



960 SHERMAN STREET  
SAN DIEGO

# 60,601 SQUARE FEET AVAILABLE FOR LEASE

DOWNTOWN

CORONADO

SD INT'L AIRPORT

MIDWAY | SPORTS ARENA



Impeccable central location for last mile distribution



Excellent workforce demographics with 284,837 people within 5 miles



Immediate freeway access to Interstates 5 and 8



Rare large yard, fenced & secure, with dual access from Cudahy Place

60,601 SF industrial building with 6,525 SF office and ±6,525 SF bonus mezzanine centrally located in San Diego's Morena District. Rare find with large ±1 acre fenced & secure yard, with two driveways.

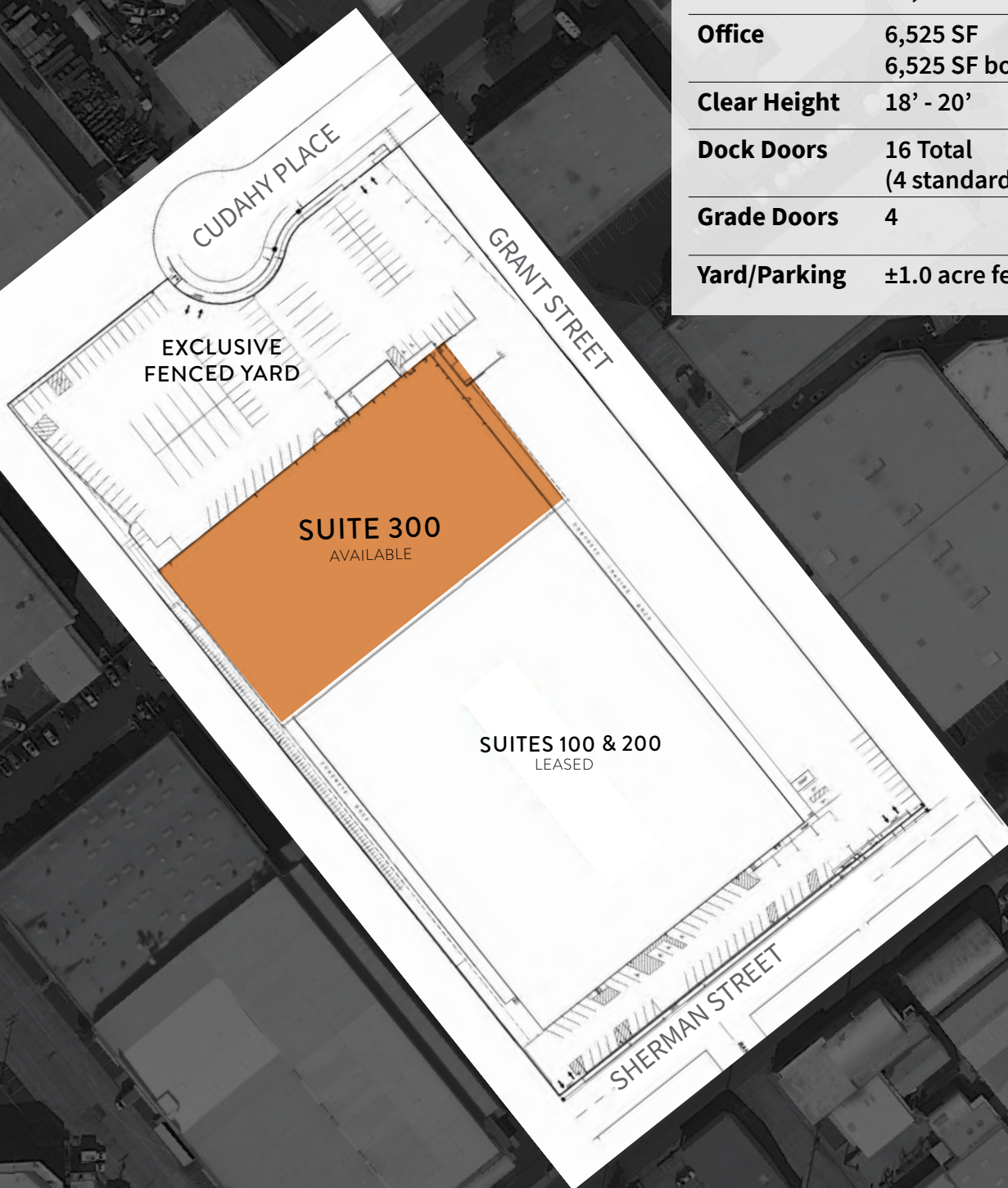


LBA Logistics



## SOUGHT AFTER INDUSTRIAL LOCATION WITH YARD

<b>Size</b>	60,601 SF
<b>Office</b>	6,525 SF 6,525 SF bonus mezzanine
<b>Clear Height</b>	18' - 20'
<b>Dock Doors</b>	16 Total (4 standard & 4 box truck)
<b>Grade Doors</b>	4
<b>Yard/Parking</b>	±1.0 acre fenced & secure



