

FOR LEASE

COMMERCIAL, INDUSTRIAL AND FLEX SPACE



PROPERTY HIGHLIGHTS

LOCATION OVERVIEW

SUITE AVAILABILITIES

CONTACT INFORMATION

**FAIRMOUNT
& TWAIN**

EAST MISSION VALLEY | SAN DIEGO, CA



FOR LEASE

COMMERCIAL, INDUSTRIAL AND FLEX SPACE



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& TWAIN**

PROPERTY HIGHLIGHTS

- Available Suites Ranging in Size 900 SF to 5,000 SF
- Walking Distance to Grantville Trolley Station, Home Depot, various restaurants
- Flexible Zoning (CC3-6 & IL3-1) accommodates wide range of uses including light industrial, office, retail, commercial and automotive repair and service
- High warehouse ceilings, multiple roll-up doors, ample utilities and gated lots all available
- Currently Serviced by AT&T and Cox
- Call to inquire about your intended use



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LOCATION OVERVIEW

Flexible Zoning Uses

Retail:

Furniture, Food & Beverage, Apparel, Financial Sales, Tools/Equipment

Commercial Services:

Eating & Drinking Establishments, Breweries, Apparel, Fitness, Assembly & Entertainment, Contractor Services

Offices:

Business & Professional, Medical, Dental, Health Practitioners, Real Estate Offices, Professional Services

Wholesale, Distribution, & Storage:

Warehouse, Distribution, long/short term storage

Industrial:

Light Manufacturing

EAST MISSION VALLEY | SAN DIEGO, CA

FOR LEASE

5975 Fairmount Ave



SUITE

5975 Fairmount Ave

APPROX. SQUARE FEET

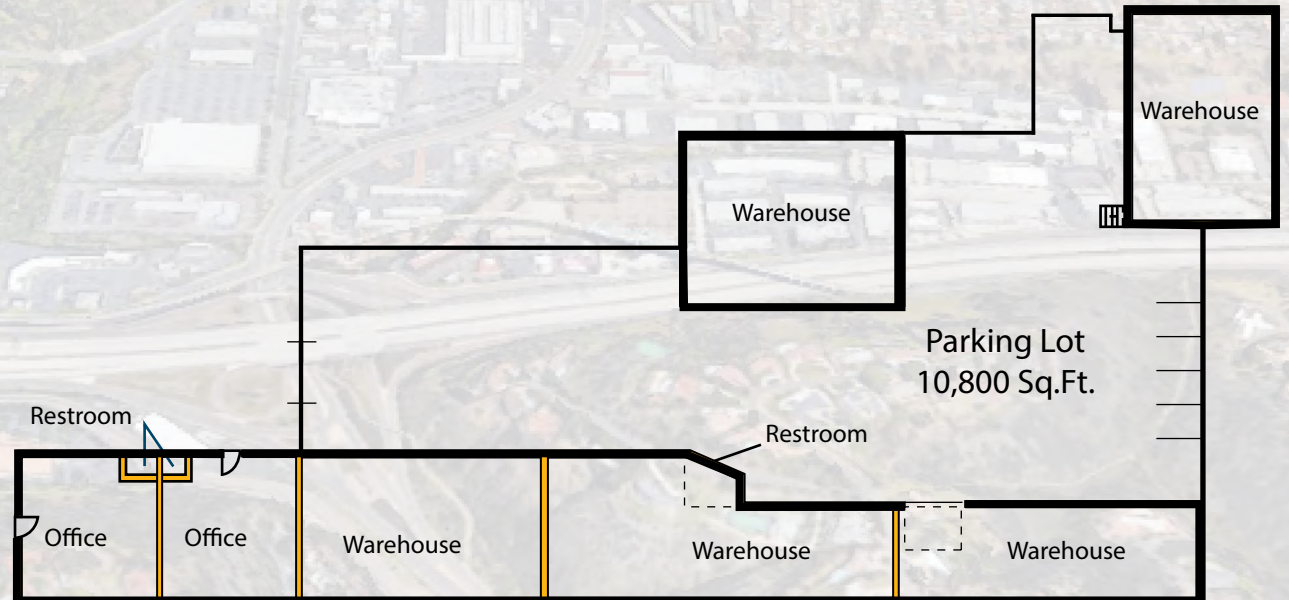
10,400 SF + 10,800 SF Parking Lot

LEASE TYPE

Gross

FEATURES

- Long commercial/industrial building with individual bays and roll-up doors. One warehouse has dock high access and large sliding roll-up door.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE

