

FOR LEASE

OFFICE, RETAIL, & COMMERCIAL SPACES



PROPERTY HIGHLIGHTS

LOCATION OVERVIEW

SUITE AVAILABILITIES

CONTACT INFORMATION

**GRANTVILLE STATION
BUSINESS PARK**

MISSION GORGE RD | SAN DIEGO, CA



FOR LEASE

OFFICE, RETAIL, & COMMERCIAL SPACES



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**GRANTVILLE STATION
BUSINESS PARK**

PROPERTY HIGHLIGHTS

- ▣ Available Suites Ranging in Size 600 SF to 4,380 SF
- ▣ High warehouse ceilings with ample utilities
- ▣ Walking Distance to Grantville Trolley Station, Home Depot, various restaurants
- ▣ Marque light-up sign located on BUSY Mission Gorge Road - 40,000 Cars per day
- ▣ Flexible Zoning to accommodate light industrial, Office, Retail, Commercial Services, and many more
- ▣ Currently Serviced by AT&T and Cox
- ▣ Call to inquire about your intended use



MISSION GORGE RD | SAN DIEGO, CA

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**GRANTVILLE STATION
BUSINESS PARK**



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

MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5835 MISSION GORGE RD #A



SUITE

5835 Mission Gorge Rd #A

APPROX. SQUARE FEET

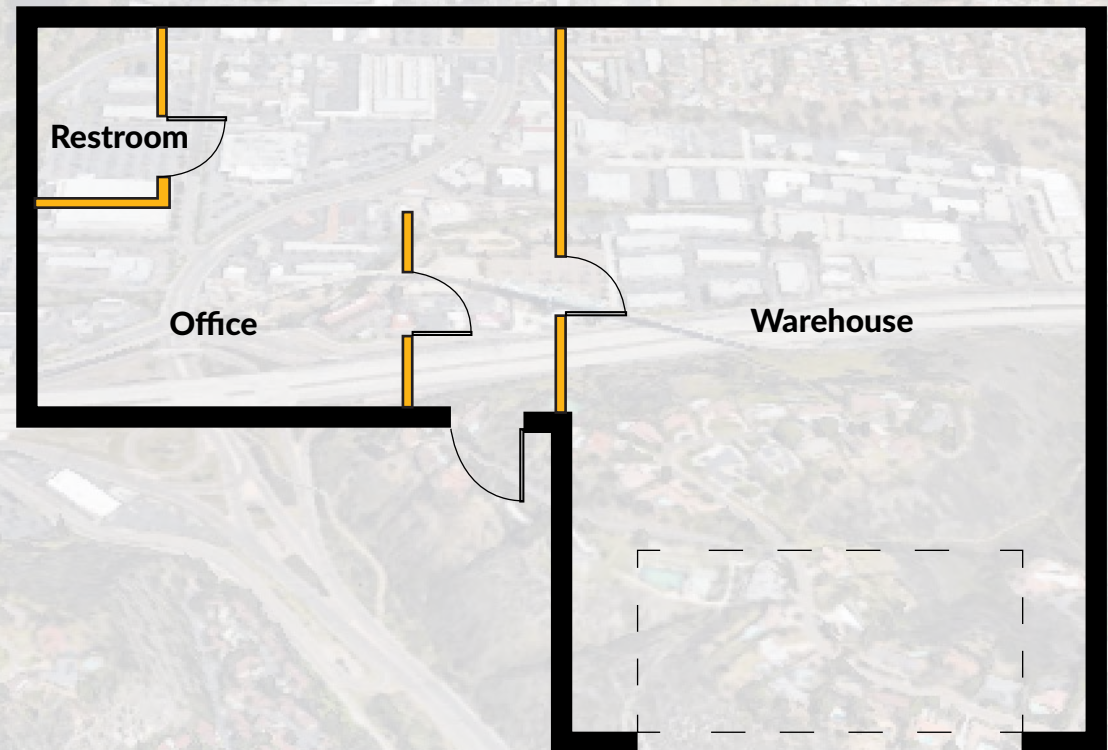
1,115 SF

LEASE TYPE

Gross

FEATURES

- Commercial/Flex space with private office/lobby, one restroom, large open warehouse and roll-up door



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5835 MISSION GORGE RD #B



SUITE

5835 Mission Gorge Rd #B

APPROX. SQUARE FEET

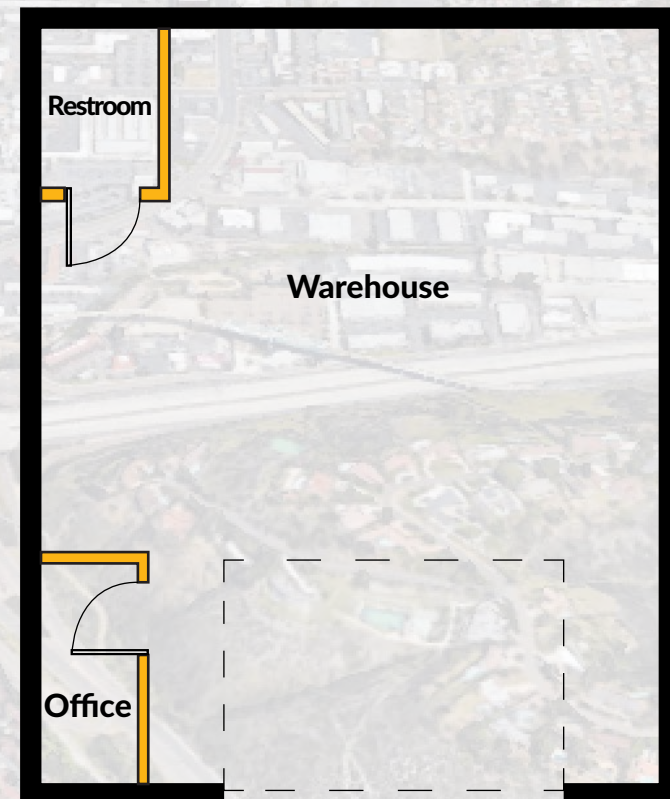
628 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse with one roll up door, small private office, one restroom and parking
- Straight shot to mission gorge, 100 Amp power



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5835 MISSION GORGE RD #C



SUITE

5835 Mission Gorge Rd #C

APPROX. SQUARE FEET

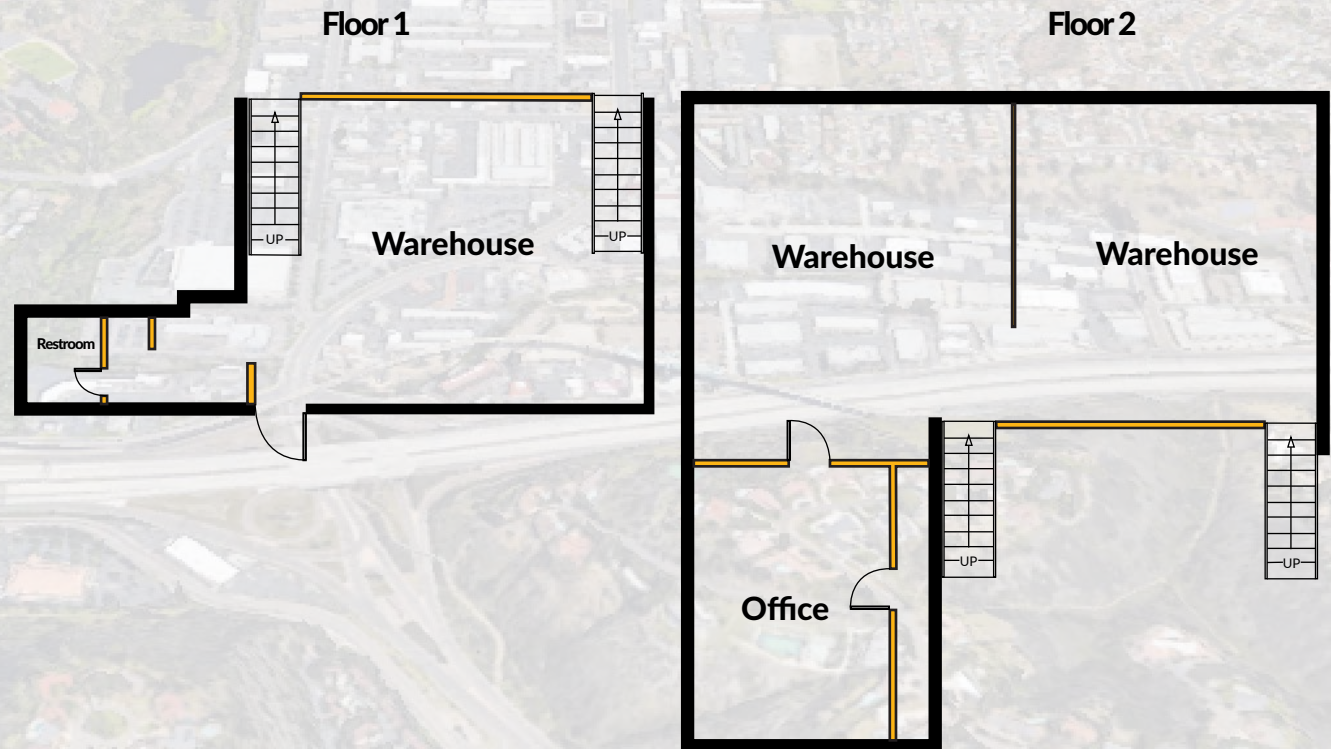
1,200 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse with one roll up door leading to open warehouse
- Additional storage area located on second level
- 100 amp power