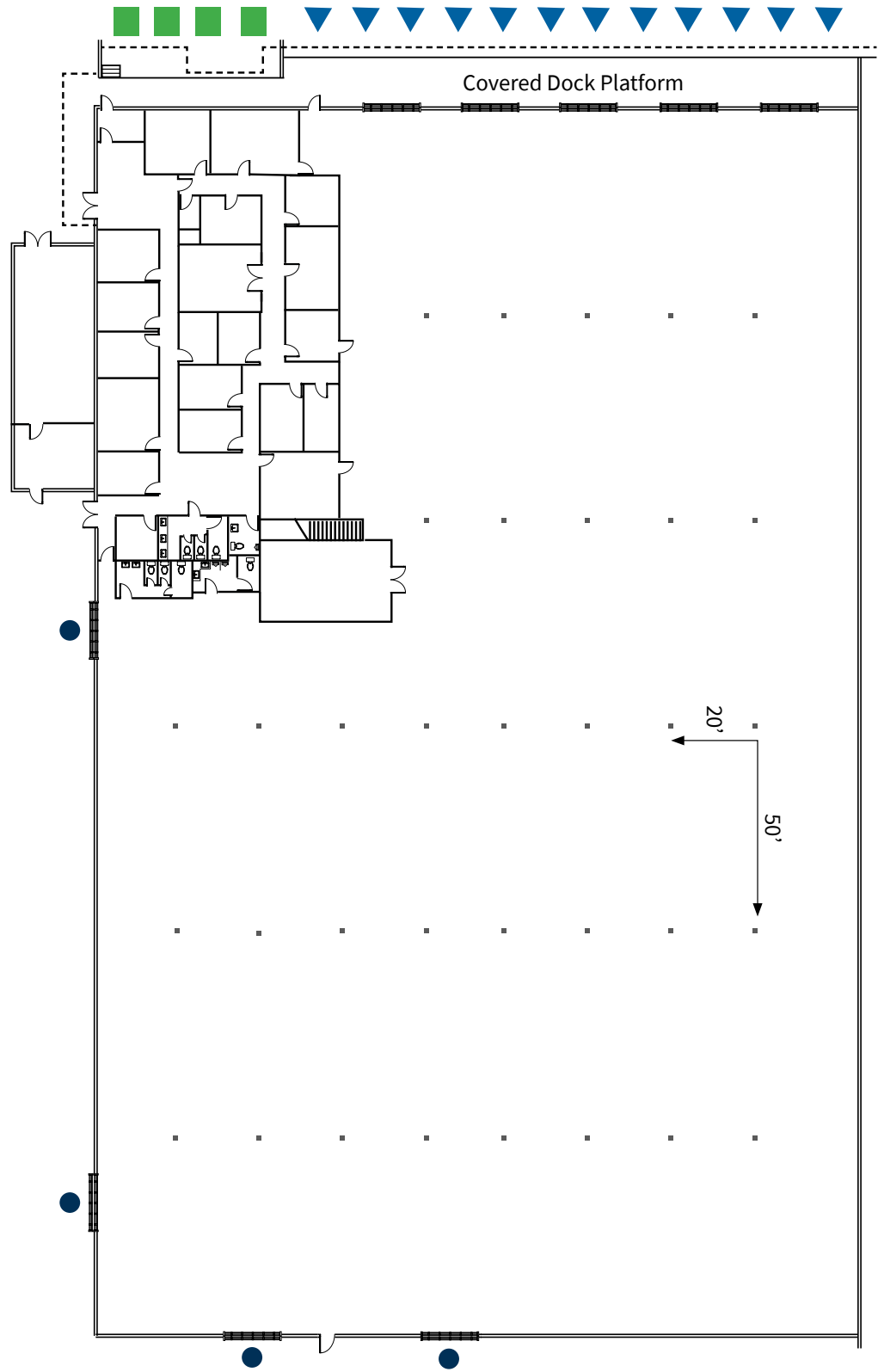
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# SUITE 300

\$1.25 NNN (NNN=\$0.25)



