

# FOR LEASE

COMMERCIAL, INDUSTRIAL AND FLEX SPACE



PROPERTY HIGHLIGHTS

LOCATION OVERVIEW

SUITE AVAILABILITIES

CONTACT INFORMATION

**FAIRMOUNT  
& TWAIN**

**EAST MISSION VALLEY | SAN DIEGO, CA**





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## 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

4325 Twain Ave



## SUITE

4325 Twain Ave

## APPROX. SQUARE FEET

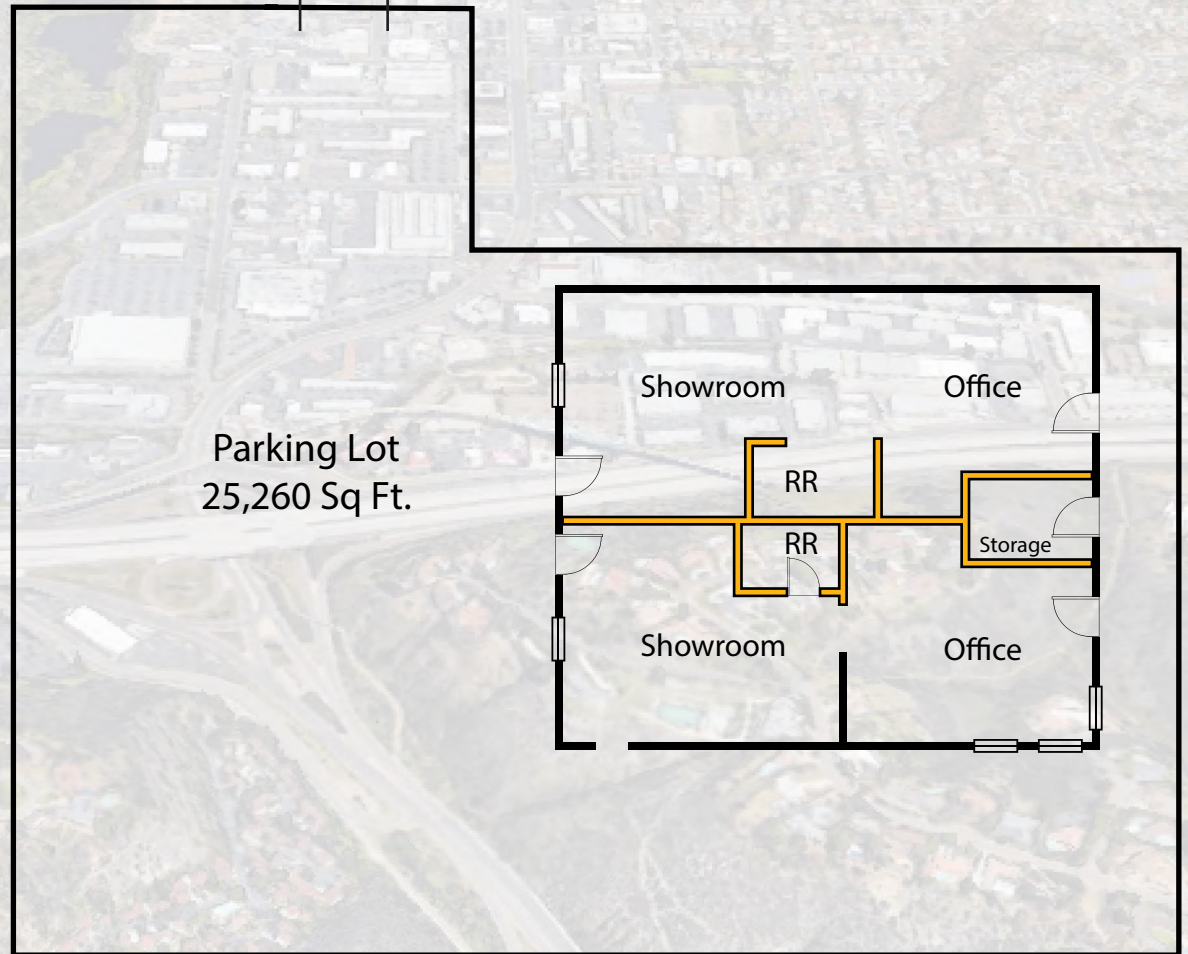
1,400 SF Building + 25,260 SF Parking Lot

## LEASE TYPE

Gross

## FEATURES

- 1/2 acre secured gated lot, 1400 SF single story office building with kitchen, street frontage/signage.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4341 Twain Ave