5981 Fairmount Ave



SUITE

5981 Fairmount Ave

APPROX. SQUARE FEET

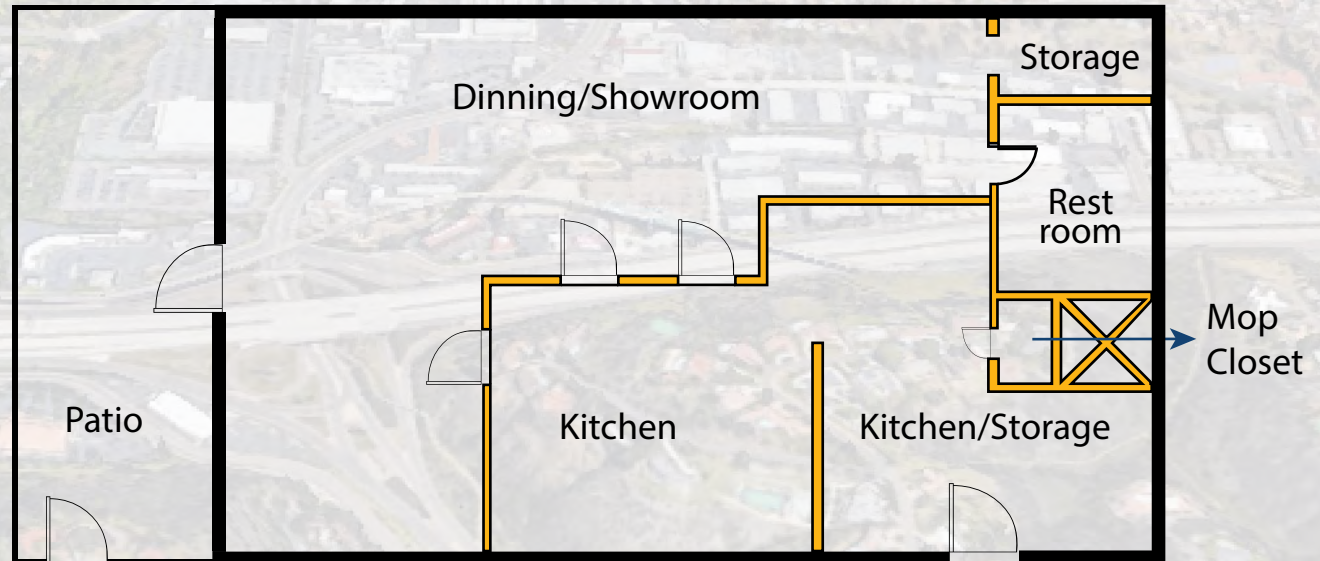
970 SF + 385 SF Patio

LEASE TYPE

Gross

FEATURES

- Permitted commissary kitchen with street front signage, fenced patio area, grease trap and limited customer parking,