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5835 MISSION GORGE RD #C-1



SUITE

5835 Mission Gorge Rd #C-1

APPROX. SQUARE FEET

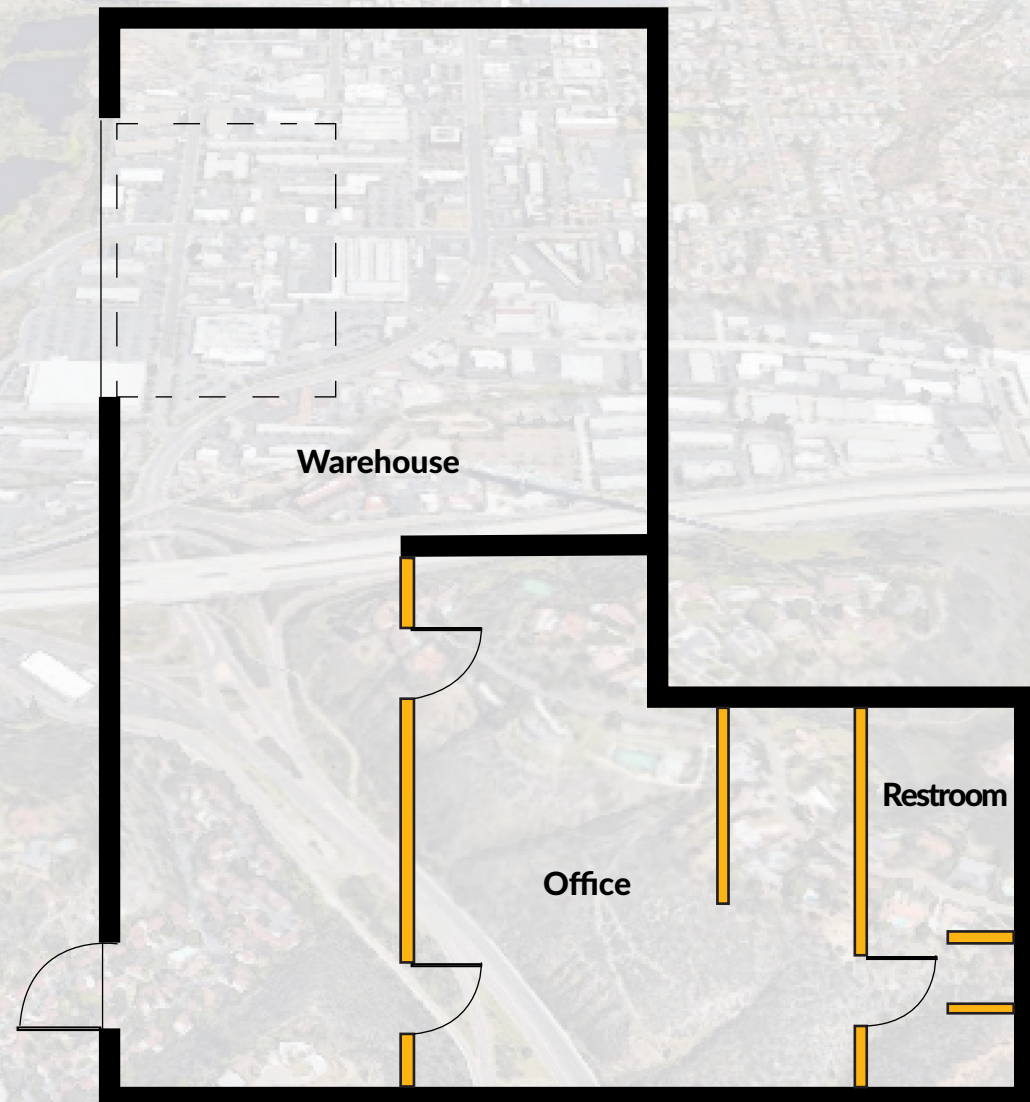
956 SF

LEASE TYPE

Gross

FEATURES

- 1 roll up
- 50 Amp, Straight shot to mission gorge and easy access, white walls and open spaces



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5837 MISSION GORGE RD #A



SUITE

5837 Mission Gorge Rd #A

APPROX. SQUARE FEET

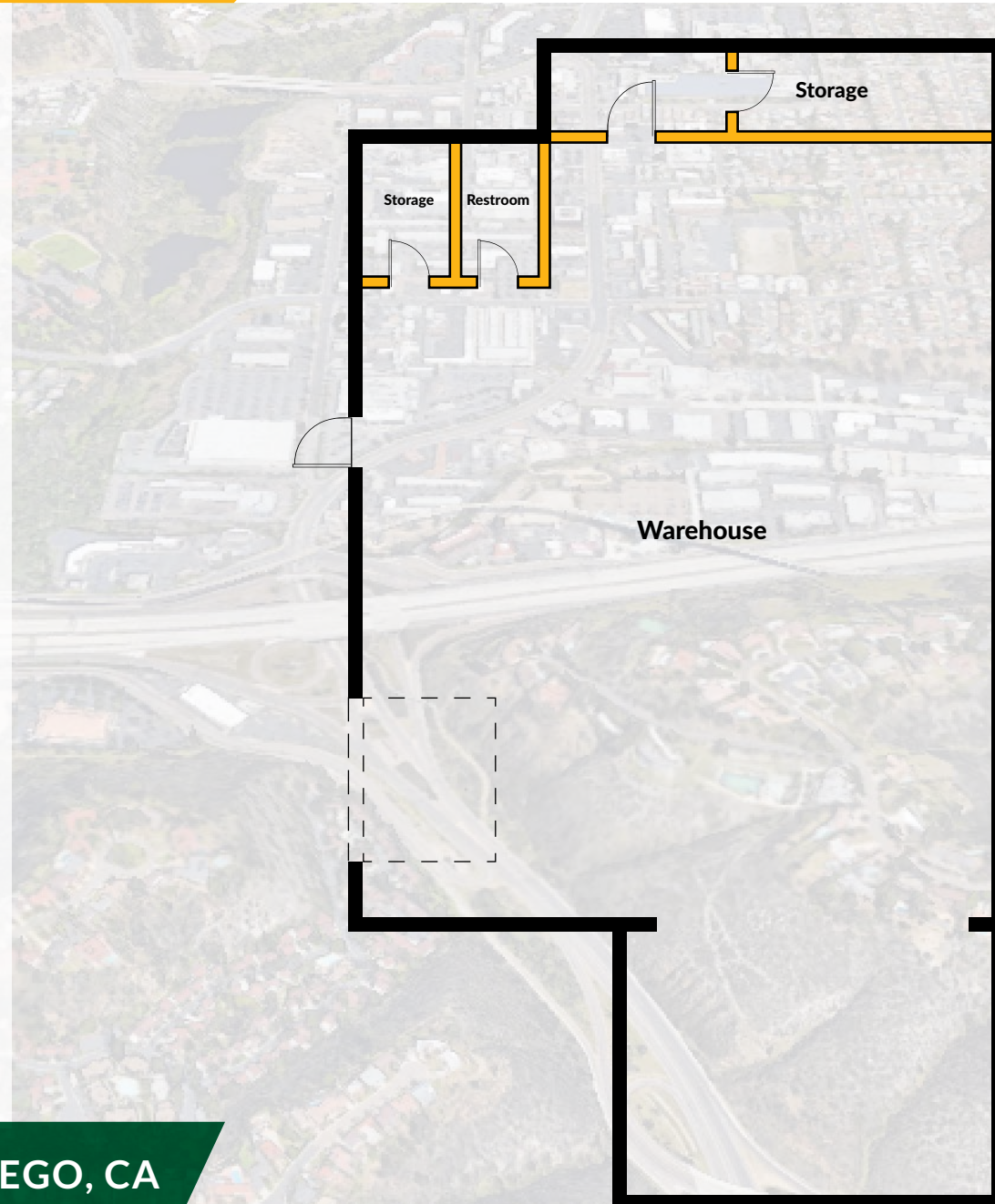
2,730 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse, one roll up door, restroom, 15 foot ceilings, 200 amp power



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5837 MISSION GORGE RD #B



SUITE

5837 Mission Gorge Rd #B

APPROX. SQUARE FEET

1,380 SF

LEASE TYPE

Gross

FEATURES

- Commercial/Flex space with private office/lobby, one restroom, large open warehouse and roll-up door, 100 amps