## SUITE

4341 Twain Ave

## APPROX. SQUARE FEET

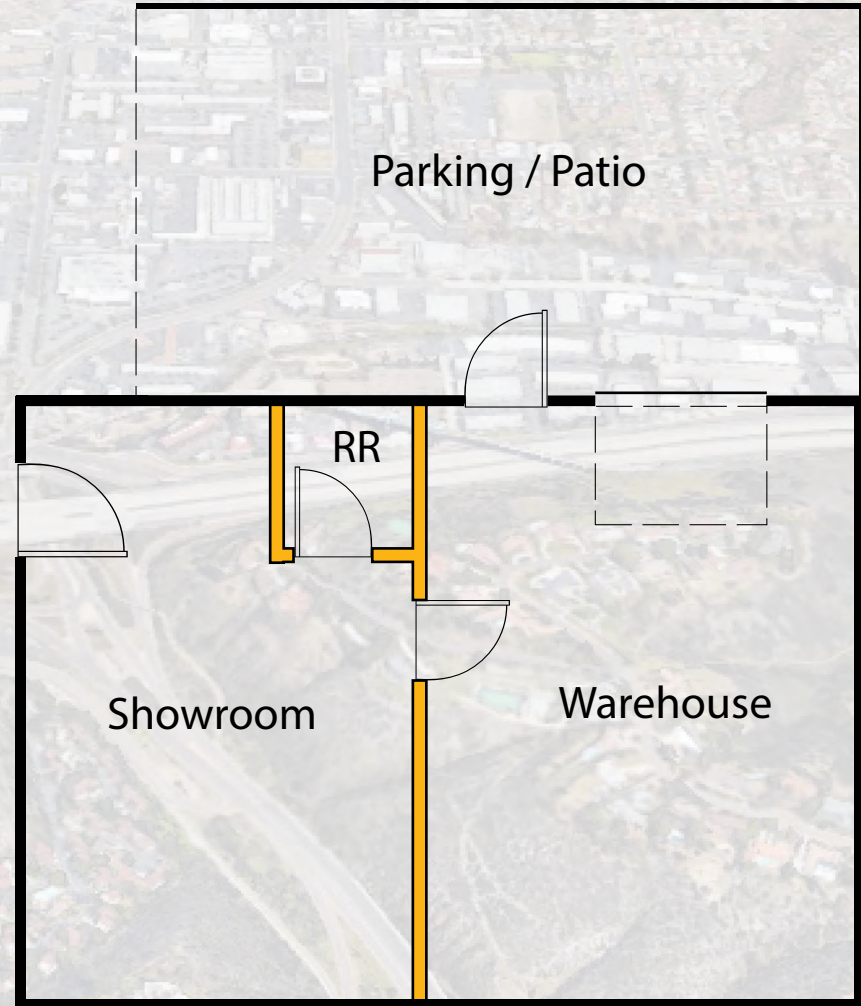
1,700 SF + 800 SF Patio

## LEASE TYPE

Gross

## FEATURES

- Retail/Flex space with tiled offices, ADA bathroom, street frontage, covered parkway/exterior patio, warehouse space with garage doors. Can be combined with 4343 #B for two additional warehouses with individual roll up door.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE



4343 #A Twain Ave

## SUITE

4343 #A Twain Ave

## APPROX. SQUARE FEET

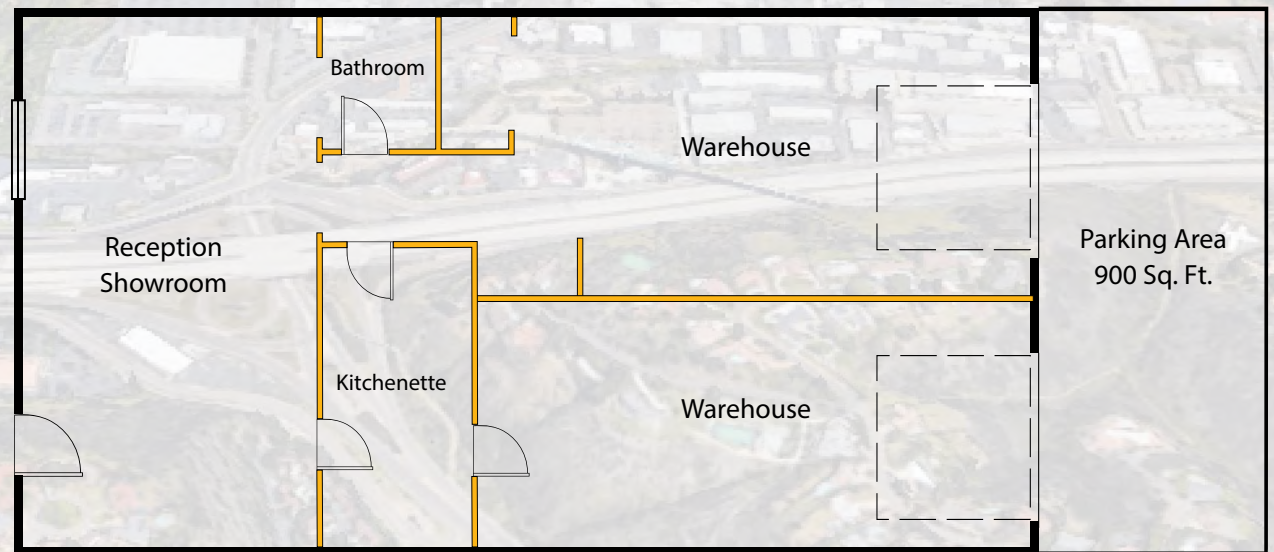
1,360 SF

## LEASE TYPE

Gross

## FEATURES

- Street Frontage office/retail space with kitchenette, two warehouses with separate roll up doors, private rear parking and gated lot



