

**FOR SALE MULTI-TENANT INDUSTRIAL BUILDING**  
**OWNER | USER OPPORTUNITY WITH INCOME**  
**1658-1666 Precision Park Lane San Diego, California 92173**



**CPG** COMMERCIAL  
PROPERTIES  
GROUP  
INTEGRITY - KNOWLEDGE - EXPERIENCE

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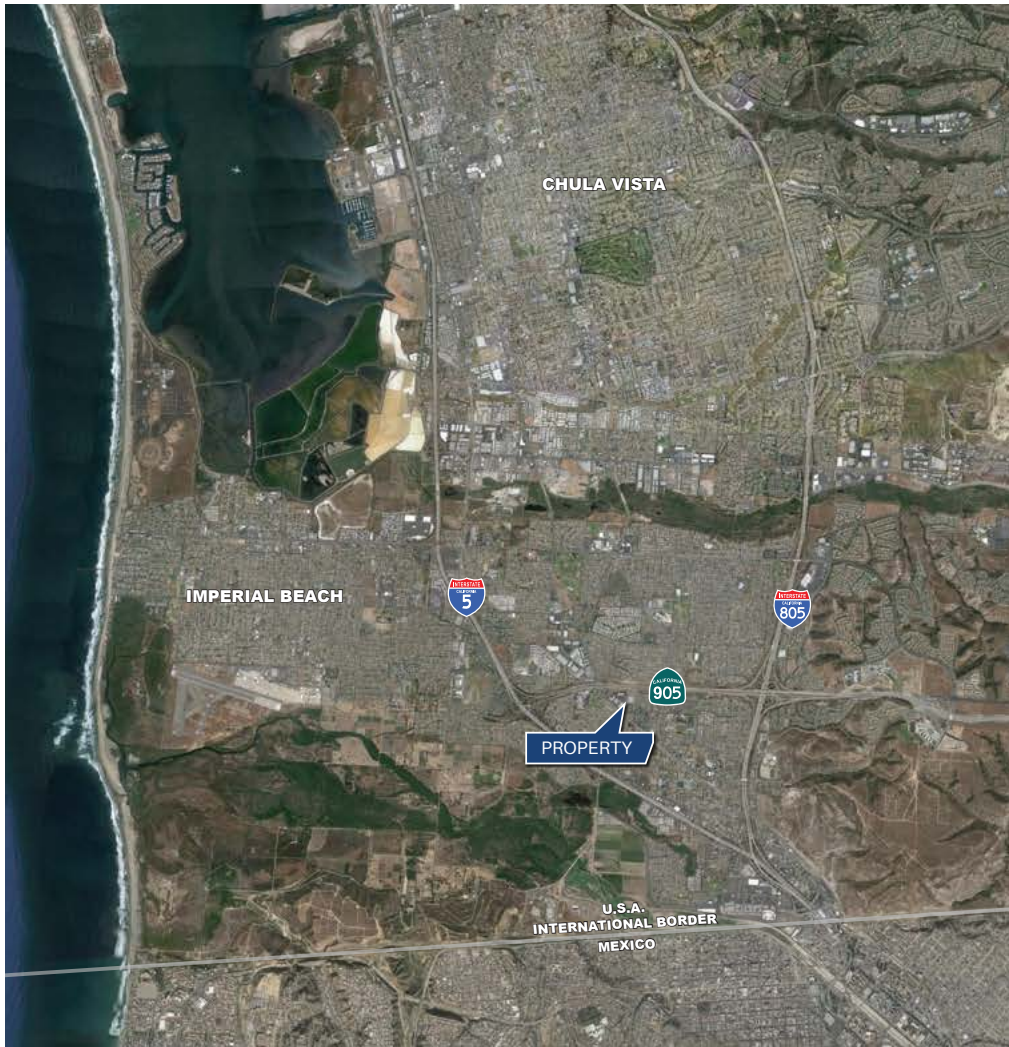
6363 Greenwich Drive, Suite 140, San Diego, CA 92122



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### Property Highlights

- Approximately 30,208 SF total
- 9,670 SF leased through 6/30/17 at \$5,150 per month
- 20,538 SF available for owner user
- Located on approximately 1.85 acres
- Six separate suites
- Parking: approximately 86 spaces (2.7/1,000 parking ratio)
- 18' clear height
- Eight ground level doors
- Corner location with access from Precision Park Lane and Beyer Blvd.
- Fenced Yard/Parking
- Skylights throughout
- Fully sprinklered
- Located within the Hub Zone
- Zoning SYIO L-1 (Light Industrial - San Ysidro Planned District)
- **Price: 3,186,000 (\$105.50/SF)**



