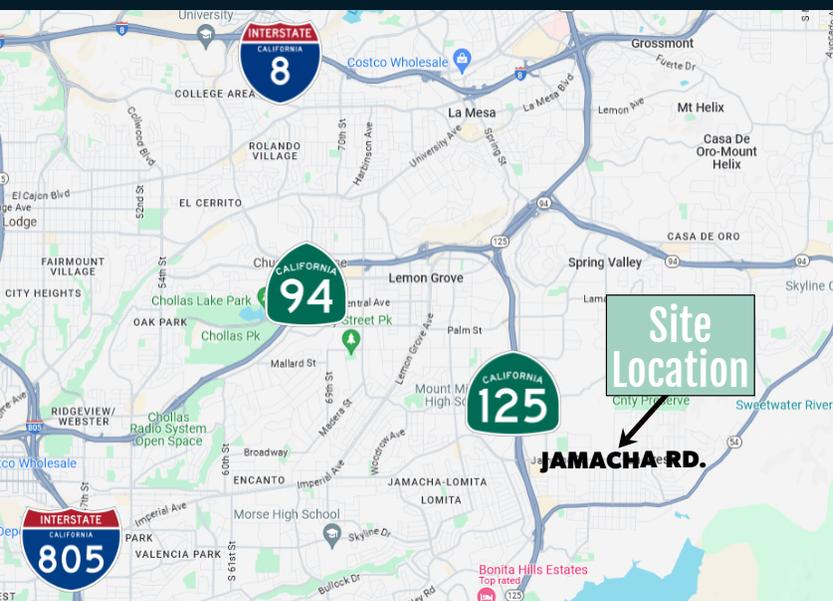


# FOR LEASE

±7,030 SF Freestanding Industrial Building  
9364 Jamacha Road, Spring Valley, CA 91977



## LARGE WAREHOUSE w/ M-54 Zoning



- » Great location 1 mile from Hwy 125
- » Heavy industrial zoning allows for a variety of uses
- » Grade level roll doors
- » Smaller ±1,675 suite also available
- » Lease Rate: Starting at \$1.25/SF + NNN

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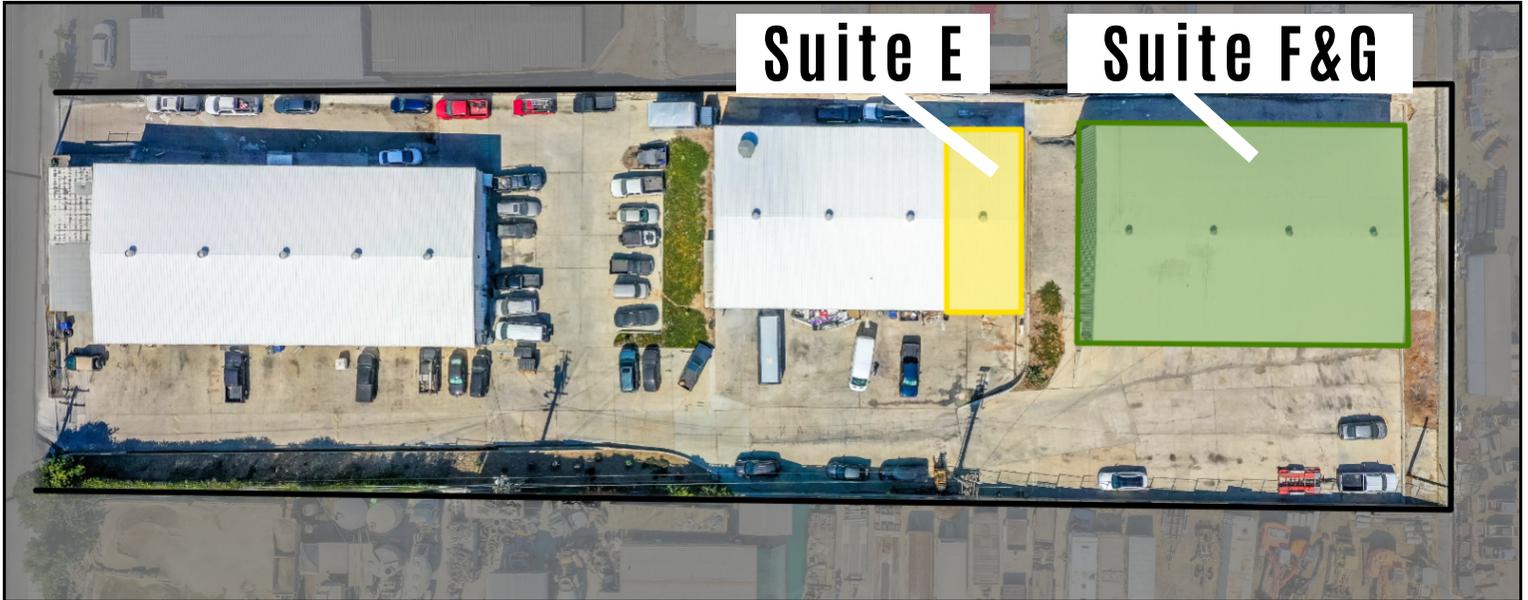