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4343 #B Twain Ave



## SUITE

4343 #B Twain Ave

## APPROX. SQUARE FEET

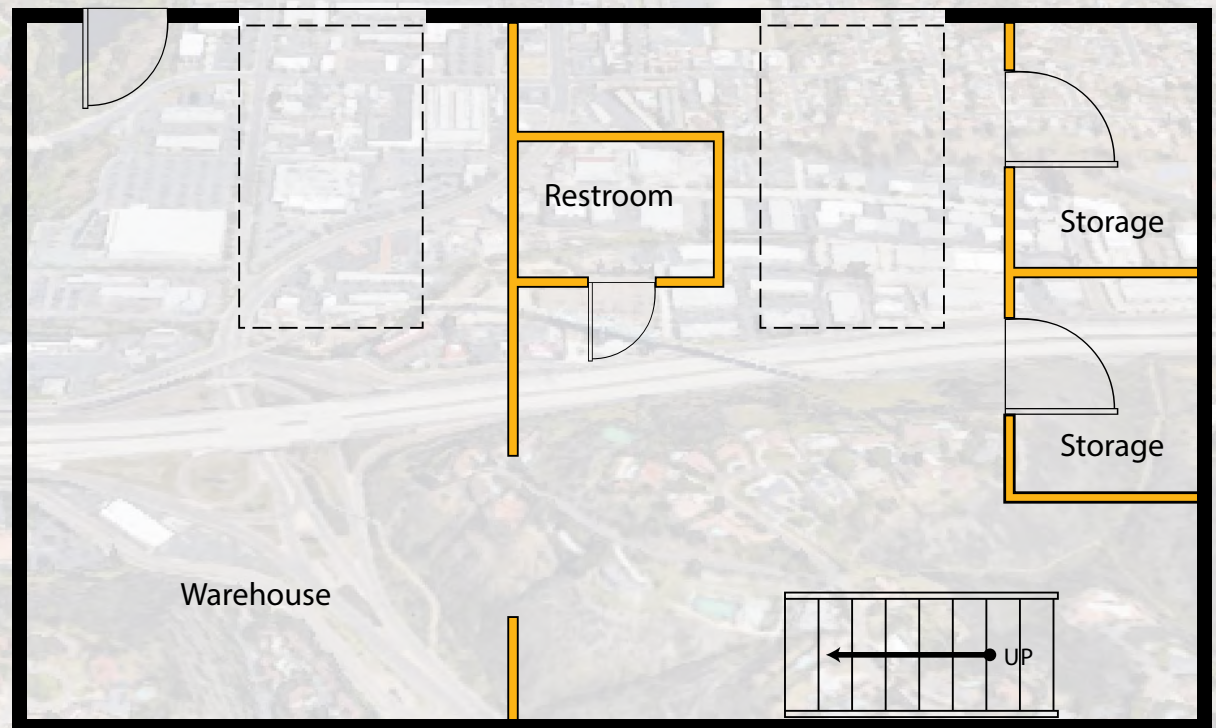
1,400 SF

## LEASE TYPE

Gross

## FEATURES

- Two roll up doors with storage/small office space. It can be combined with 4341 Twain for additional warehouse & office space pending availability.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4345 #A Twain Ave



## SUITE

4345 #A Twain Ave

## APPROX. SQUARE FEET

1,520 SF + 370 SF Outdoor Storage

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex warehouse with private office, dual roll-up doors, common area bath, bonus outside storage area and high ceilings.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4345 #B Twain Ave



## SUITE

4345 #B Twain Ave

## APPROX. SQUARE FEET

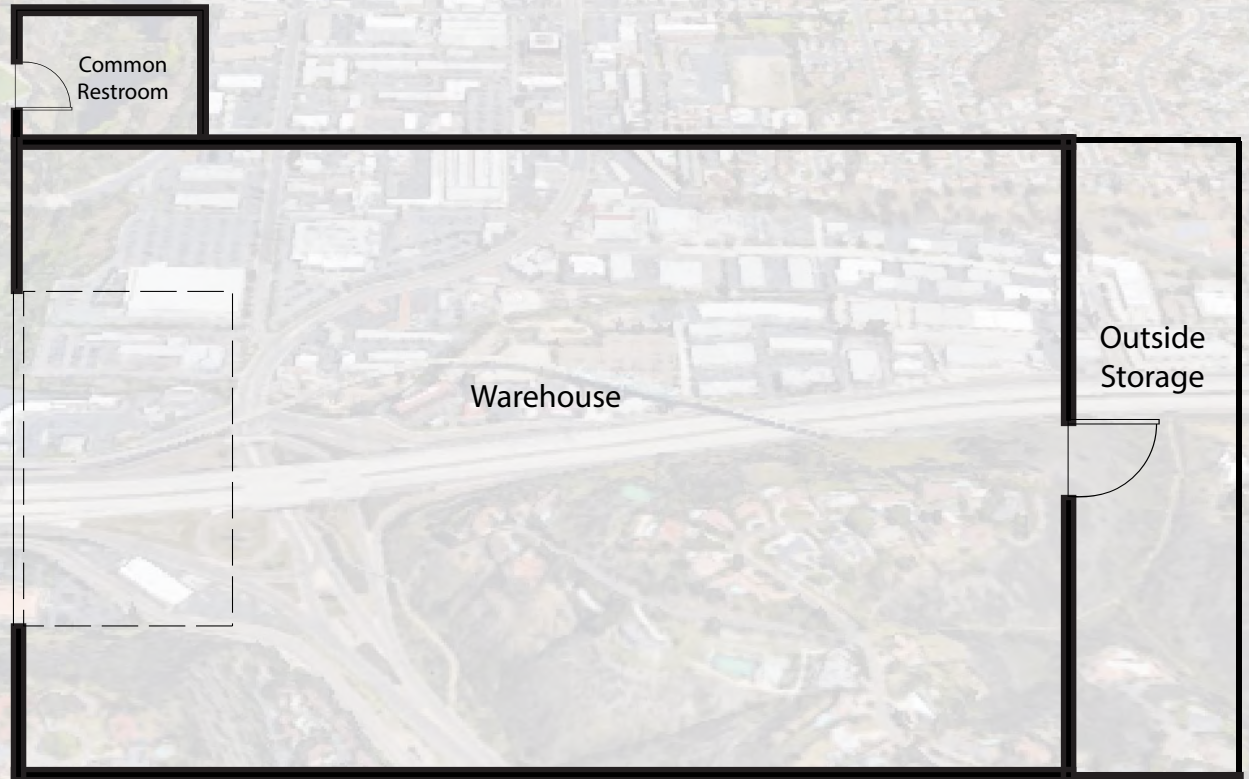
1,000 SF + 370 SF Outdoor Storage

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex warehouse with one large roll up door, bonus outside storage, and high ceilings.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4345 #C Twain Ave



