

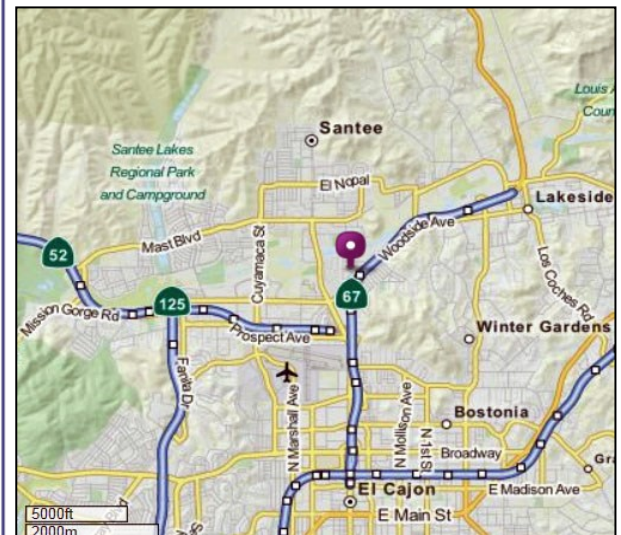
**FOR LEASE - 15,700 SF
Warehouse w/Docks**

**9311 Stevens Road
Santee, CA 92071**



Features:

- ◆ 13,015 SF Warehouse
- ◆ 2,685 SF Office Space
- ◆ Corner property with great access
- ◆ Great parking with on street as well
- ◆ 20' clear height
- ◆ 600 Amps/480 Volt Power
- ◆ Natural Gas Available
- ◆ (3) Dock High Loading Doors with (2) 12'x12' & (1) 10'x12'
- ◆ (4) 12'x14' Grade Level Doors
- ◆ Fenced area around building
- ◆ Zoned IL (City of Santee)
- ◆ Priced at \$1.60 SF NNN (low nets-Approx \$.15 SF)
- ◆ Current tenant will be vacating property



SDCRE

San Diego Commercial Real Estate

BRE #01322469

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View from Hartley Road



View from Stevens Road