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5837 MISSION GORGE RD #C



SUITE

5837 Mission Gorge Rd #C

APPROX. SQUARE FEET

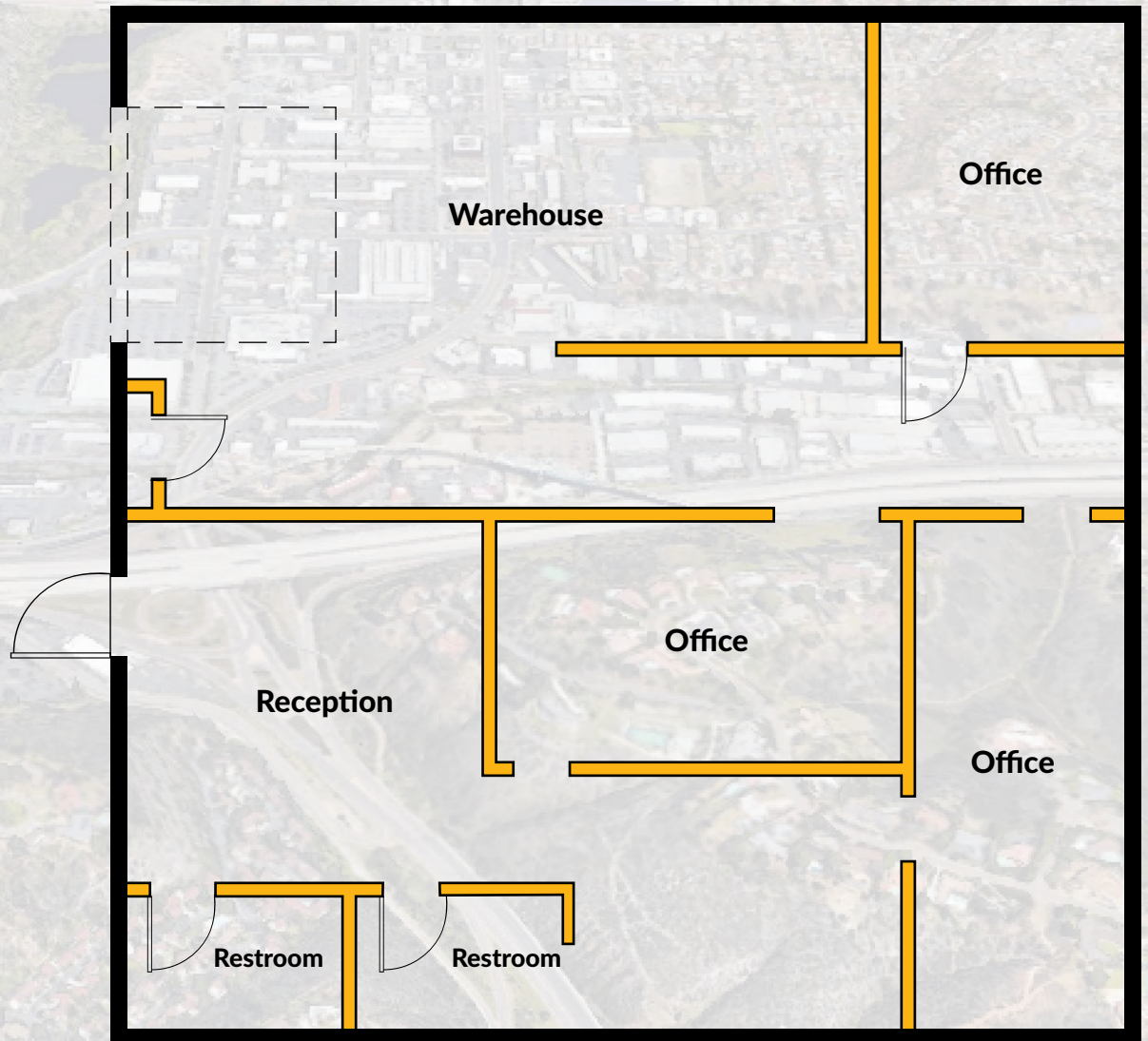
1,521 SF

LEASE TYPE

Gross

FEATURES

- Commercial/Flex space with lobby, two private offices, HVAC, two restrooms with shower, open warehouse and roll up door



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5837 MISSION GORGE RD #D



SUITE

5837 Mission Gorge Rd #D

APPROX. SQUARE FEET

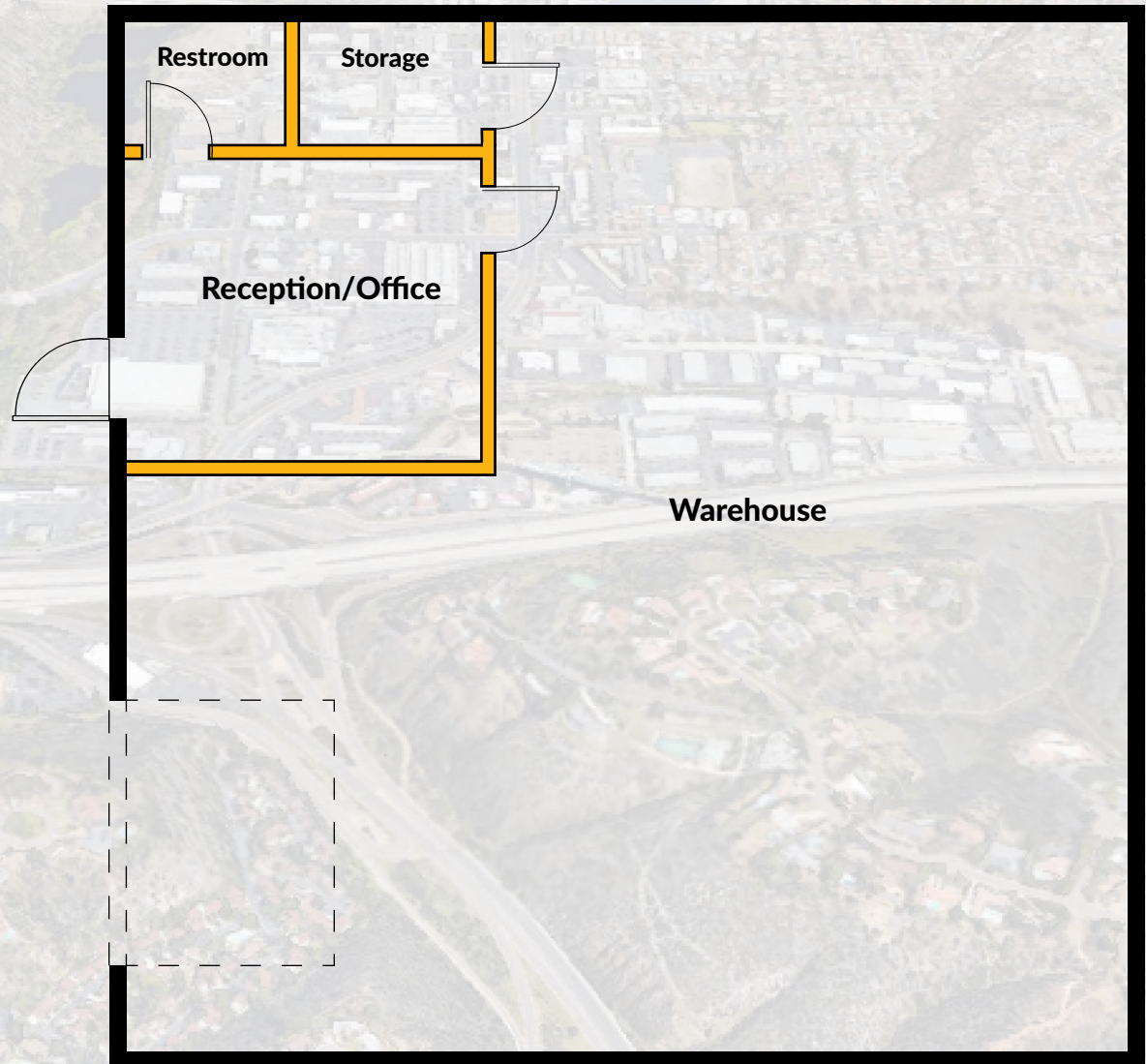
1,560 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse with private office, open warehouse, 15 foot high ceilings, one roll up door
- 100 amps



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5837 MISSION GORGE RD #E



SUITE

5837 Mission Gorge Rd #E

APPROX. SQUARE FEET

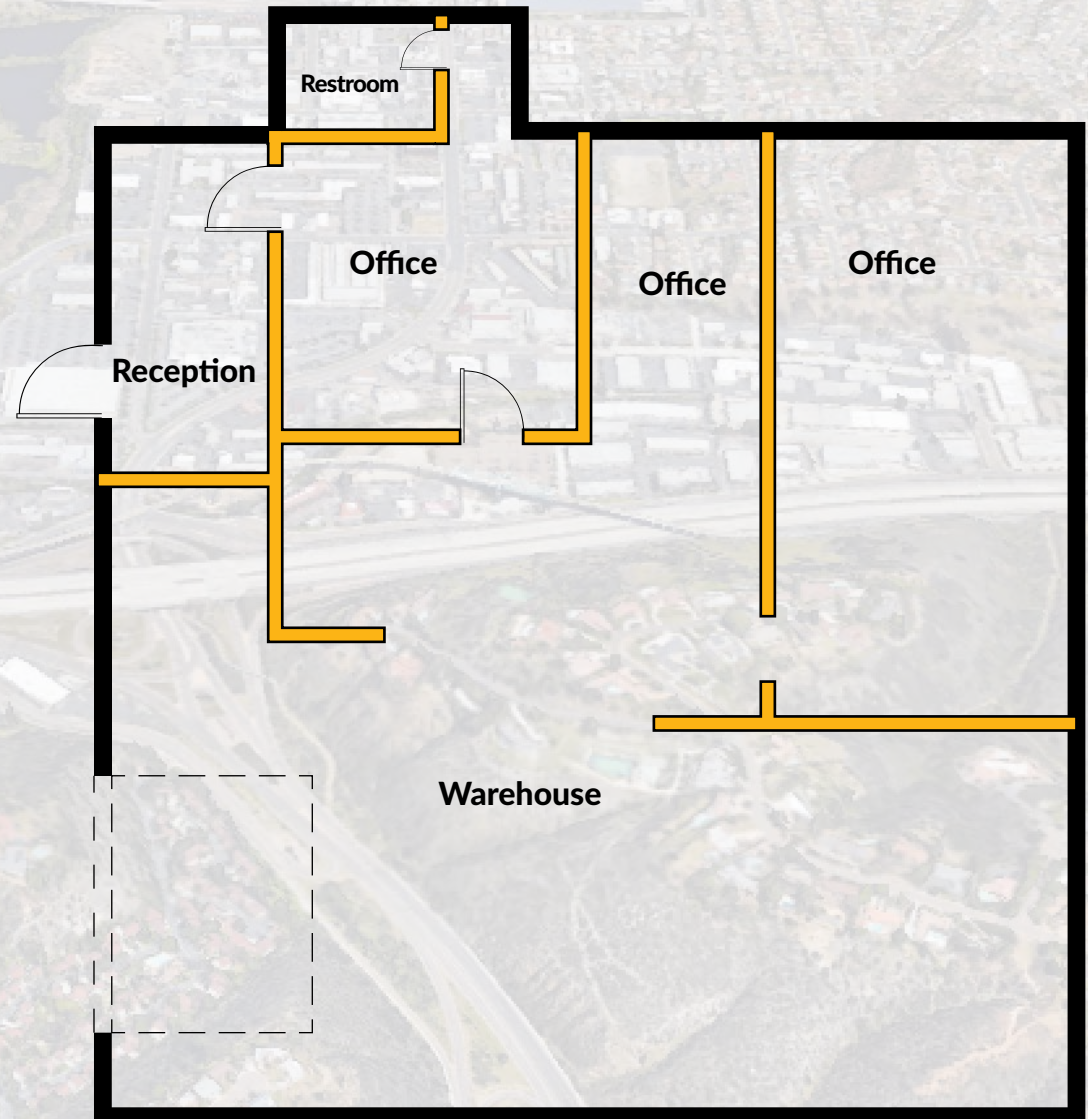
1,531 SF

LEASE TYPE

Gross

FEATURES

- Commercial/Flex space with lobby, one restroom, open warehouse, one roll up door