## SUITE

4345 #C Twain Ave

## APPROX. SQUARE FEET

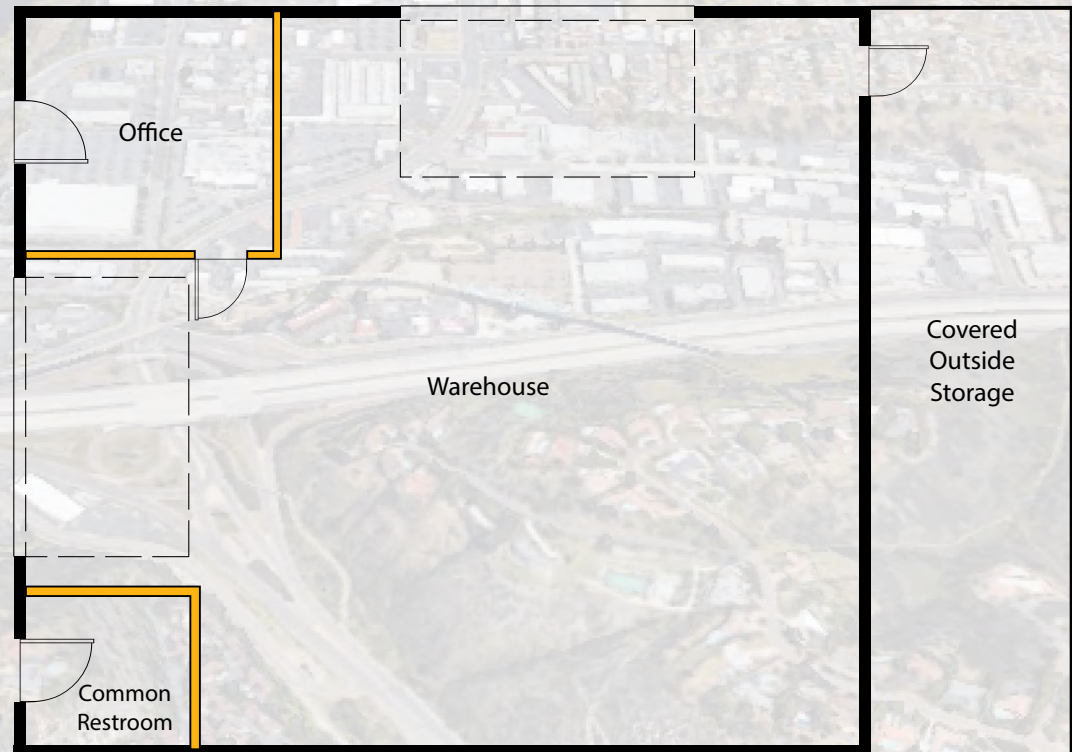
1,520 SF + 370 SF covered storage

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex warehouse with dual roll-up doors, private office, 200 amp power, high ceilings and bonus outside storage.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4345 #D Twain Ave