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE

5983 Fairmount Ave



SUITE

5983 Fairmount Ave

APPROX. SQUARE FEET

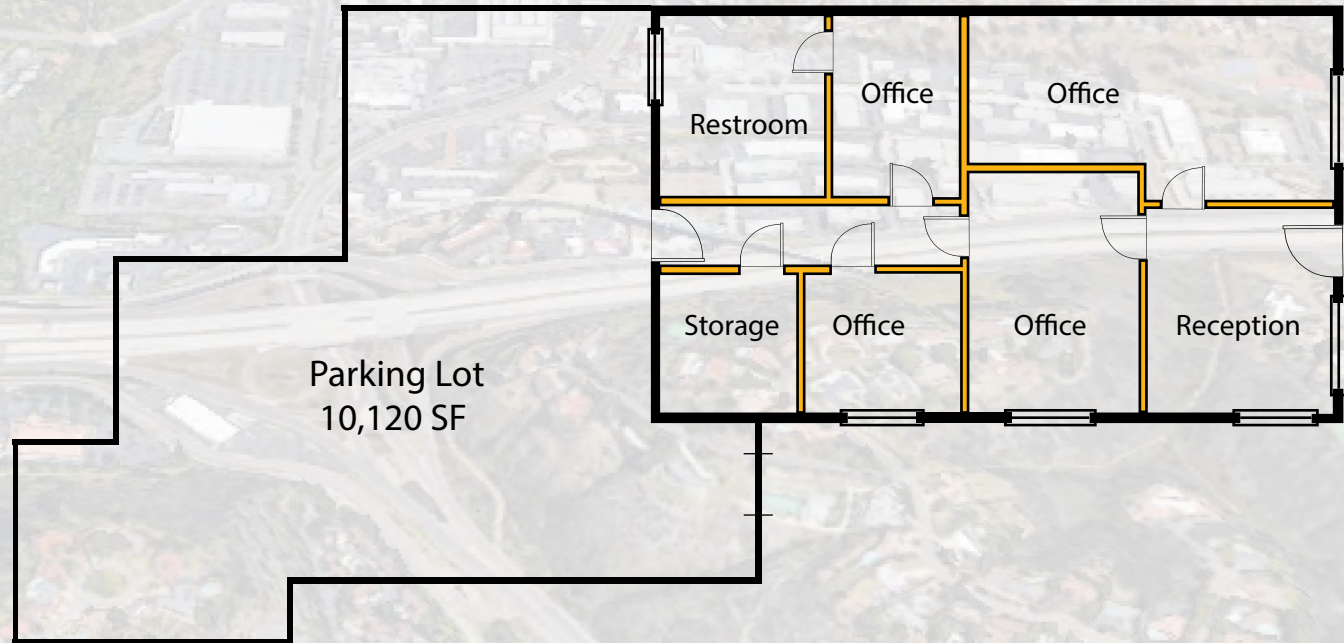
940 SF + Parking lot 10,120 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex office building with 5 private offices, large paved gated lot, exterior lighting, and street signage/frontage.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE

6029 A Fairmount Ave



SUITE

6029 A Fairmount Ave

APPROX. SQUARE FEET

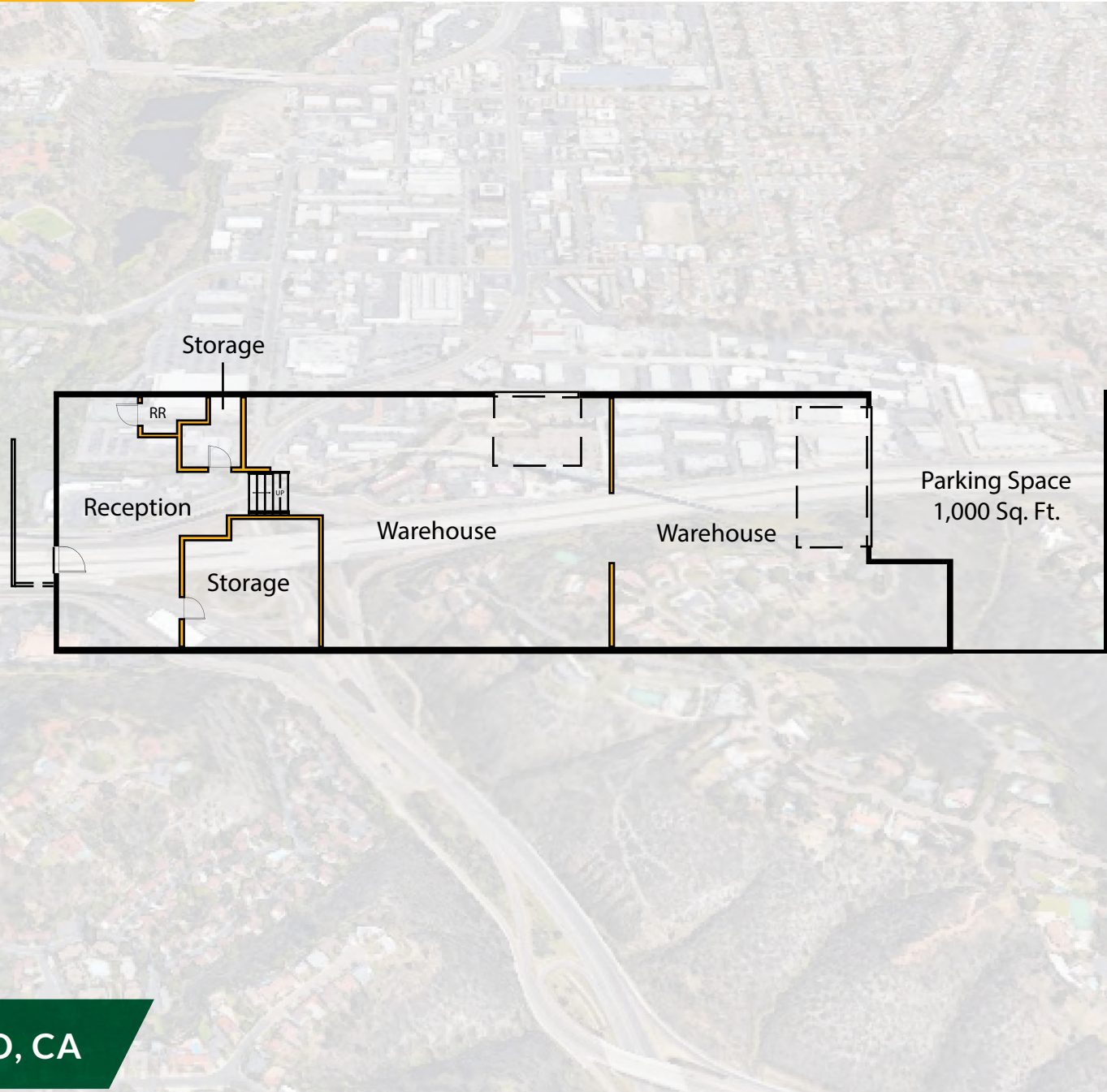
2,800 SF + Parking lot 1,000 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex warehouse with dual roll-up doors, front office showroom, bathroom, rear parking, high ceilings and street signage/frontage.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE



