

960 SHERMAN STREET SAN DIEGO

60,601 SQUARE FEET AVAILABLE FOR LEASE





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.





SOUGHT AFTER INDUSTRIAL LOCATION WITH YARD

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

EXCLUSIVE FENCED YARD

CUDAHYPLACE

SUITE 300

SUITES 100 & 200 LEASED

RMAN

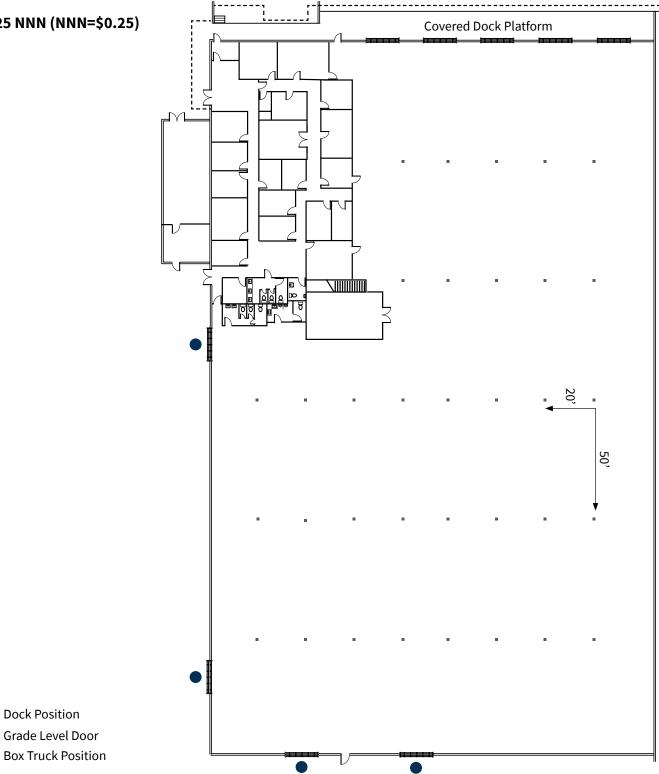
GRANT STREET



LBALogistics

SUITE 300

\$1.25 NNN (NNN=\$0.25)



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

5

ESCONDIDO



15 mi

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

KEARNY MESA

8

5 mi 805

:53

10 mi







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

Andy Irwin Vice President +1 858 410 6376 andy.irwin@am.jll.com RE license No. 01302674 Joe Anderson Executive Vice President +1 858 410 6360 joe.anderson@am.jll.com RE license No. 01509782

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

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021.Jones Lang LaSalle Brokerage, Inc. All rights reserved.

LBALogistics 🗳 📔 🌘 J