## SUITE

4345 #D Twain Ave

## APPROX. SQUARE FEET

Office Sq Ft: 650

Warehouse Sq Ft: 1,350

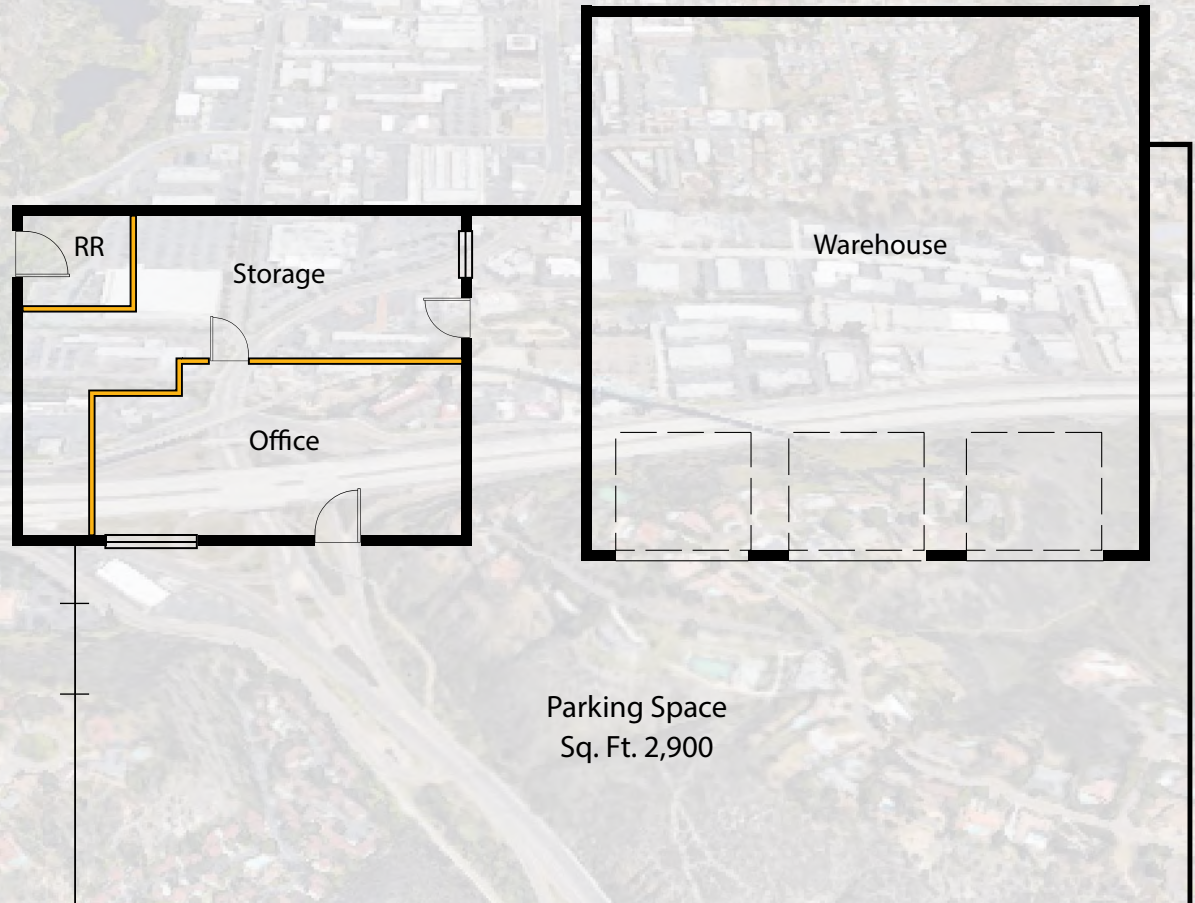
Parking Lot Sq Ft. : 2,900

## LEASE TYPE

Gross

## FEATURES

- Free standing private office building inside gated lot, with large separated warehouse. Warehouse includes three roll-up doors, high ceilings, ample power and parking.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4345 #E Twain Ave



## SUITE

4345 #E Twain Ave

## APPROX. SQUARE FEET

Office SQ ft: 300

Warehouse Sq ft: 780

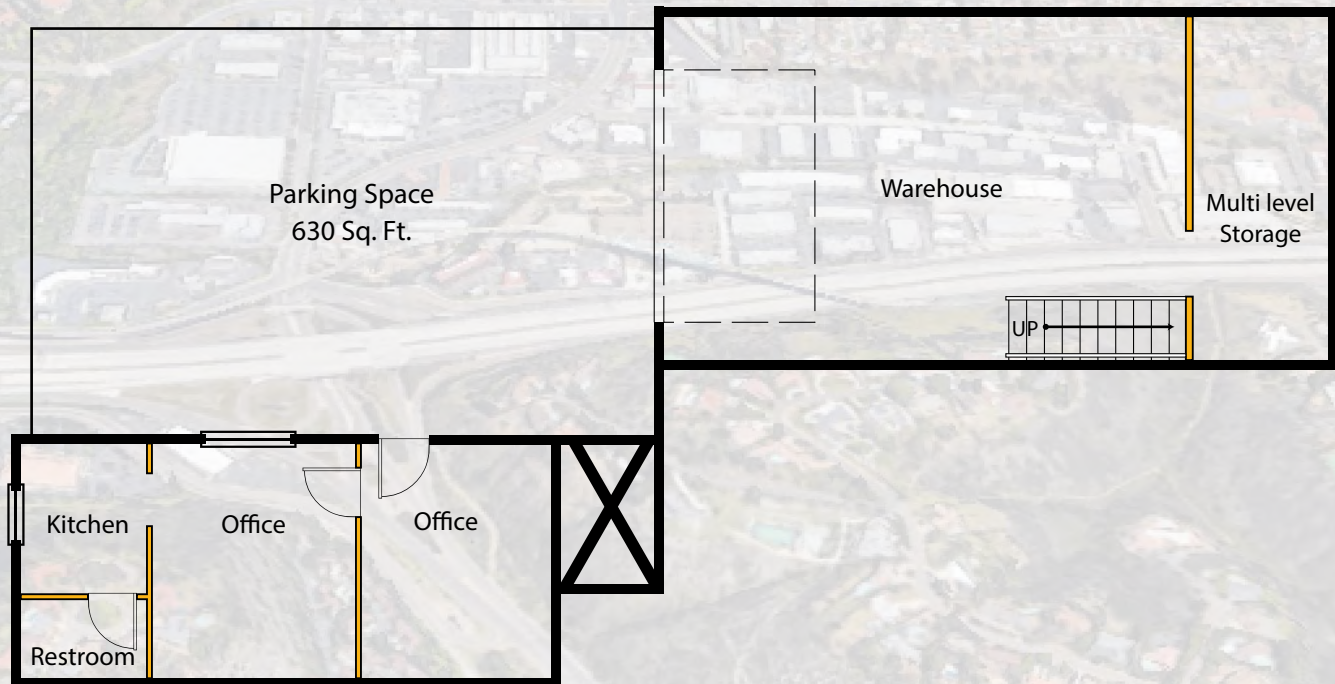
Parking Sq Ft : 630

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex warehouse with multi level storage, personal parking area with free standing disconnected office. Office includes small kitchen and bathroom.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4345 #F Twain Ave