6029 B Fairmount Ave

SUITE

6029 B Fairmount Ave

APPROX. SQUARE FEET

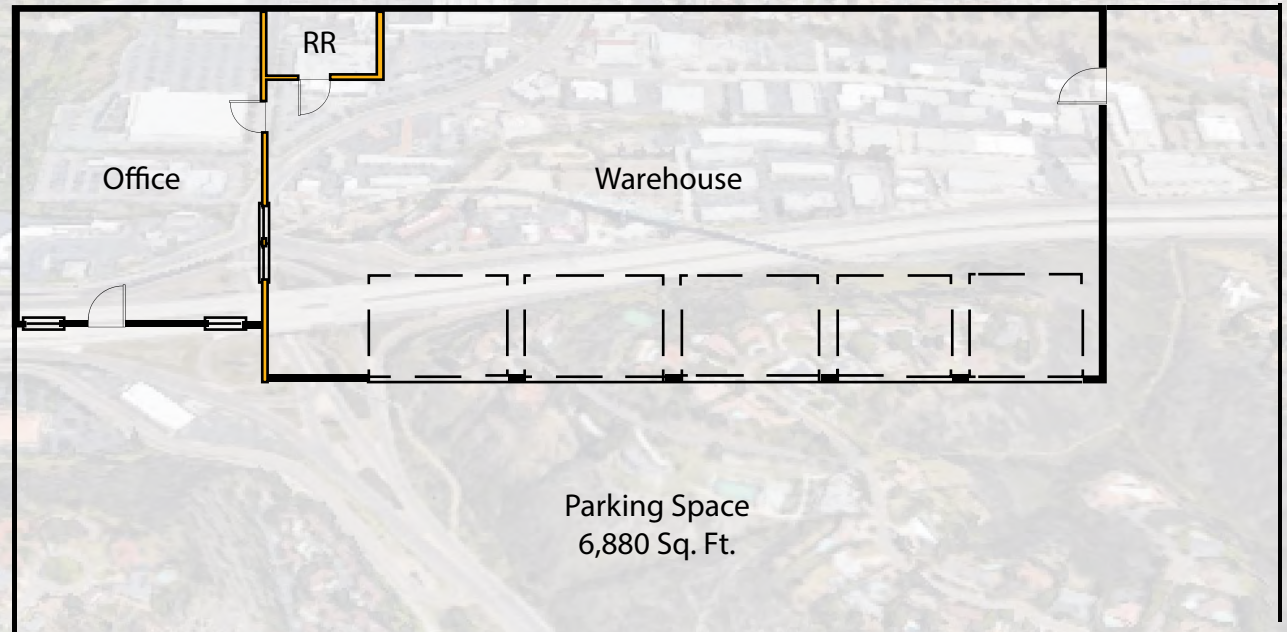
2,280 SF + 6,880 SF Parking

LEASE TYPE

Gross

FEATURES

- Commercial/Industrial warehouse with 5 roll-up doors, connected private office and parking area.



