

ALEXANDER
AND ASSOCIATES

THE CIULLO GROUP

OFFERING MEMORANDUM

Spring Valley Industrial Warehouse & Office

8871 Troy Street
Spring Valley, California 91977



Approx. 2,712 SF



Approx. 0.5 Acres



C-36 Zoning

PRESENTED BY

ALEXANDER CIULLO

DRE #02012544

Pacific

Sotheby's
INTERNATIONAL REALTY



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The information contained in this memorandum is proprietary and confidential and is intended only for parties evaluating the property. All information must be independently verified.

01.

OFFERING SUMMARY

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Lease Opportunity

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OFFERING SUMMARY

Positioned within a well-connected Spring Valley industrial corridor, 8871 Troy Street offers a versatile industrial office lease opportunity featuring six private offices, secure gated access, expansive paved yard space, multiple large storage containers, and covered work areas. Ideal for contractors, distributors, car dealers, metal repair operations, or businesses seeking flexible office and operational space.



PROPERTY DETAILS

Property Type:	Industrial / Office
Rentable Area:	Approx. 2,712 SF
Lot Size:	Approx. 0.5 Acres
Building Class:	Class C
Year Built:	1959
Stories:	One
Tenancy:	Single
Zoning:	C-36
Parking Ratio:	Approx. 1.47 / 1,000 SF

OFFERING HIGHLIGHTS

1

Approximately 0.5 acres of fully fenced industrial land

2

Approx. 2,712 SF of office and warehouse area

3

Large secured yard for parking, staging, storage, and operations

4

Multiple shipping containers and covered work areas

5

Flexible office configuration with break area and private rooms

6

C-36 zoning supporting a range of commercial and industrial uses

7

Convenient access to SR-94, SR-125, I-805, and regional transit

8

Approximately 20 minutes to San Diego International Airport

9

Approximately 18 minutes to the Port of San Diego

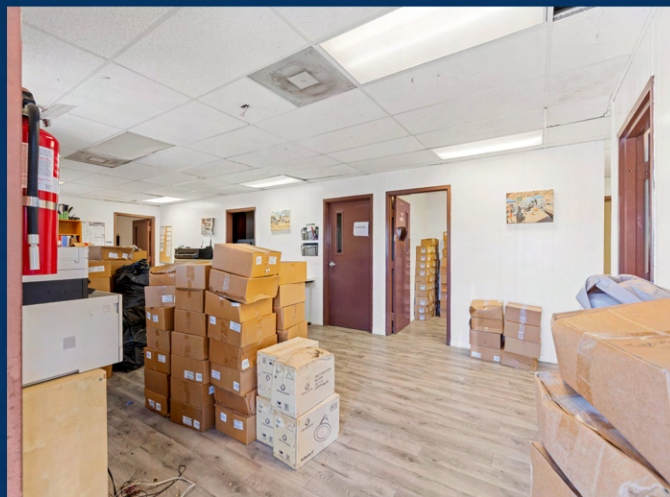
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Existing residential month-to-month income totaling approximately \$2,400 per month

PROPERTY DESCRIPTION

Positioned within a well-connected Spring Valley industrial corridor, 8871 Troy Street presents a versatile industrial office lease opportunity with an ideal combination of professional workspace, storage, and operational functionality. The property features six private office spaces, secure gated access, expansive paved yard space, multiple large storage containers, and covered work areas designed to support a variety of business needs.

The generous outdoor area provides ample room for equipment, inventory, deliveries, and vehicle circulation, while the office layout offers a practical setting for administrative and day-to-day operations. Well suited for contractors, distribution and storage users, car dealerships, metal repair shops, or businesses requiring a secure and adaptable location, 8871 Troy Street offers the flexibility and space to support continued growth.



PROPERTY FEATURES

- Fully fenced lot
 - Industrial office configuration
 - Expansive secured yard
 - Covered work areas
 - Multiple large storage containers
 - Private offices and work rooms
 - Break area / kitchenette
 - Restrooms
 - Single-story access
 - Flexible industrial functionality
-

LOCATION & ACCESS

Positioned in Spring Valley with efficient access to major employment centers and transportation infrastructure, 8871-8877 Troy Street offers a strategically connected operating base. Nearby SR-94, SR-125, and I-805 provide regional mobility, while the Lemon Grove Depot is approximately 1.9 miles away. San Diego International Airport is approximately 13.7 miles from the property, the Port of San Diego is approximately 11.1 miles away, and freight rail access in National City is approximately 8.7 miles away. The location supports businesses requiring practical access to central San Diego, East County, South County, and cross-border trade routes.



REGIONAL CONNECTIVITY

Lemon Grove Depot	Approx. 1.9 mi
Spring Street Transit	Approx. 2.4 mi
National City Freight Rail	Approx. 8.7 mi
Port of San Diego	Approx. 11.1 mi
San Diego International Airport	Approx. 13.7 mi

PARCEL INFORMATION

APN: 503-290-06

Lot Size: Approx. 0.5 Acres

Zoning: C-36

A substantial
secured industrial
yard offering
flexibility for
parking, staging,
storage, and
day-to-day
operations.





FOR ADDITIONAL INFORMATION
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