## SUITE

4345 #F Twain Ave

## APPROX. SQUARE FEET

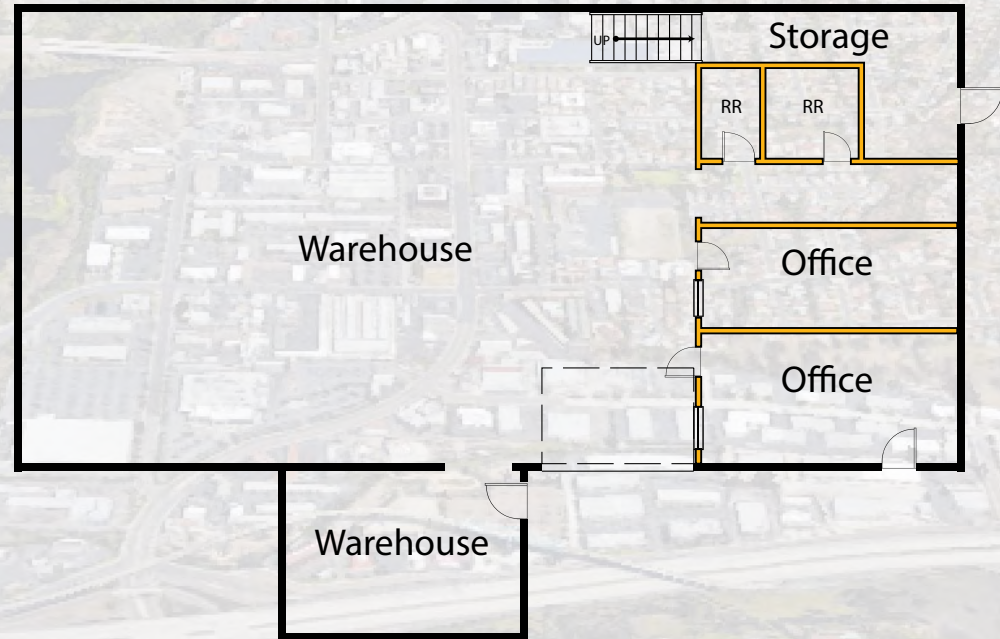
3,620 SF

## LEASE TYPE

Gross

## FEATURES

- Large commercial/flex warehouse with five total offices, multiple storage rooms, bathroom, mezzanine storage, ample power and high ceilings. Private parking/outdoor area also available.



Second Floor



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE



4345 #G Twain Ave

## SUITE

4345 #G Twain Ave

## APPROX. SQUARE FEET

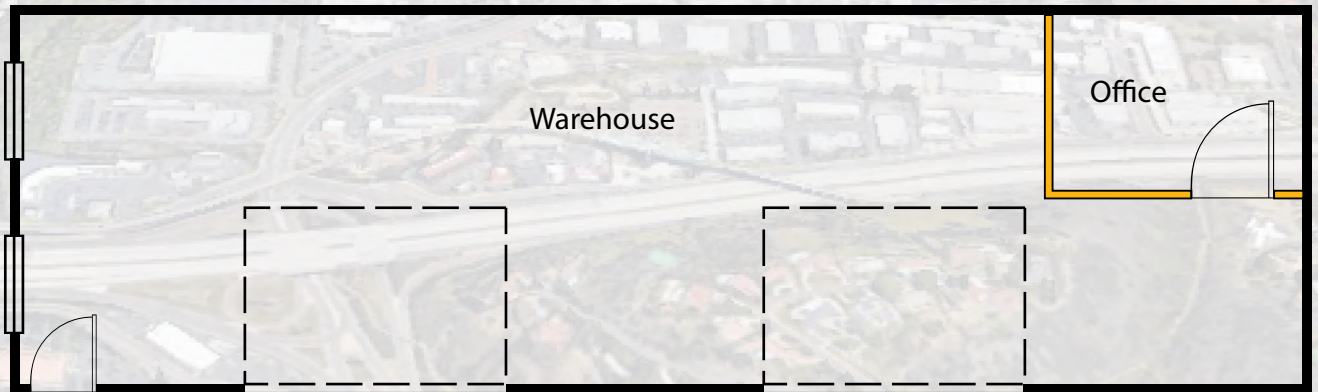
1,100 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex warehouse with two roll up doors, available parking, and small office.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