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5837 MISSION GORGE RD #F



SUITE

5837 Mission Gorge Rd #F

APPROX. SQUARE FEET

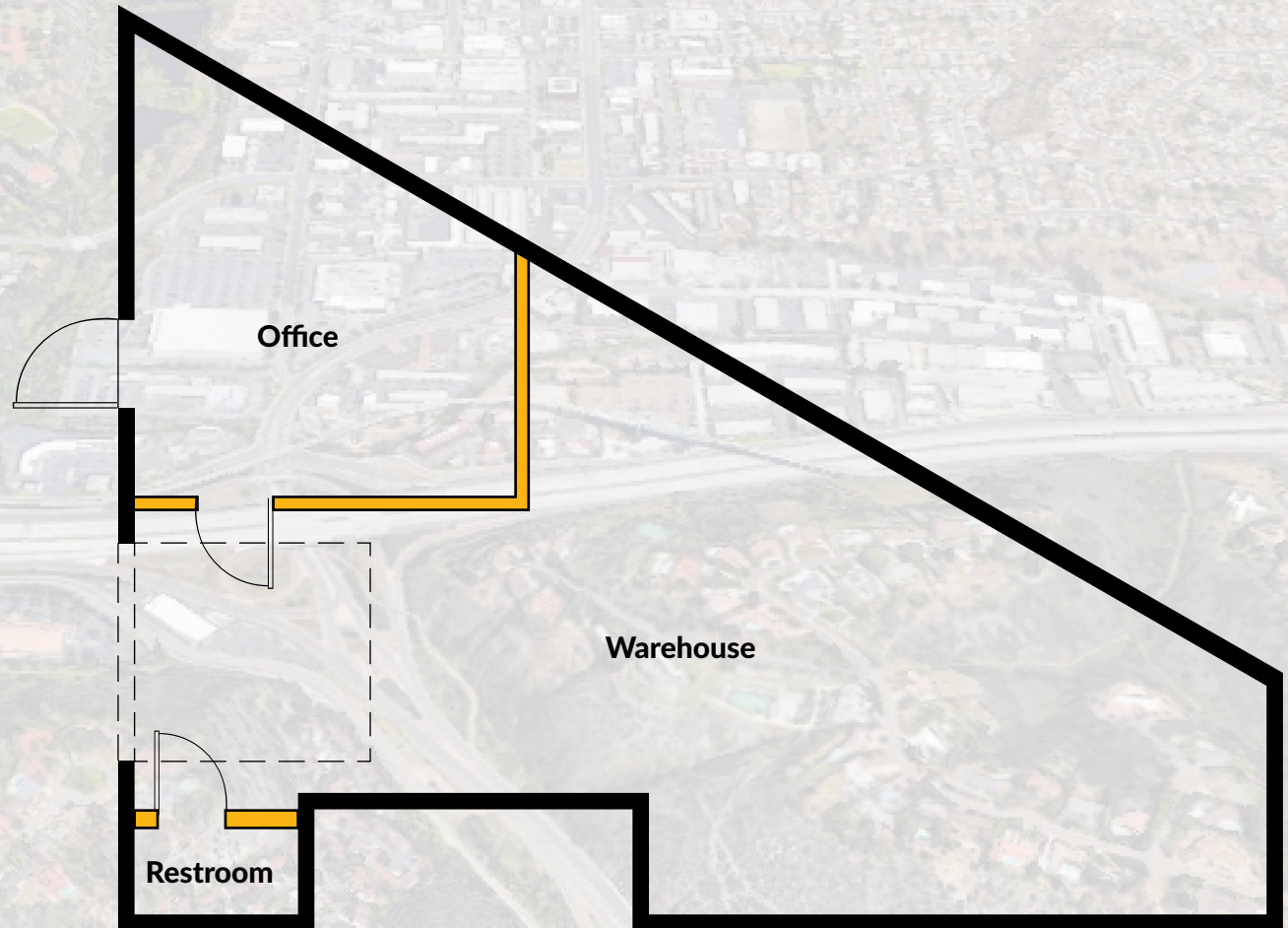
848 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse, one roll up door, restroom, 15 foot ceilings, 200 amp power



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park FOR LEASE

5839 MISSION GORGE RD #A



SUITE

5839 Mission Gorge Rd #A

APPROX. SQUARE FEET

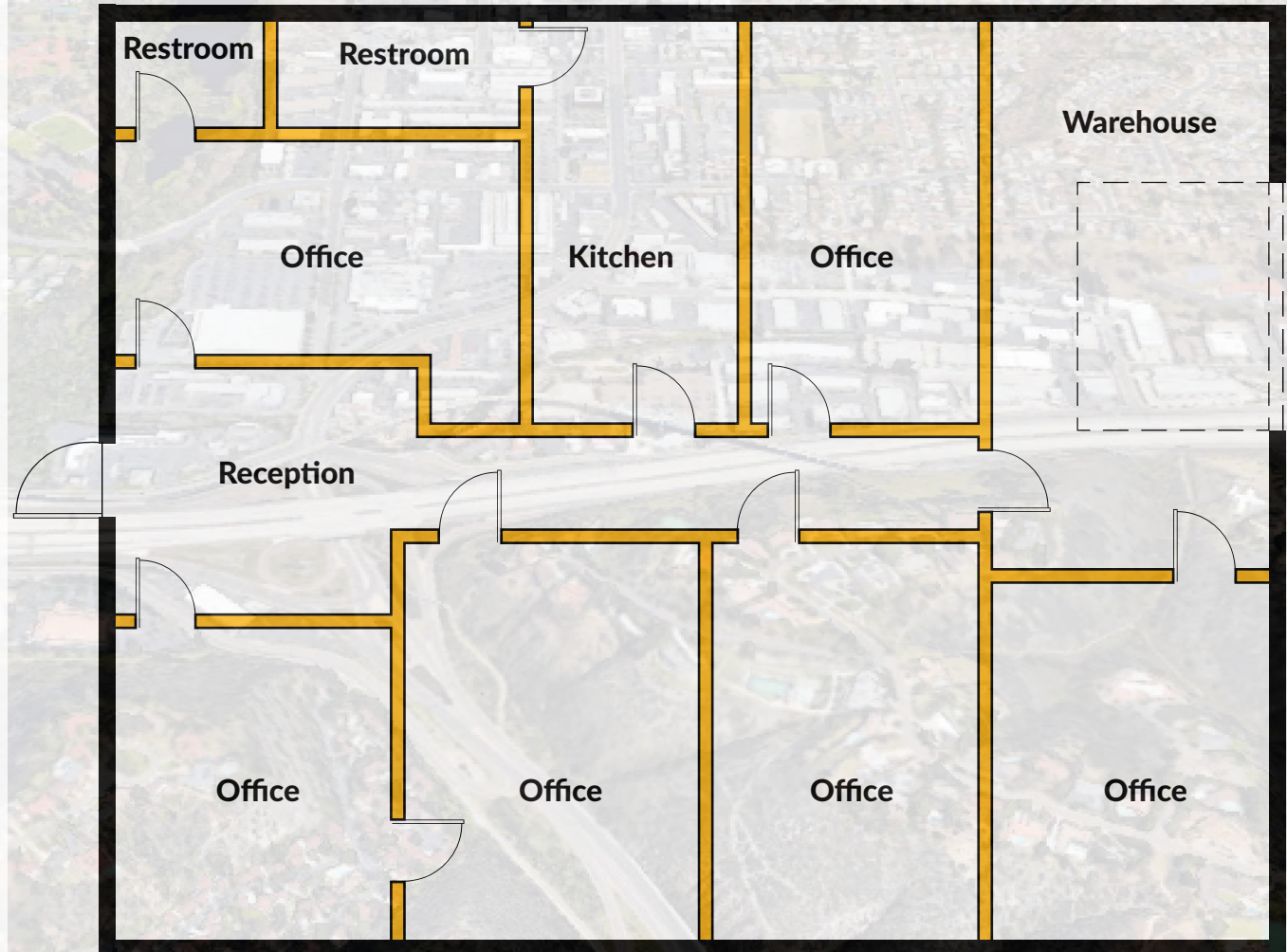
1,910 SF

LEASE TYPE

Gross

FEATURES

- Office/Flex space with 1 roll up door
- 100 Amp, 5-6 offices with storage space and break rooms
- Full utility, 2 bathrooms , 100 % HVAC, 15 Ft Ceilings



