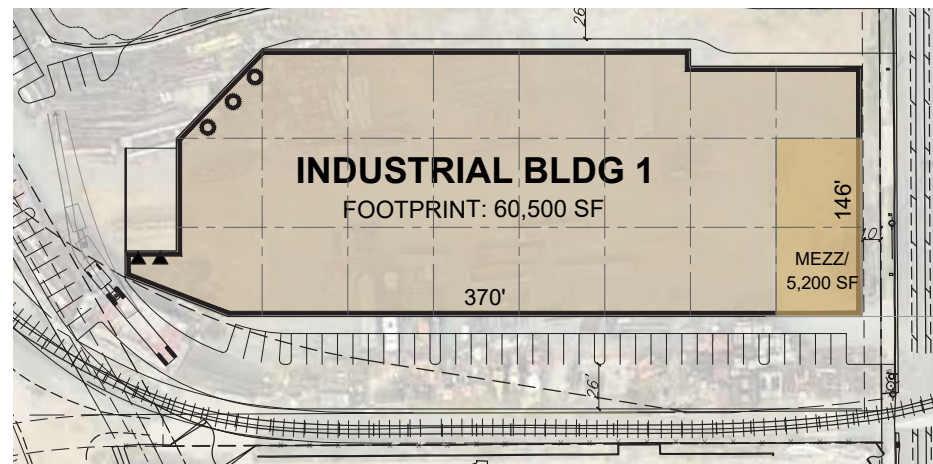
## 3202 Hoover Avenue National City, CA 91950

- » Single tenant building
- » Building 1:  $\pm 61,000$  SF - 66,000 SF
- » State of the art construction based upon plan submittal, approval and building permit
- » Central National City location
- » Easy access to I-5, I-805, I-15 and Hwy-94
- » ML-CZ Zoning (National City)



### POSSIBLE BUILD TO SUIT BUILDING SPECS

- » Total SF:  $\pm 61,000$  SF - 66,000 SF Freestanding Building (Includes an  $\pm 5,200$  SF Mezzanine)
- »  $\pm 4.92$  Gross Acre Parcel ( $\pm 3.1$  Net Acre Parcel)
- » 4,000+ Amps of 277/480 Volt Power
- » Parking Ratio: 1.39/1,000 SF
- » 28' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Three (3) 9' x 10' Dock Doors and Two (2) Oversized Grade Level Loading Doors
- » Includes Possible Secured/Fenced Yard
- » Available as a Build to Suit for Lease or for Sale
- » Rail Access Via Rail Spur
- » Asking Lease Rate and Sale Price: Contact Broker



3202 Hoover Avenue  
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LOCATION MAPPED





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**3202  
HOOVER**

**CORONADO**

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