

# Commercial Rent For Sale

- Trade St



**FOR SALE or LEASE** 4,359 SF INDUSTRIAL / FLEX SPACE  
7582 TRADE STREET, SAN DIEGO CA 92121

**PROPERTY OVERVIEW**

- 4,359 SF Industrial / Flex Space
- 100 SF Storage Warehouse
- 2000 Office, 400 Warehouse (Includes 2nd floor Office)
- 2 Trucks Load Dock
- Ample Parking
- Ability to build 2nd story Office (Separate Entrance)
- Secure Gated Entrance
- 1/2" Clear Height in Warehouse
- Close Proximity to I-15, I-805 and I-5
- 24 Hr. Security
- Lease Rate: \$14.00/SF (Includes CAM @ \$1.50/SF)
- Call Now - Negotiable
- Available Immediately

**COMMERCIAL ASSET ADVISORS**

ROC BEAS  
Sales Associate  
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## Basic Details

Listing Type:	<b>For Sale</b>
Property Type:	<b>Commercial Rent</b>
Price:	<b>\$6,538</b>
View:	<b>Mountain(s)</b>
Country:	<b>US</b>
Listing ID:	<b>200017179</b>

## MLS Addon

TaxAnnualAmount:	<b>\$0</b>
Taxes:	<b>\$0</b>
Guest House SqFt:	<b>0</b>
Approx Lot SqFt:	<b>0</b>

## Agent Info



Rina Maya

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📞 800-878-0907

✉️ Questions@unitedbrokersinc.net