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park FOR LEASE

5839 MISSION GORGE RD #B



SUITE

5839 Mission Gorge Rd #B

APPROX. SQUARE FEET

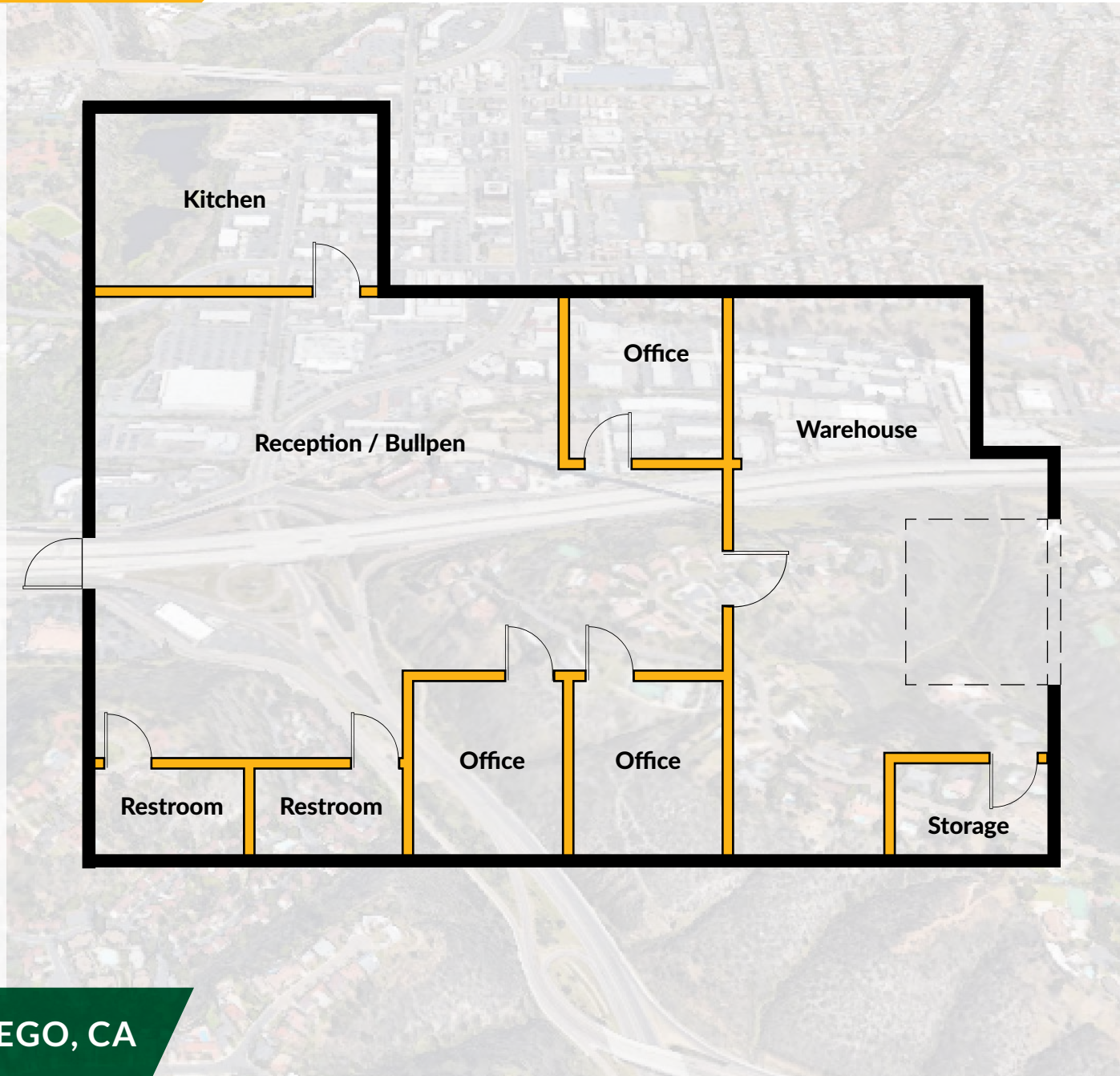
1,444 SF

LEASE TYPE

Gross

FEATURES

- Office space with four offices, two restrooms, breakroom, 2 level warehouse storage, 100 % HVAC, 15 Ft Ceilings



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park FOR LEASE

5839 MISSION GORGE RD #C



SUITE

5839 Mission Gorge Rd #C

APPROX. SQUARE FEET

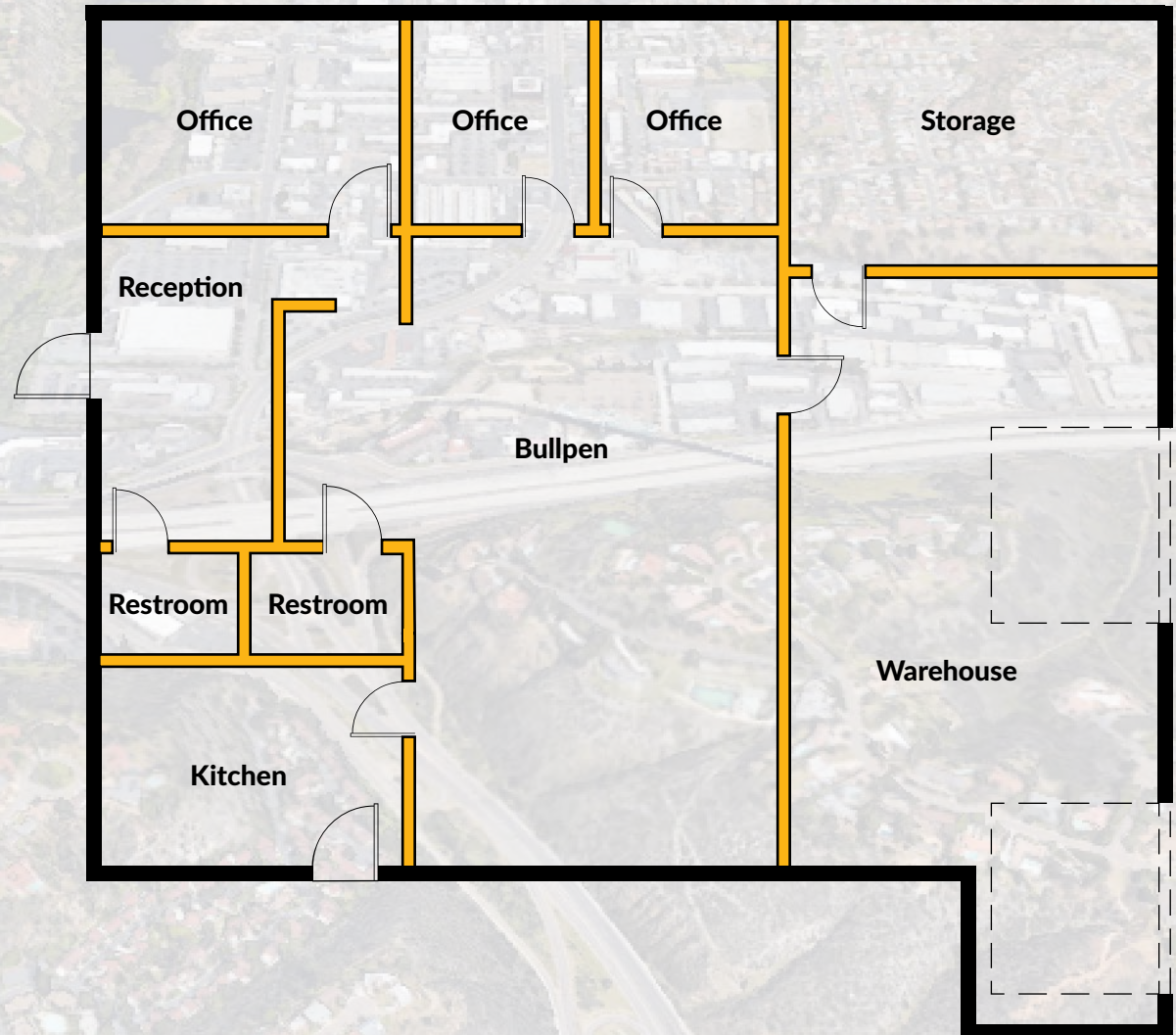
1,895 SF

LEASE TYPE

Gross

FEATURES

- Creative office space with lobby, conference room, three private offices, bullpen area, two restrooms, large open warehouse with 2 roll up doors
- 100 % HVAC, 15 Ft Ceilings



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5839 MISSION GORGE RD #D



SUITE

5839 Mission Gorge Rd #D

APPROX. SQUARE FEET

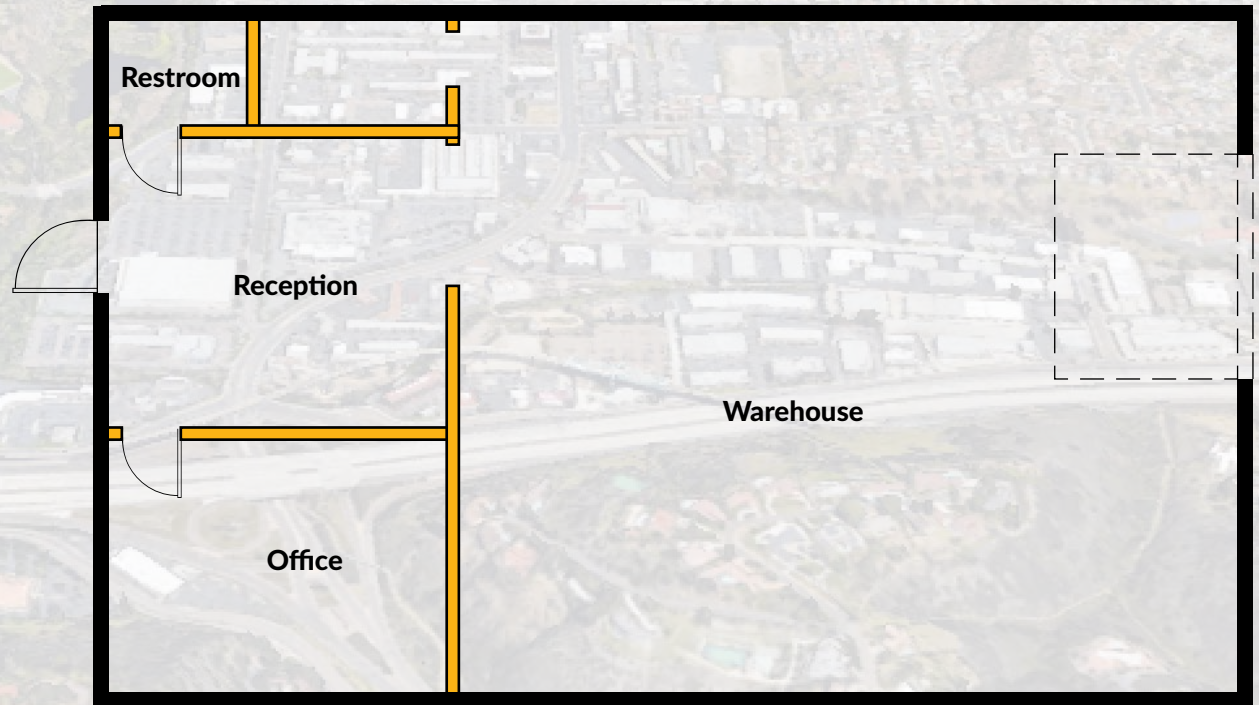
1,478 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex space with two private offices or lobby, open warehouse, 1 roll up door, 200 amp 3 phase, HVAC in offices, 15 Ft ceilings



