

# 14,776 SF

Industrial Flex Building for Lease

9340 Stevens Road | Santee, CA



## Contact

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# PROPERTY HIGHLIGHTS



Located in Santee



Quick Access to:  
Hwy 67, Hwy 52 & I-8



New Landscaping



Grade & Dock Loading Doors



Fully Sprinklered



2 Points of Ingress and Egress



High Image Office Improvements



Power: 400 Amps + 3 Phase



High Quality Flex/Industrial Facility



18' Warehouse Clear Height

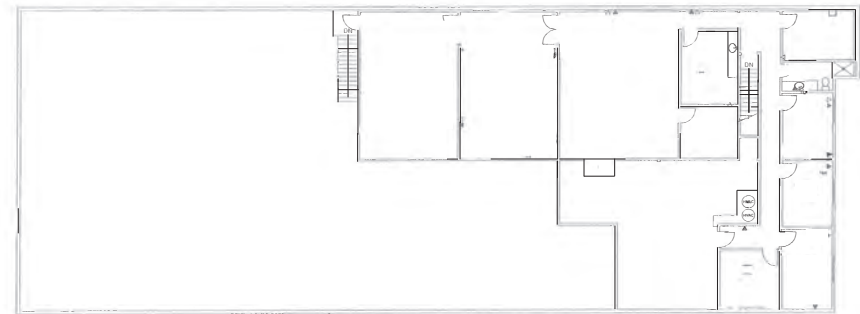


Superior Industrial Park

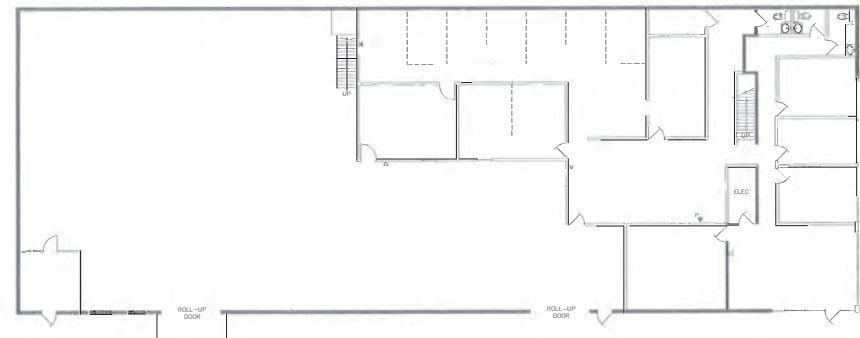


# PROPERTY FEATURES

- **Office area features includes:** reception, 9 large glass lined private offices with built in desks and drafting tables, multiple bullpen areas, large printing room, 2 conference rooms, full training classroom with surround audio & video production, multiple storage areas, kitchen with breakroom, 4 restrooms (one with shower), 5 HVAC units, server room with dedicated AC, clean assembly room, cat 5 wiring, and smart card door access control system.
- **Warehouse features include:** 400 amps of 3 phase power, fire sprinklers, skylights, 1 grade level door, 1 dock high loading door, secure tool storage area, 18' clear height.
- **Corner concrete parking lot featuring:** 26 parking spaces with 2 driveways.
- **Available September 1, 2021**
- **Asking Lease Rate = \$1.15 Per SF Gross**



SECOND FLOOR  
NORTH



*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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