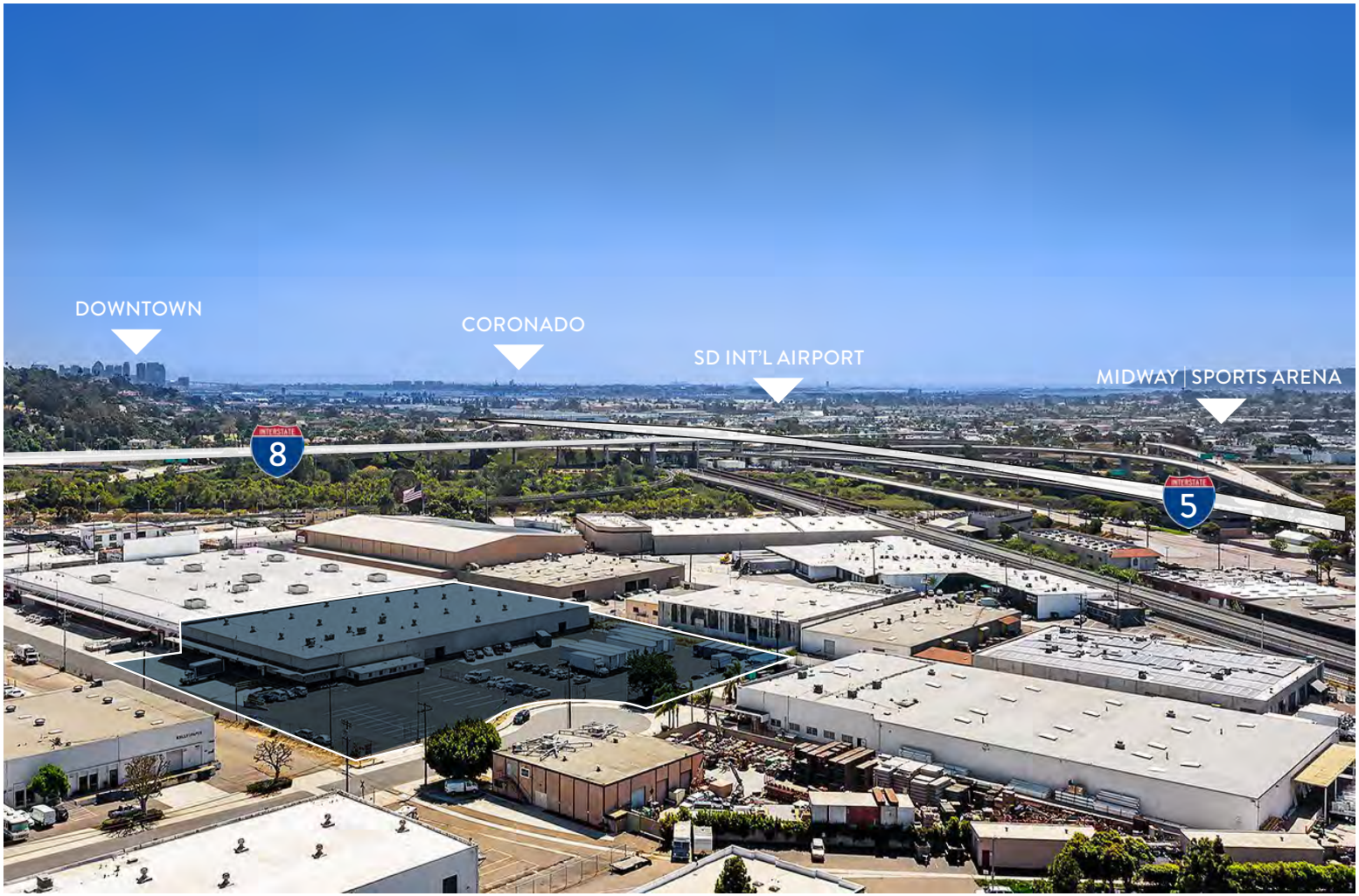
- ▼ Dock Position
- Grade Level Door
- Box Truck Position

**Ryan Spradling**  
Executive Vice President  
+1 858 410 1249  
ryan.spradling@am.jll.com  
RE license No. 01389321

**Joe Anderson**  
Executive Vice President  
+1 858 410 6360  
joe.anderson@am.jll.com  
RE license No. 01509782

**Andy Irwin**  
Vice President  
+1 858 410 6376  
andy.irwin@am.jll.com  
RE license No. 01302674

**Greg Lewis**  
Executive Vice President  
+1 858 410 1251  
greg.lewis@am.jll.com  
RE license No. 01365602



OCEANSIDE

CARLSBAD

ESCONDIDO

15

5

15 mi

10 mi

KEARNY MESA

5 mi

805

8

DOWNTOWN

**DRIVE TIMES TO:**

- 32 min  
Carlsbad
- 29 min  
Escondido
- 18 min  
La Jolla

**960**  
SHERMAN STREET

- 8 min  
Downtown/Airport
- 13 min  
Navy Shipyards
- 19 min  
Mexico Border





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