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5839 MISSION GORGE RD #E



SUITE

5839 Mission Gorge Rd #E

APPROX. SQUARE FEET

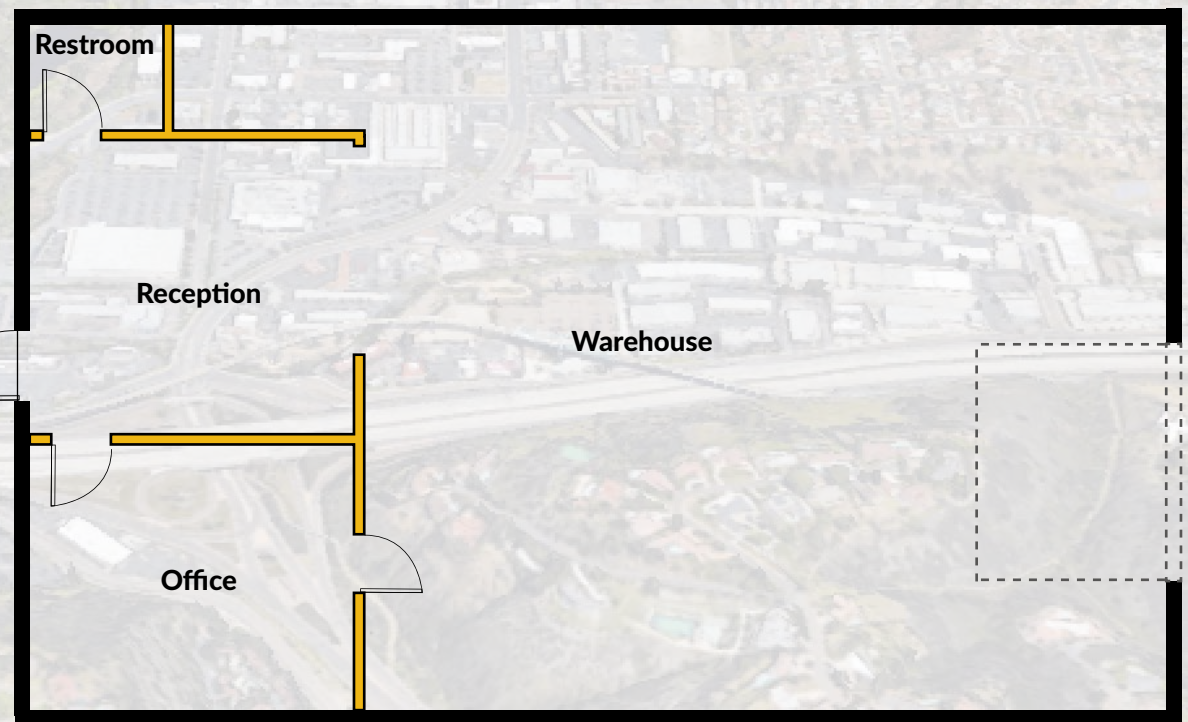
1,465 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex space with two private offices or lobby, open warehouse, 1 roll up door, 200 amp 3 phase, 15 Ft ceilings



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5839 MISSION GORGE RD #F



SUITE

5839 Mission Gorge Rd #F

APPROX. SQUARE FEET

1,886 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse with one private office, 200 Amp 3 phase power, high ceilings, one roll up door and lots of natural light



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park FOR LEASE

5841 MISSION GORGE RD #A



SUITE

5841 Mission Gorge Rd #A

APPROX. SQUARE FEET

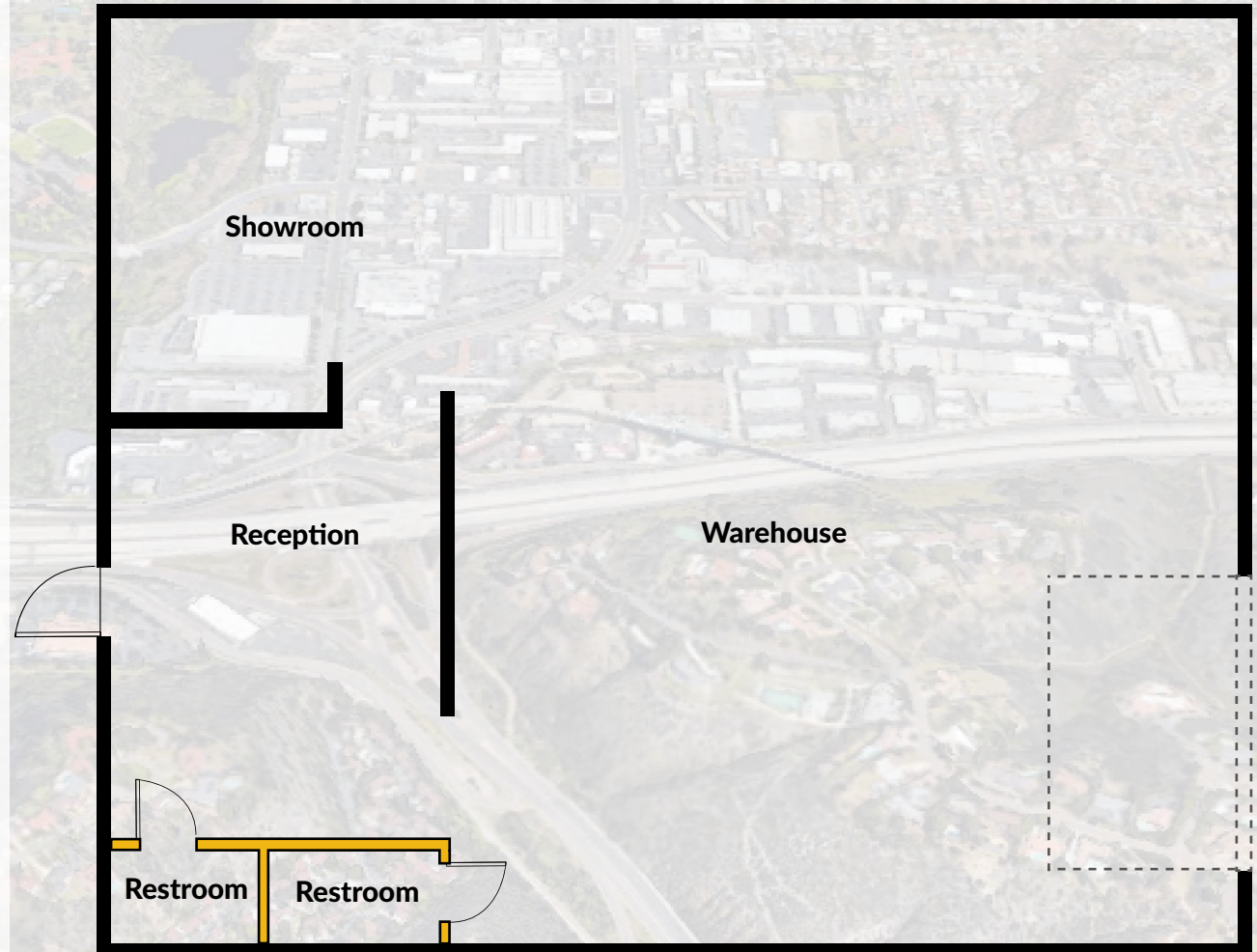
1,994 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse with one private office, 200 Amp 3 phase power, high ceilings, one roll up door and lots of natural light



