

105 South 31st Street, San Diego, CA 92113

FREESTANDING INDUSTRIAL 31ST & COMMERCIAL

# FOR SALE OR LEASE





## PROPERTY FEATURES

Property Type:	Single Tenant Warehouse/Distribution
Address:	105 South 31 <sup>st</sup> Street San Diego, CA 92113
Rentable Building Area:	± 18,193 SF
Bonus Storage/Mezzanine:	± 8,113 SF
Land Area:	± 18,251 SF
APN:	545-382-11-00
Clear Height:	± 16' - 28'
Zoning:	CN-1-4, San Diego ( <a href="#">View Link</a> )
Opportunity Zone:	Yes ( <a href="#">View Link</a> )
Complete Communities:	Tier 3 - 6.5 FAR Bonus ( <a href="#">View Link</a> )
Lease Rate:	\$1.10/SF - Gross
Sale Price:	Contact Agent

## PROPERTY LOCATION

- > Located in Central San Diego's Neighborhood of Logan Heights
- > Near 32<sup>nd</sup>/Commercial Street Trolley Station
- > Close Proximity to I-15, I-5, and Hwy 94
- > 10 Minute Drive to Downtown San Diego





# Property Overview

3

105 South 31<sup>st</sup> Street

## PROPERTY HIGHLIGHTS



Three (3) Grade Level Doors



Five (5) Dock High Doors



Drive Thru and Alley Access



Fenced Outside Yard/Work Area



Gas Service Available\*



1 Ton Floor Plate Mounted Jib Crane

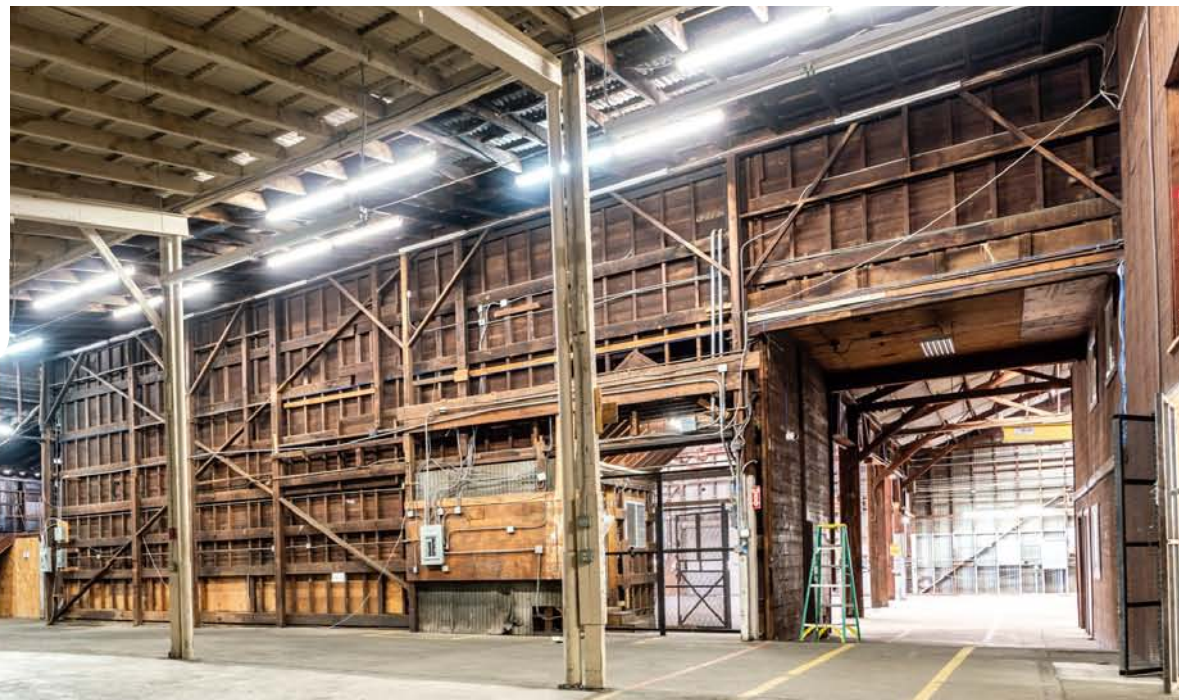


400amp 3 Phase Power\*



± 16' - 28' Clear Height

\* Tenant/Buyer to Verify





OFFICE/WAREHOUSE ± 16,371 SF

BONUS MEZZANINE ± 1,465 SF

4

105 South 31<sup>st</sup> Street



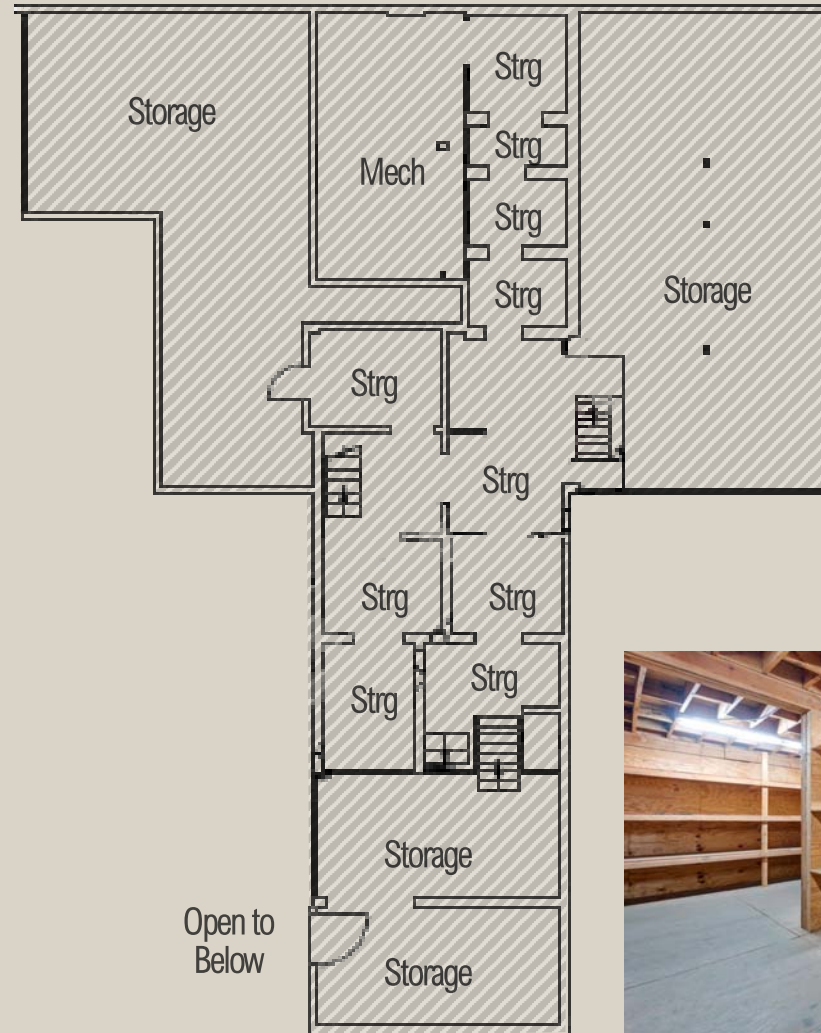
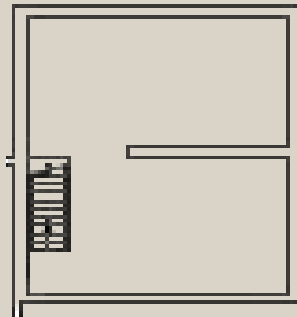
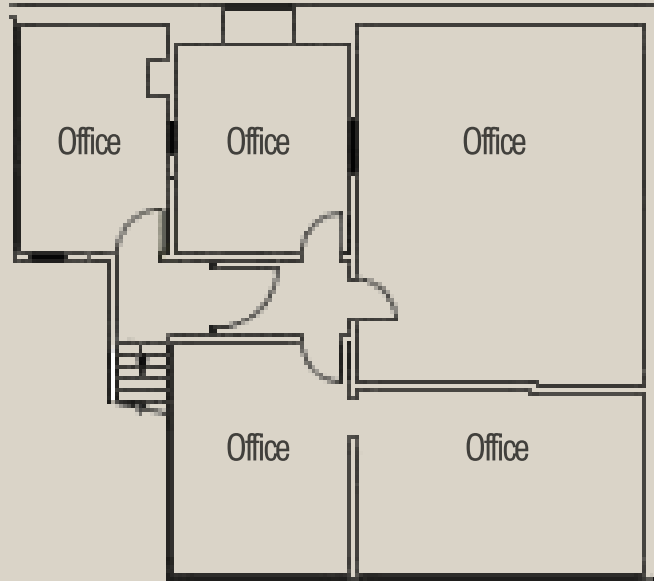


