

960 SHERMAN STREET

SAN DIEGO, CA

DOWNTOWN

SAN DIEGO INT'L
AIRPORT

MIDWAY
SPORTS ARENA



±60,601 SF INDUSTRIAL FOR LEASE

WAREHOUSE/DISTRIBUTION FACILITY WITH YARD

AVAILABLE JANUARY 1, 2027

SITE PLAN

CENTRAL INDUSTRIAL LOCATION WITH YARD

178,083 SF industrial building centrally located in San Diego's Morena District.



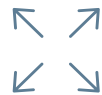
Impeccable central location for last mile distribution



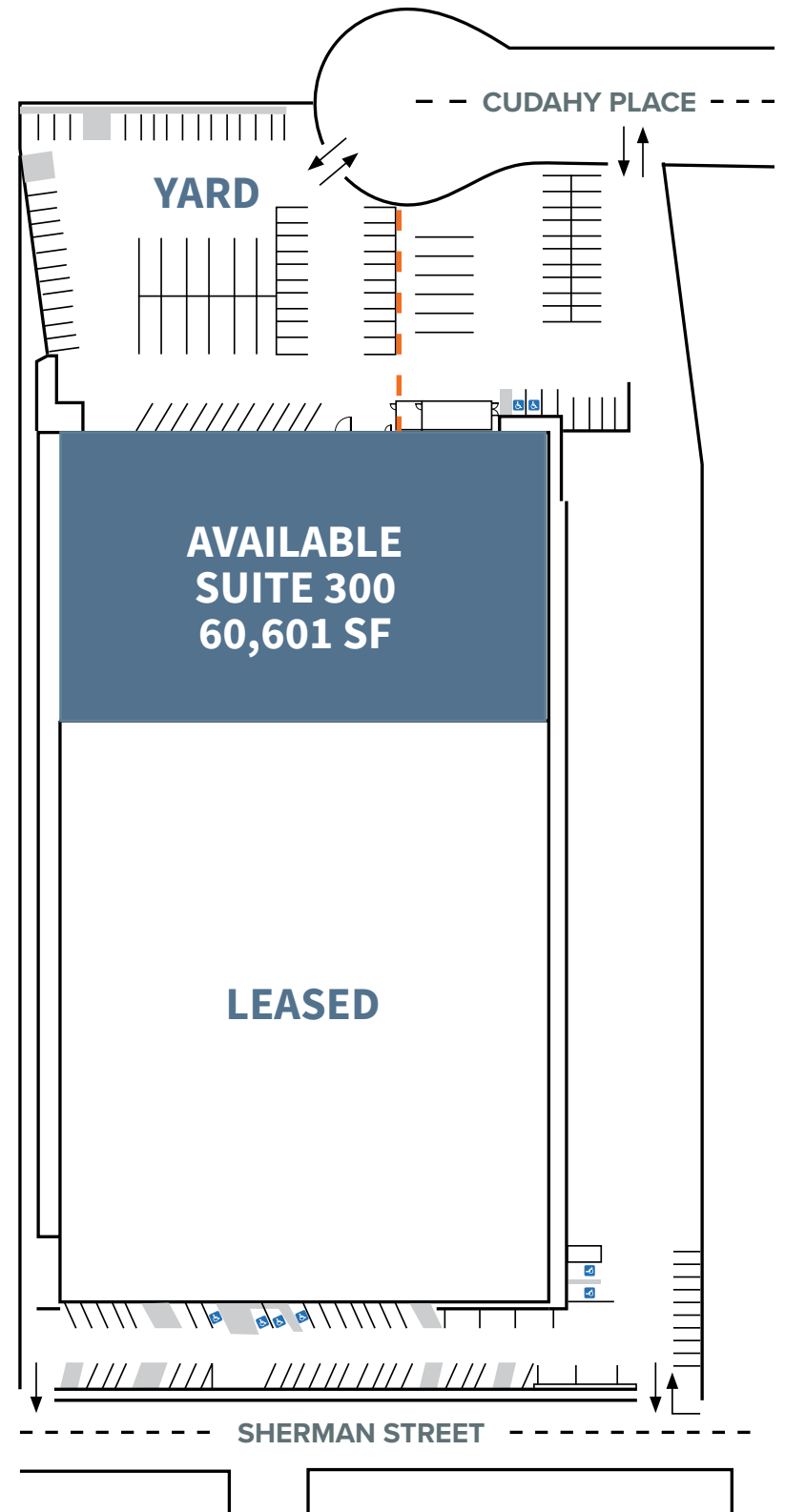
Excellent workforce demographics with 284,837 people within 5 miles