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5841 MISSION GORGE RD #B



SUITE

5841 Mission Gorge Rd #B

APPROX. SQUARE FEET

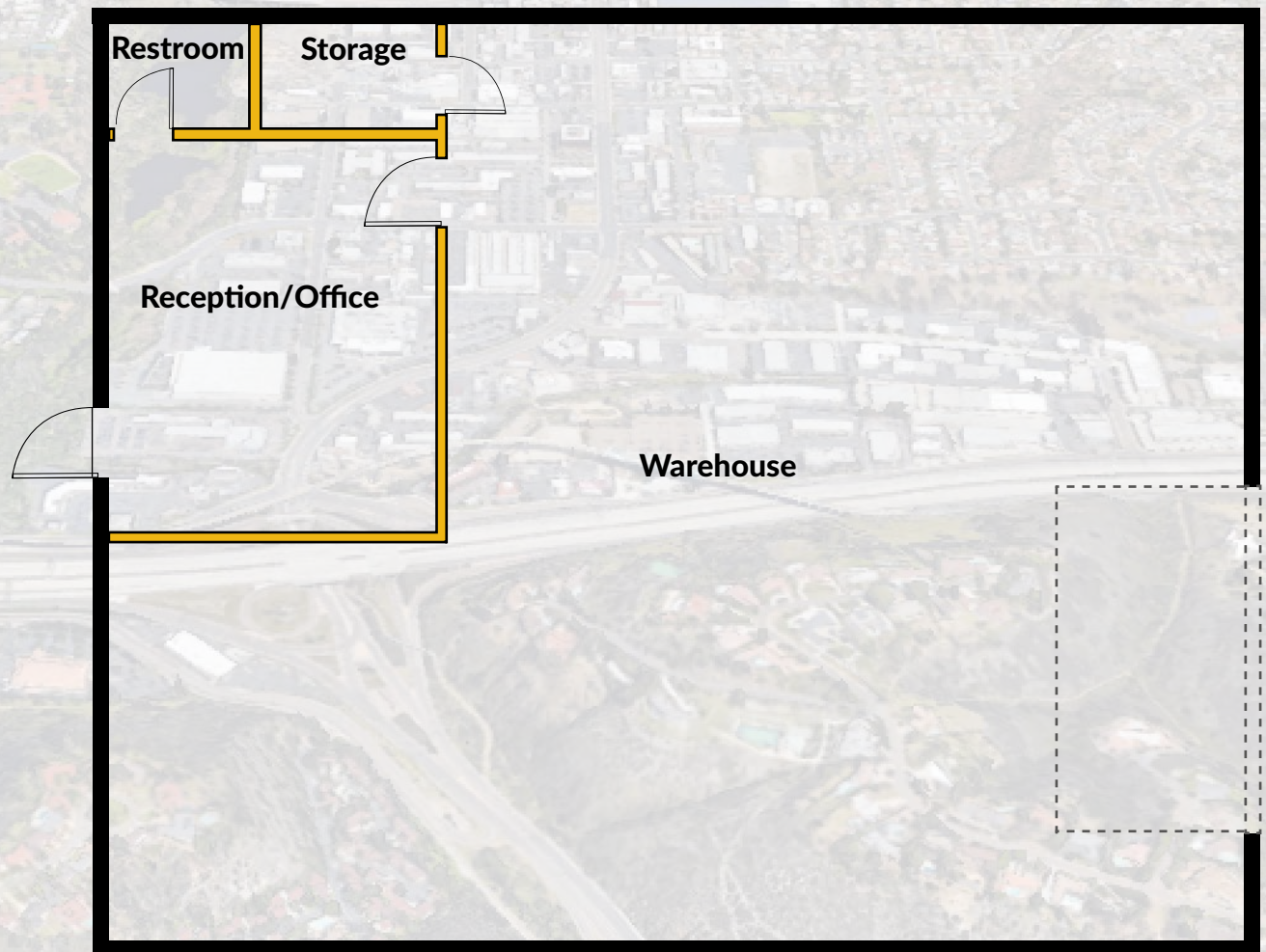
2,011 SF

LEASE TYPE

Gross

FEATURES

- Commercial/Flex space with large lobby/entry, separated open warehouse space with two restrooms, one roll up door, 200 amp 3 phase power



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5841 MISSION GORGE RD #C



SUITE

5841 Mission Gorge Rd #C

APPROX. SQUARE FEET

1,475 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex space, tiled entry floors, one private office, open warehouse, one large roll up door



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5841 MISSION GORGE RD #D



SUITE

5841 Mission Gorge Rd #D

APPROX. SQUARE FEET

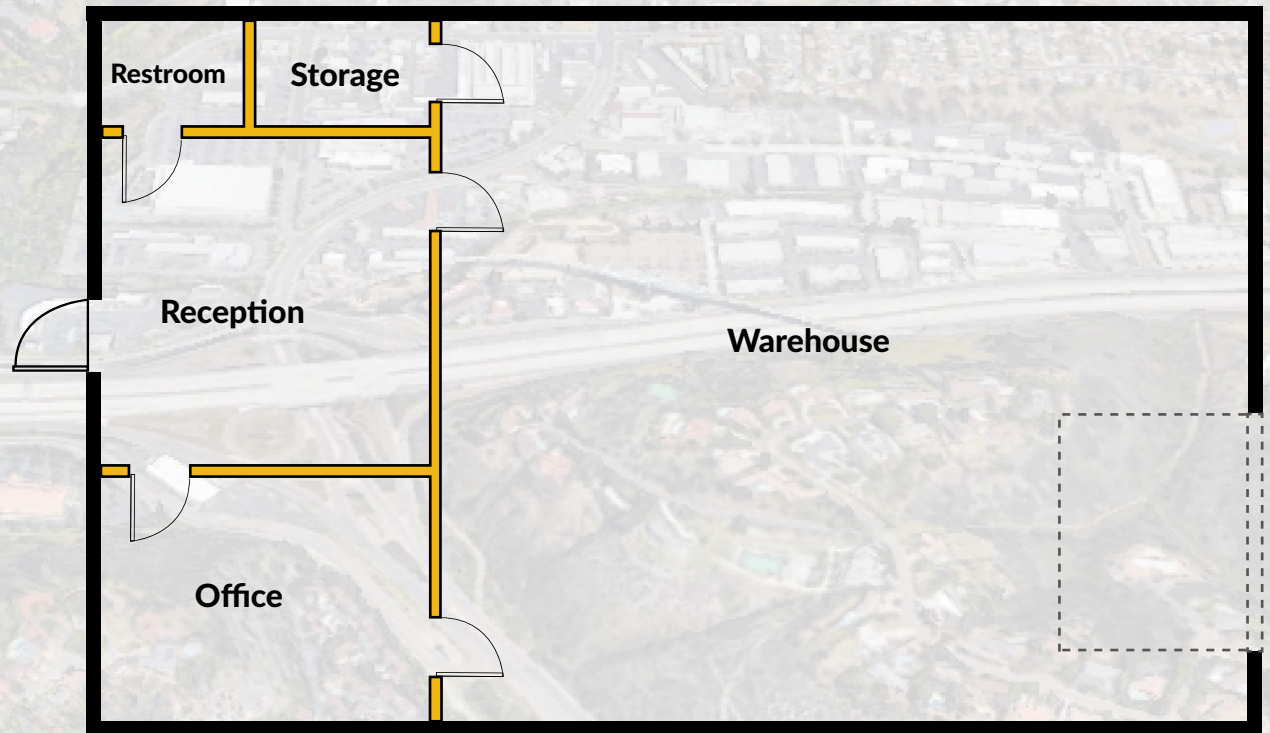
1,500 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, open warehouse with one roll up door
- Shop bathroom includes shower
- 200 amp 3 phase power



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5841 MISSION GORGE RD #E



SUITE

5841 Mission Gorge Rd #E

APPROX. SQUARE FEET

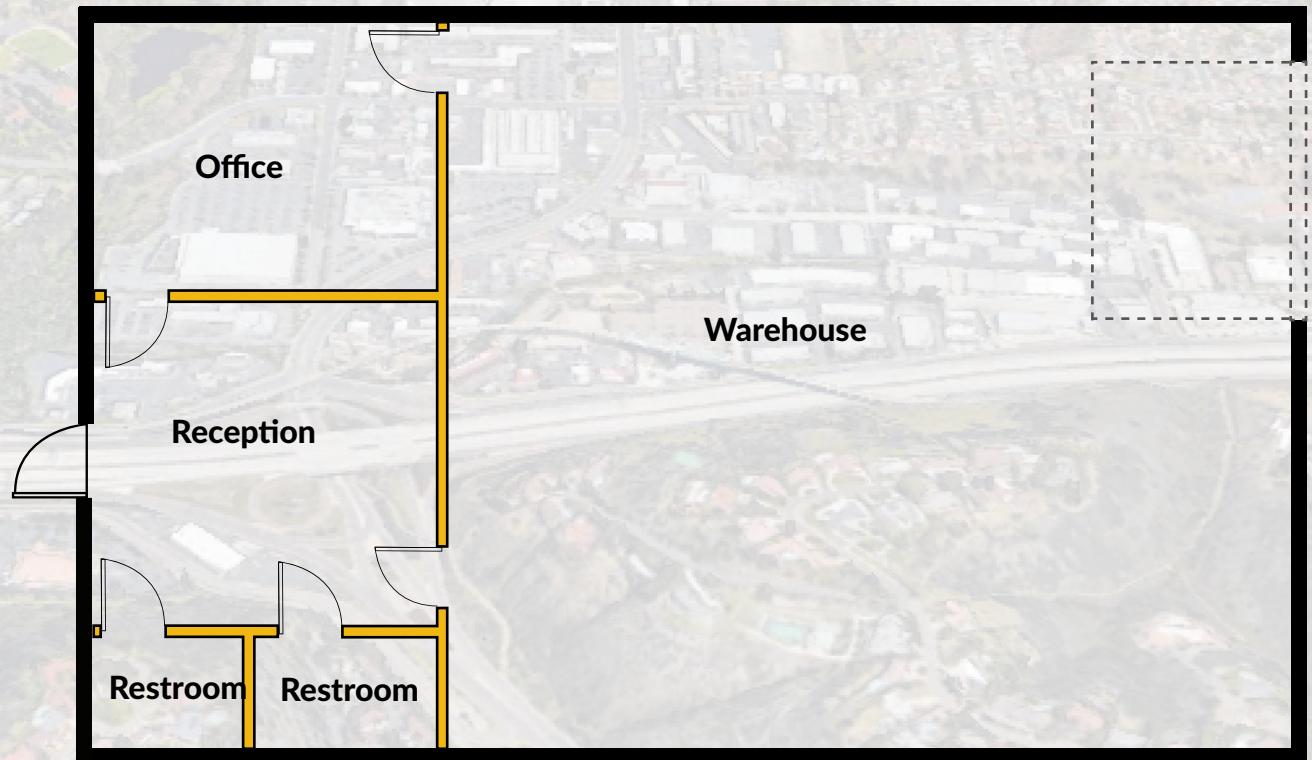
1,479 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, open warehouse, two restrooms with one roll up door