4347 Twain Ave



## SUITE

4347 Twain Ave

## APPROX. SQUARE FEET

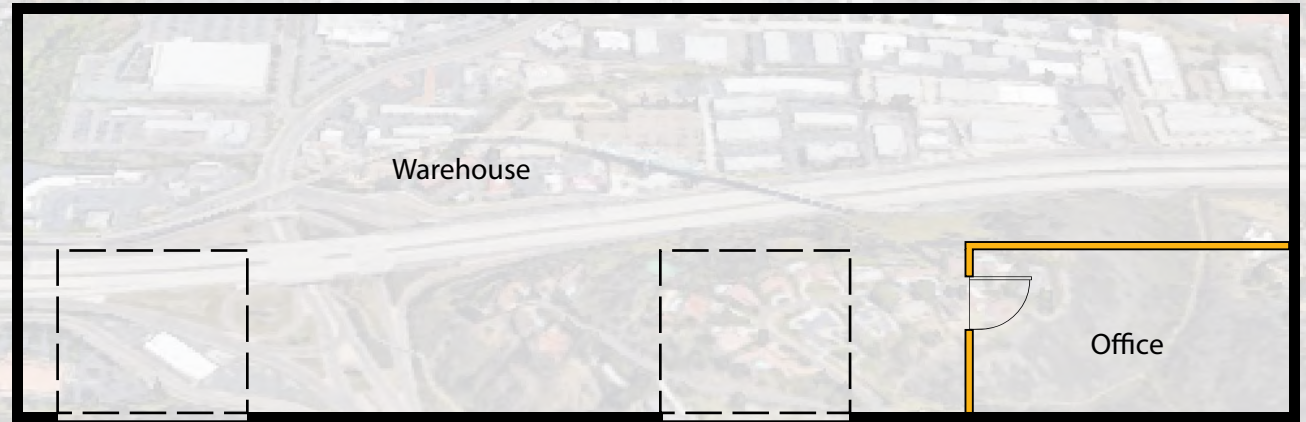
1,170 SF

## LEASE TYPE

Gross

## FEATURES

- Secluded commercial/flex warehouse with two roll up doors, small office with wood floors, ample power and common bathroom.



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# FOR LEASE



4349 #A Twain Ave

## SUITE

4349 #A Twain Ave

## APPROX. SQUARE FEET

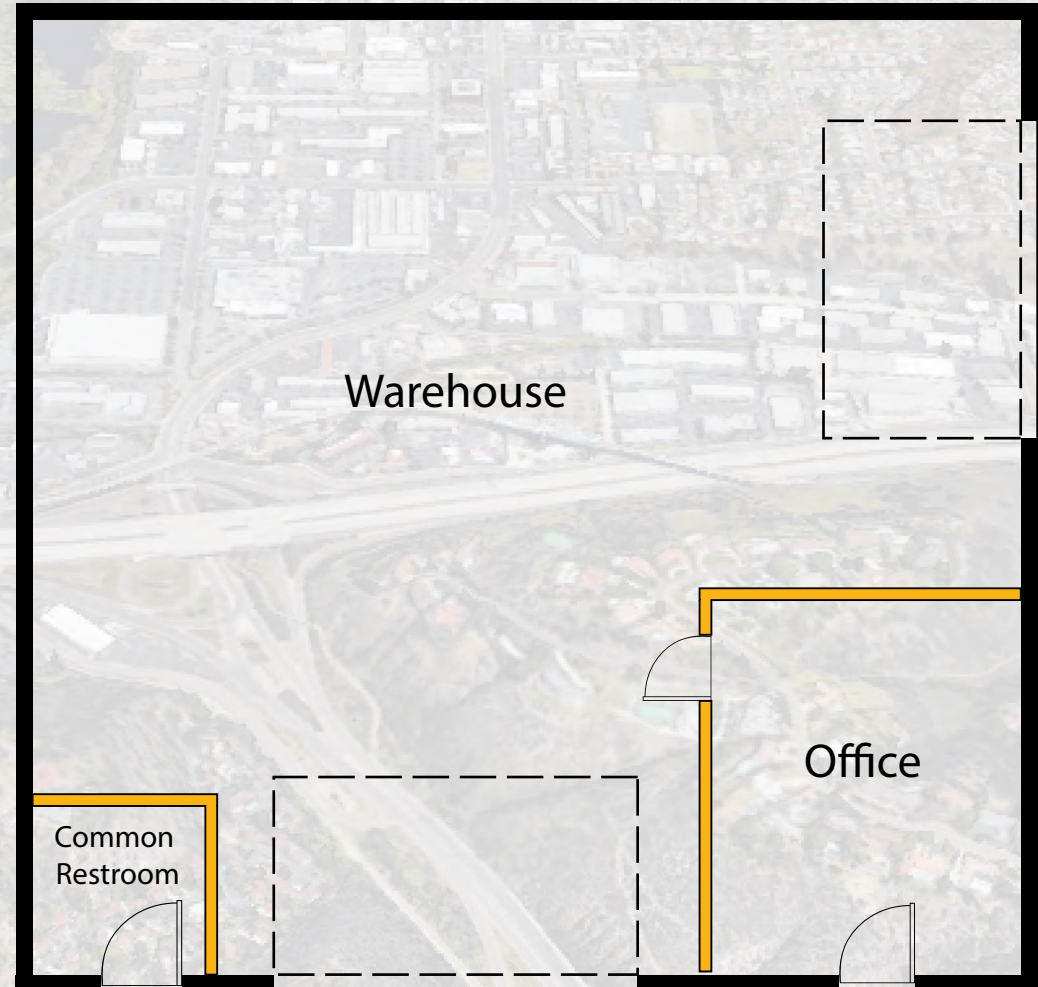
1,590 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex warehouse with two roll up doors, private office, high ceilings, ample power, with parking available on the west side of warehouse.