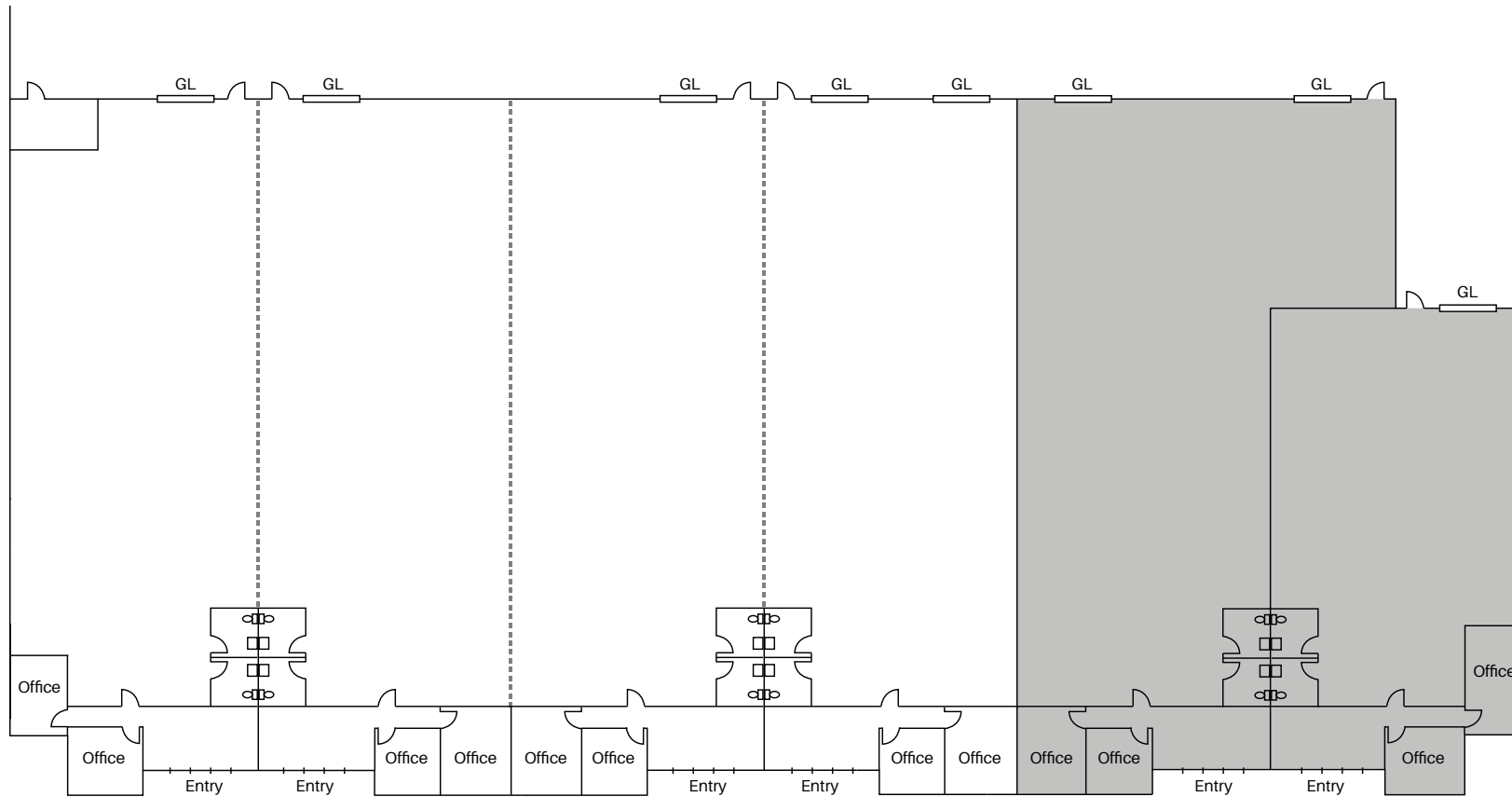
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## Floor Plan:



Additional walls exist that are not shown on the above floor plan

- Leased through 06/30/17
- Existing walls can be removed for single user

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