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park **FOR LEASE**

5841 MISSION GORGE RD #F



SUITE

5841 Mission Gorge Rd #F

APPROX. SQUARE FEET

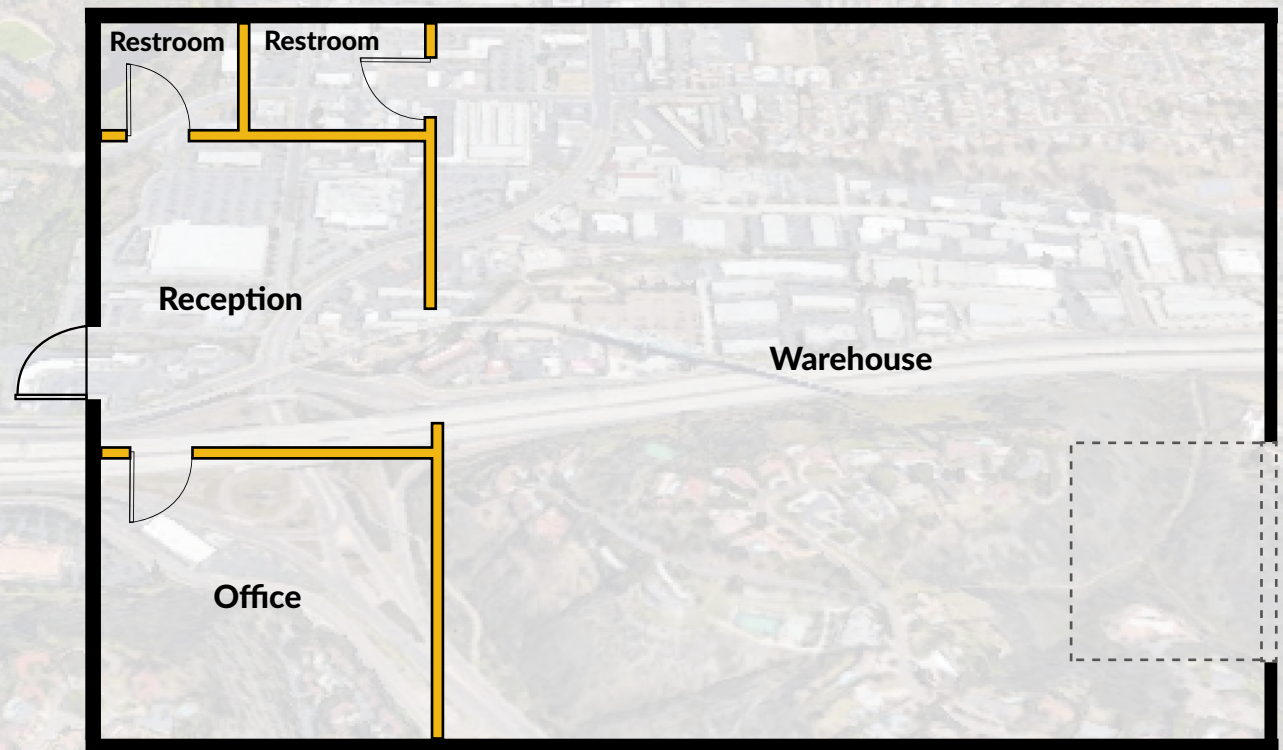
1,509 SF

LEASE TYPE

Gross

FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, open warehouse with one roll up door
- Shop bathroom includes shower



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park FOR LEASE

5841 MISSION GORGE RD #GHI



SUITE

5841 Mission Gorge Rd #GHI

APPROX. SQUARE FEET

*Suite G = 1,450SF

*Suite H = 1,350 SF

*Suite I = 1,380 SF

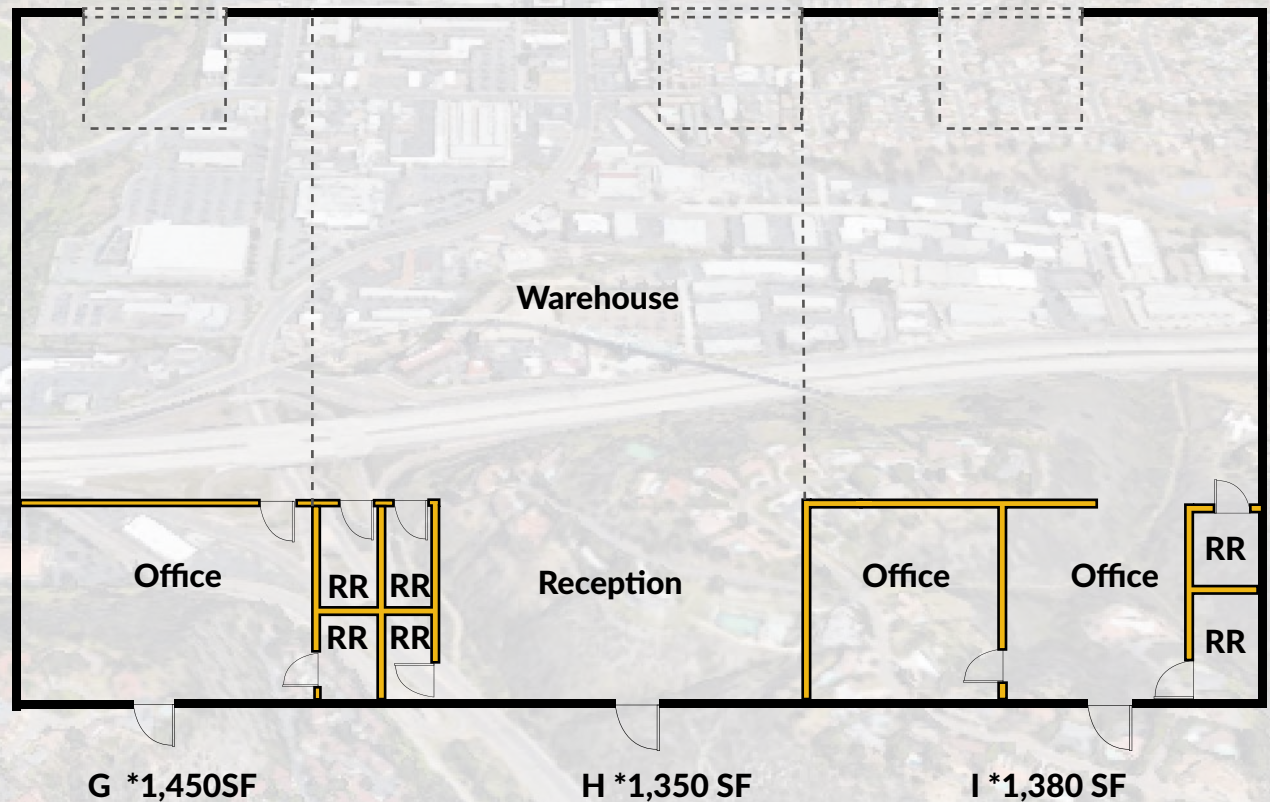
Total = 4,180 SF

LEASE TYPE

Gross

FEATURES

- Commercial warehouse with tiled entry/lobby, two private offices, large open warehouse with three on grade roll up doors
- Lots of power, high ceilings



MISSION GORGE RD | SAN DIEGO, CA

Grantville Station Business Park FOR LEASE

5841 MISSION GORGE RD #J



SUITE

5841 Mission Gorge Rd #J

APPROX. SQUARE FEET

1,946 SF

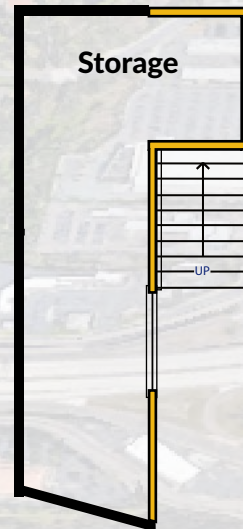
LEASE TYPE

Gross

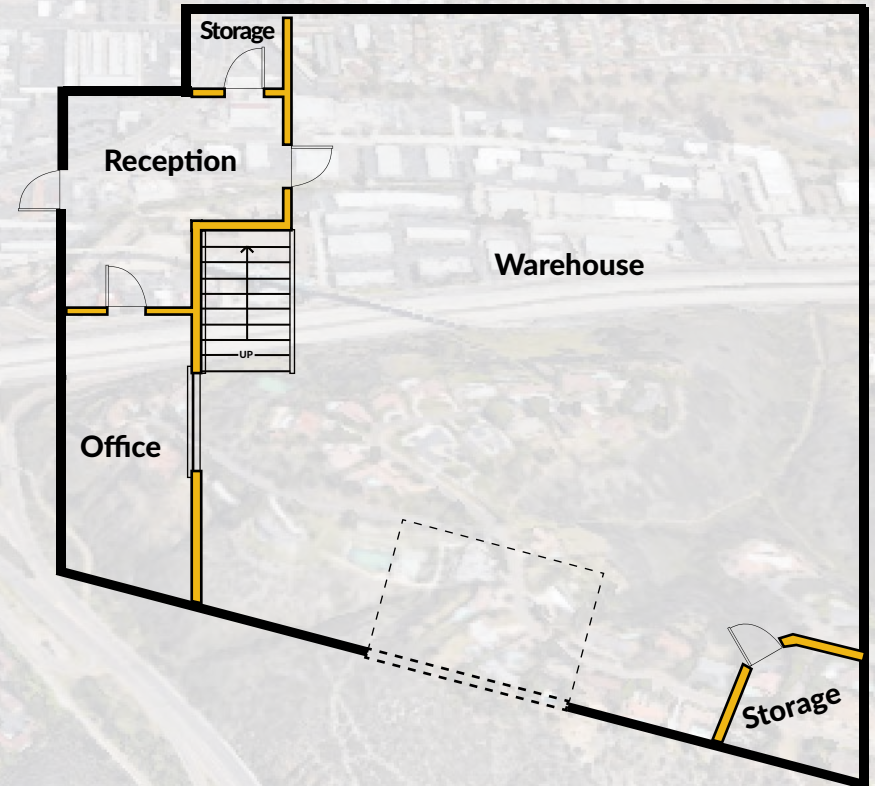
FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, one restroom, mezzanine storage, open warehouse with one large roll up door

Second Floor



First Floor



MISSION GORGE RD | SAN DIEGO, CA