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# FOR LEASE



4349 #B Twain Ave

## SUITE

4349 #B Twain Ave

## APPROX. SQUARE FEET

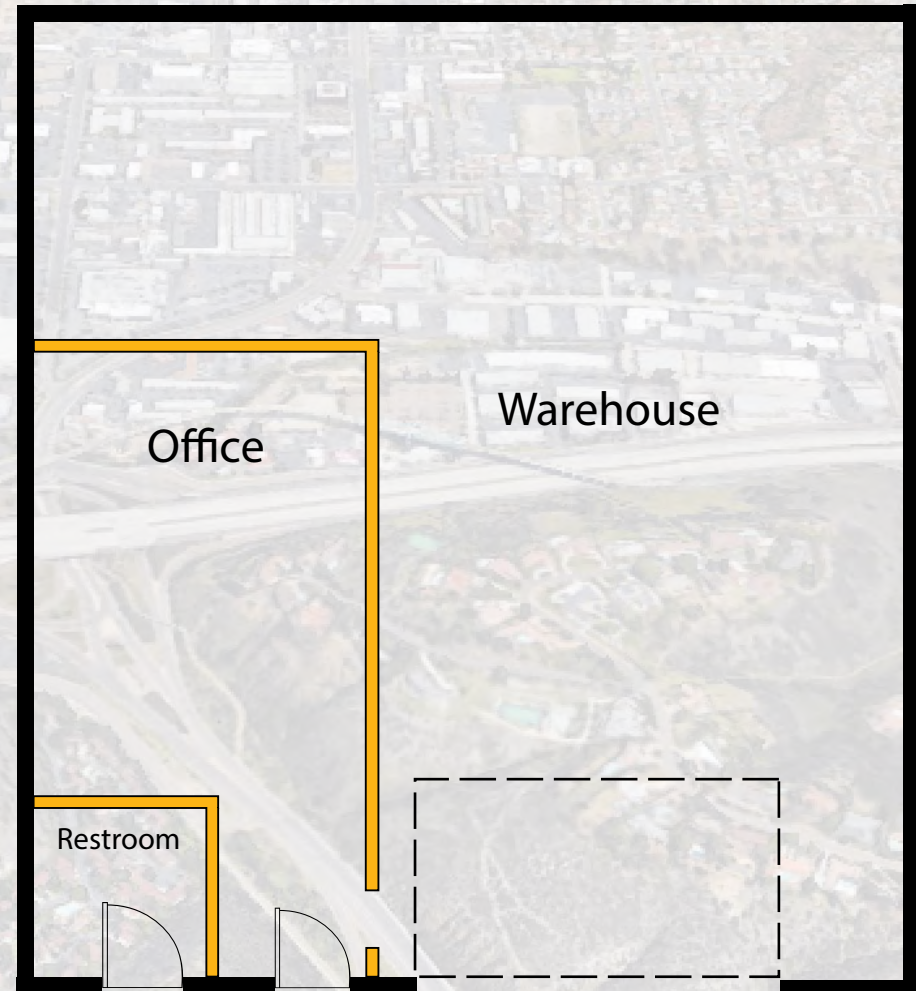
1,300 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex warehouse with private office, one large roll-up door, high ceilings and ample power.



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# FOR LEASE

4349 #C Twain Ave



## SUITE

4349 #C Twain Ave

## APPROX. SQUARE FEET

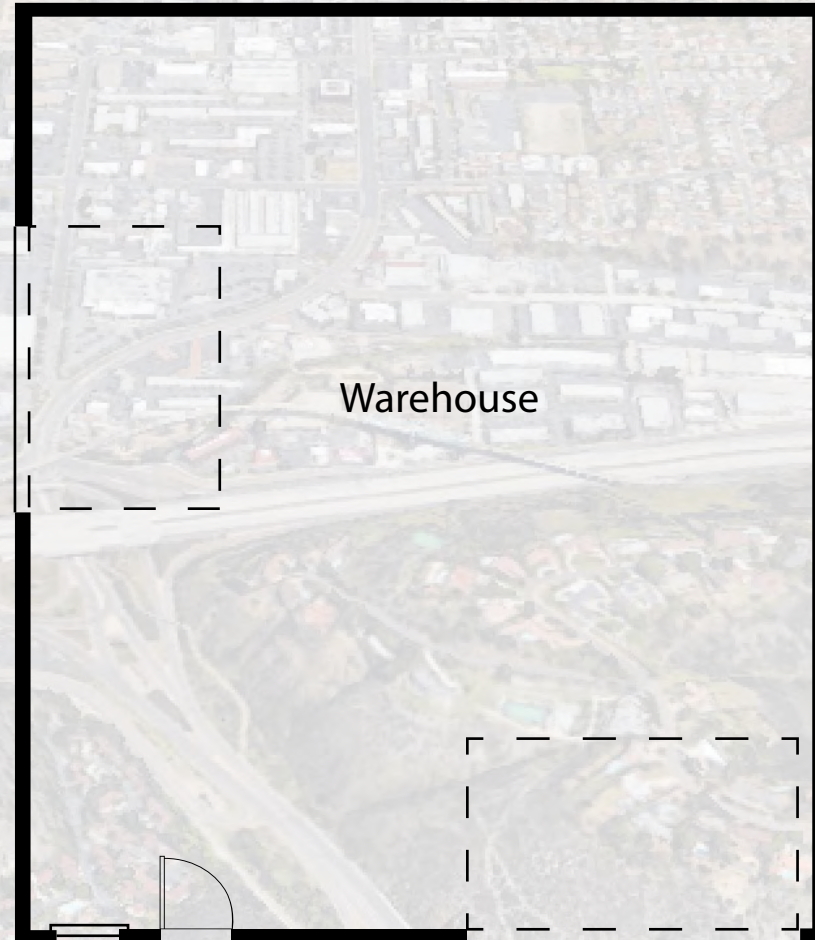
1,330 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex warehouse with two large roll-up door, high ceilings and ample power. Parking available.



TWAIN AVE | SAN DIEGO, CA



# FOR LEASE

OFFICE, RETAIL & COMMERCIAL SPACES



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& TWAIN**

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**EAST MISSION VALLEY | SAN DIEGO, CA**

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