**OFFICES** ± 1,822 SF

**BONUS MEZZANINE** ± 2,986 SF

5

105 South 31<sup>st</sup> Street



Bonus Mezzanine

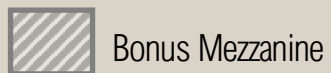
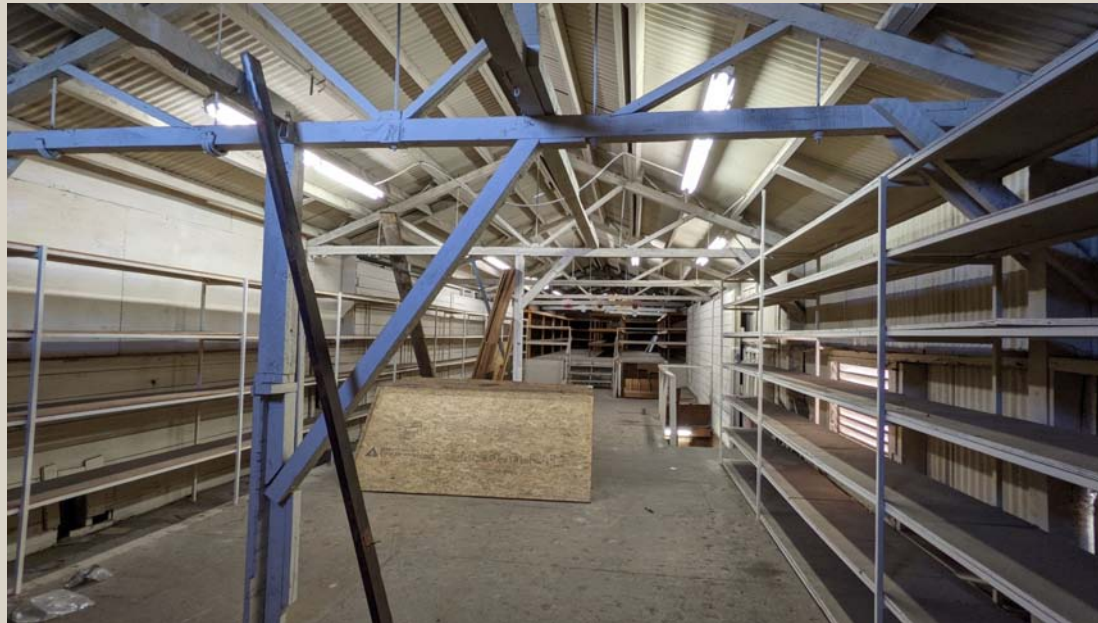
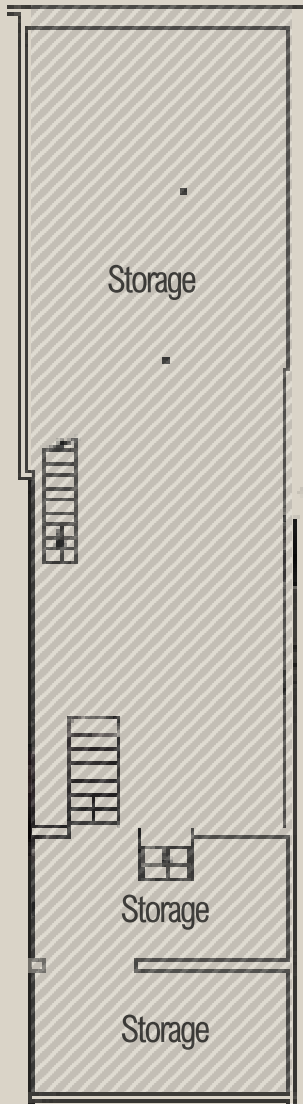