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# FOR LEASE

±7,030 SF Freestanding Industrial Building  
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## AERIAL VIEW



- » M-54 Zoning: Allows unenclosed commercial & industrial operations including outside storage

### Suite E

- » ±1,675 SF - Majority warehouse
  - » Small office and restroom
  - » ±12' x 12' Grade level door
  - » Available in 30-60 days
  - » Lease Rate: \$1.50/SF + NNN
- \*Do not disturb existing tenant

### Suite F&G

- » ±7,030 SF - Primarily warehouse
- » Small offices and two restrooms
- » Three ±12' x 14' Grade level doors
- » Potentially demisable to ±2,500 SF & ±4,500 SF
- » Available now
- » Lease Rate: \$1.25/SF + NNN



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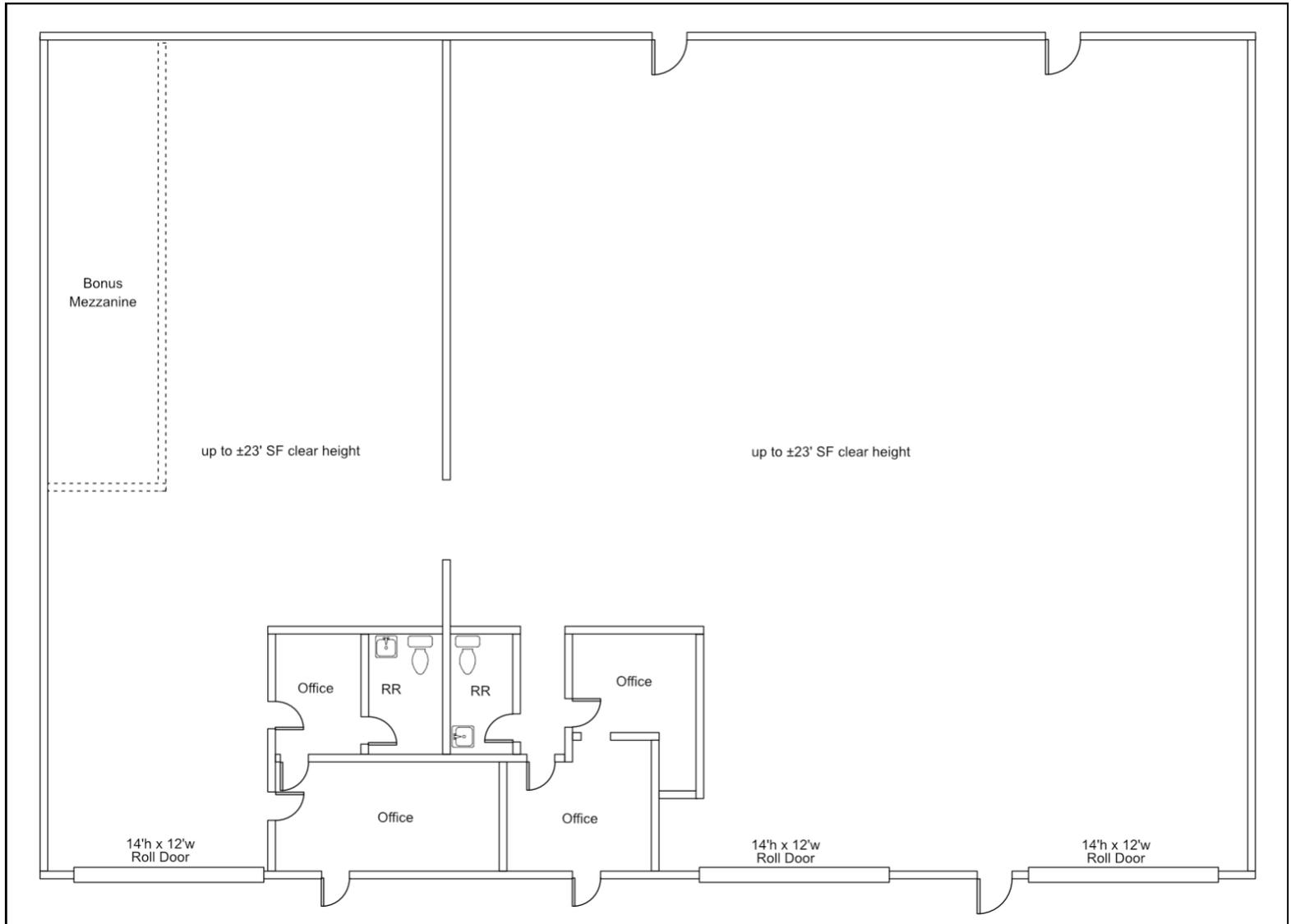