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE

6029 C Fairmount Ave



SUITE

6029 C Fairmount Ave

APPROX. SQUARE FEET

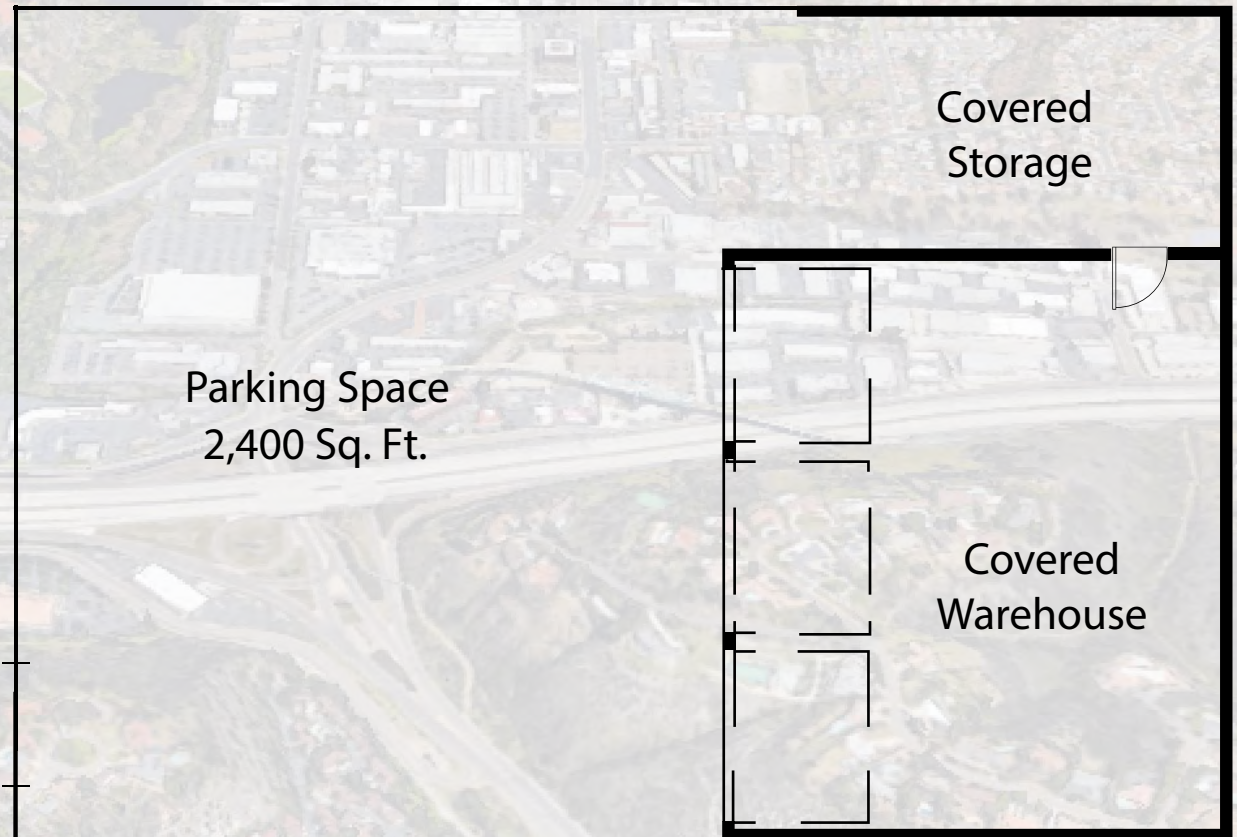
1,320 SF + Parking lot 2,400 SF

LEASE TYPE

Gross

FEATURES

- Commercial building with gated parking lot, three roll up doors, limited power



FAIRMOUNT AVE | SAN DIEGO, CA

FOR LEASE

OFFICE, RETAIL & COMMERCIAL SPACES



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**FAIRMOUNT
& TWAIN**

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EAST MISSION VALLEY | SAN DIEGO, CA

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