

OFFICE / YARD SPACE FOR LEASE

113 S BANCROFT STREET | SAN DIEGO | CA | 92113



PROPERTY HIGHLIGHTS

- ◆ ±3,850 SF office / house space on ±40,510 SF lot
- ◆ Abundant yard space
- ◆ Additional outdoor storage sheds available
- ◆ CC 3-6 Zoning—allows for most commercial uses
- ◆ 200 amp power
- ◆ Very secure - key pad entryway w/ electric metal door
- ◆ Live//work permitted
- ◆ Less than (1) mile to 15 & 94 freeways
- ◆ Easy ingress / egress
- ◆ Great opportunity for:
 - ◆ Storage
 - ◆ Transportation services
 - ◆ Industrial use
 - ◆ Construction management
- ◆ Rental rate: \$7,000 / Month + Utilities



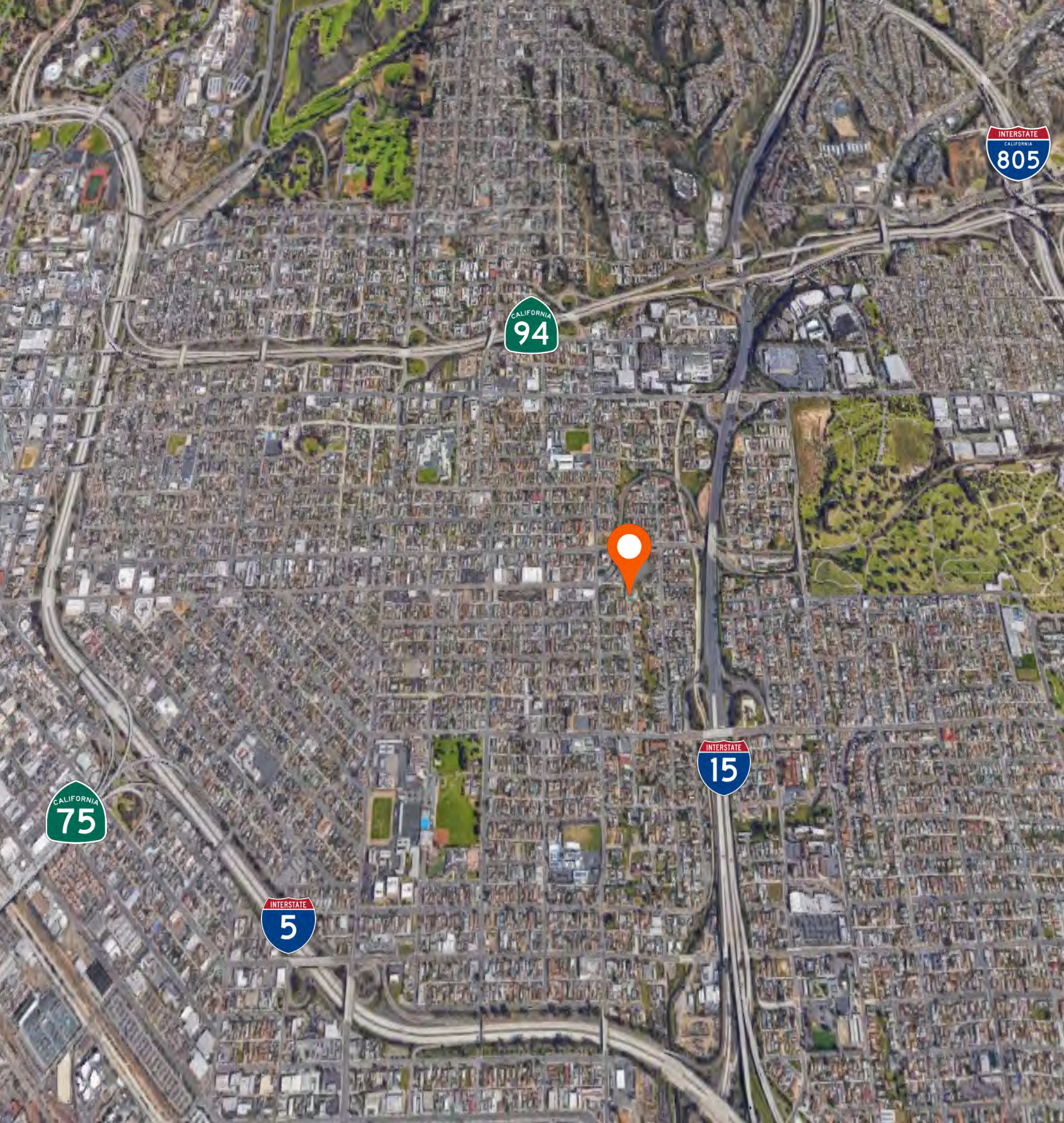
Peter Wright
Lic #01846272
619-243-8450
pwright@qfcre.com

1495 Pacific Highway, Suite 450, San Diego, CA 92101 | (619) 243-8454 | www.qfcre.com

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