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## FLOOR PLAN - Suite F&G



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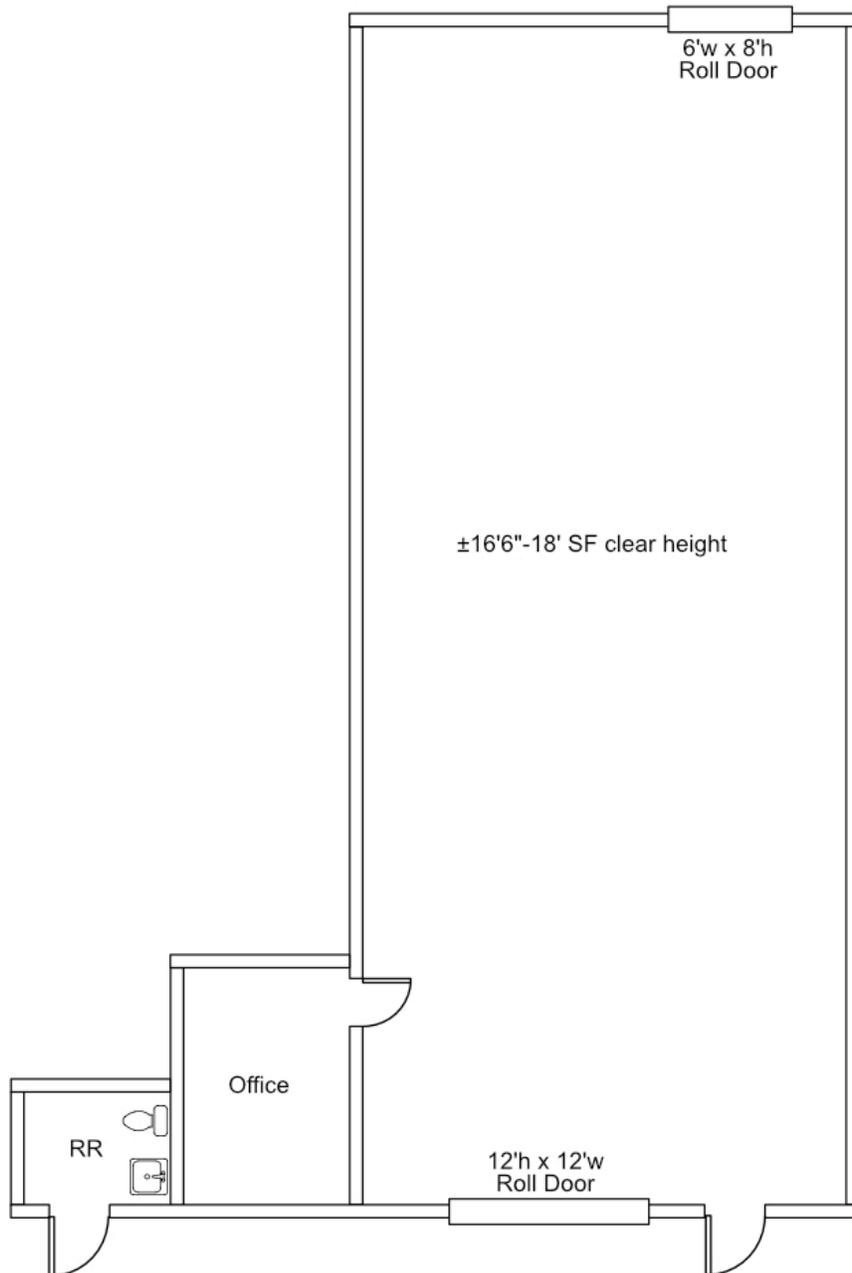
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# FOR LEASE

±1,675 SF Small Industrial Suite

9364 Jamacha Road, Spring Valley, CA 91977

## FLOOR PLAN - Suite E



\*Do not disturb existing tenant

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