## BONUS STORAGE & MEZZANINE ± 3,662 SF

6

105 South 31<sup>st</sup> Street





# Property Photos

7

105 South 31<sup>st</sup> Street





# Nearby Amenities



8

105 South 31<sup>st</sup> Street



WITHIN A 1 MILE RADIUS

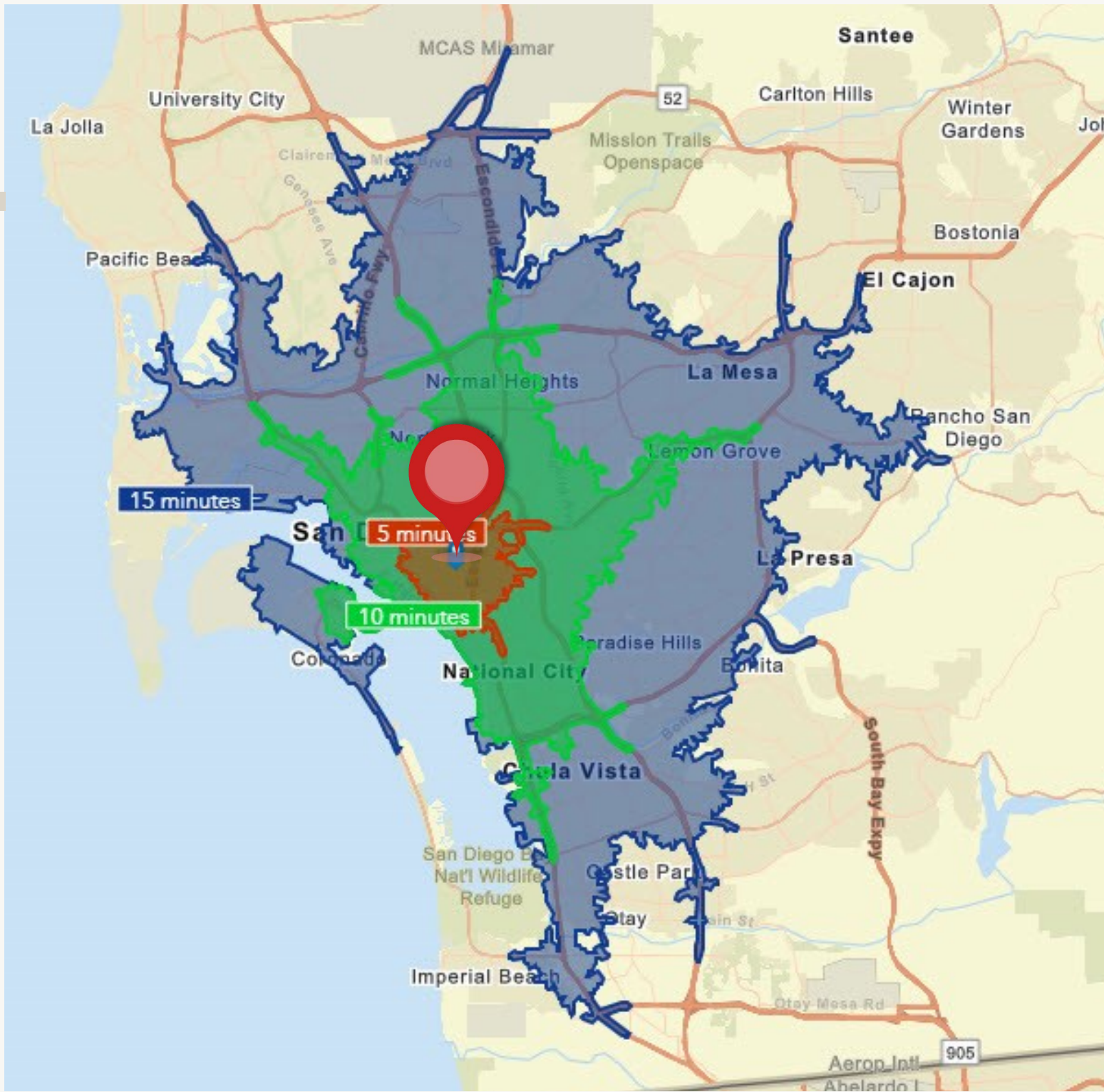




# Drive Times

9

105 South 31<sup>st</sup> Street



MINUTES

10  
DOWNTOWN

13  
32ND ST NAVAL BASE

20  
US-MEXICO BORDER

22  
MIRAMAR TRADE AREA



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