

## FOR LEASE

### 4,876 - 19,910 SQUARE FEET AVAILABLE

RARE SORRENTO VALLEY INDUSTRIAL BUILDING

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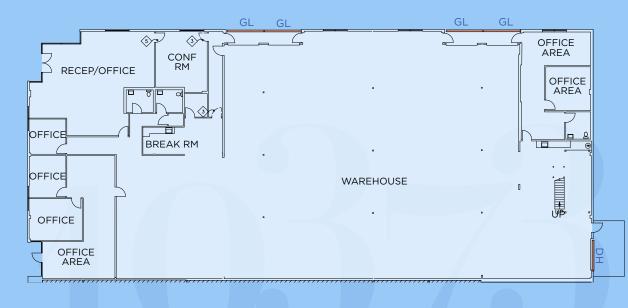


## SUITE 100 HIGHLIGHTS



## AVAILABILITY DETAILS

- 15,034 SF
- Can be combined with suite 160 for 19,910 SF
- 4 Grade Level & 1 Dock High Loading Door
- 18' Warehouse Clearance
- Gas served
- Power: 950 amps at 120/208v (tenant to verify)
- 1.60 / 1,000 SF (24 Parking Stalls)
- IL-3-1 Zoning
- Available now
- Lease Rate: Negotiable (NNNs = \$0.38 PSF)



#### \*Floor plan to be verified

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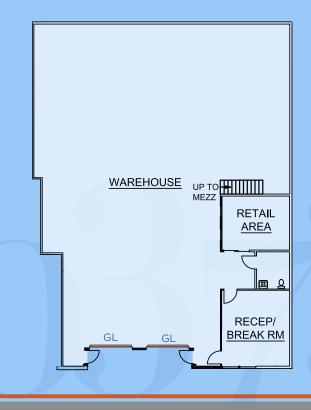


## AVAILABILITY DETAILS

- 4,876 SF
- Can be combined with suite 100 for 19,910 SF
- 2 Grade Level Loading Doors
- 18' Warehouse Clearance
- Gas served
- 1.60 / 1,000 SF parking ratio
- IL-3-1 Zoning
- Available 4/1/2025
- Lease Rate: Negotiable (NNNs = \$0.38 PSF)







#### \*Floor plan to be verified

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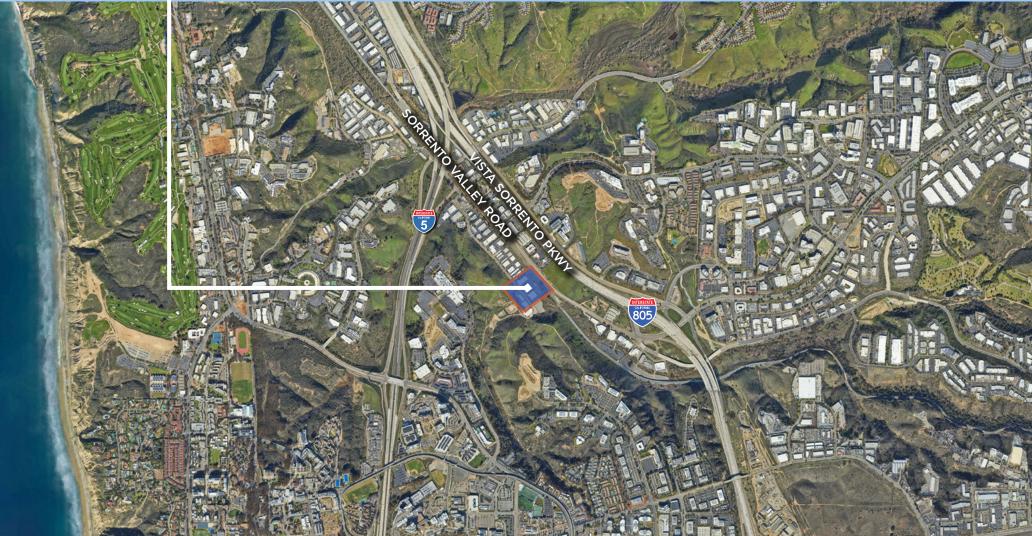


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# 10373 ROSELLE





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