Immediate freeway access to Interstates 5 and 8



±1.0 acre fenced & secure yard with dual access from Cudahy Place & Sherman Street



FLOOR PLAN



60,601 SF
Suite Size



SPRINKLERS
Fully Sprinklered



12
Total Dock Positions



4
Box Truck Positions



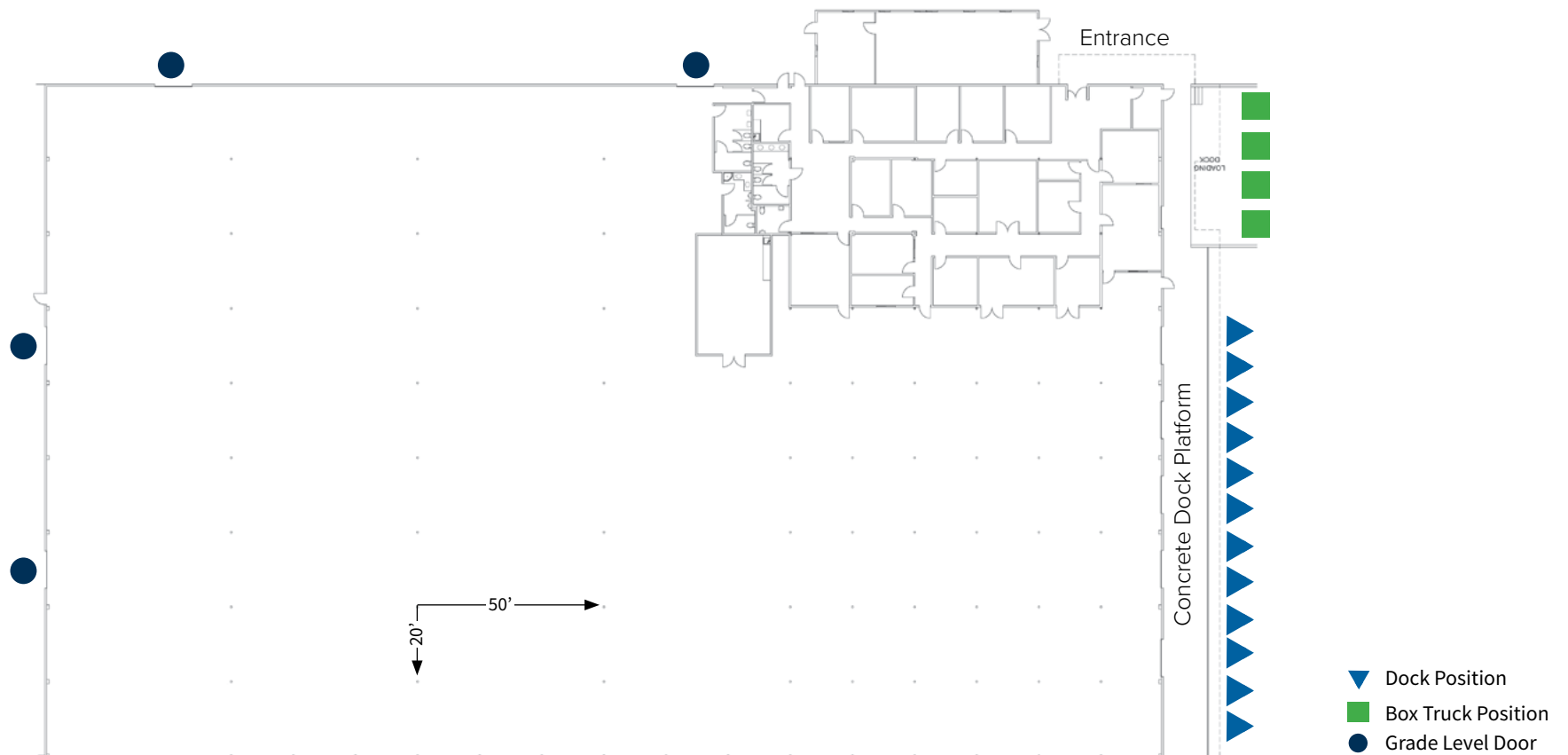
4
Grade Doors



6,525 SF
Office



18' - 20'
Clear Height





I-5 NORTH ▶

I-8 EAST ▶





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