

2591 Pioneer Ave., Ste. A&B

Multi-Tenant Distribution + Light Manufacturing Spaces

- + 253,972 SF Distribution/Manufacturing Project
- + 2,700 SF Multi Tenant to 89,000 SF High Bay Distribution / Light Manufacturing
- + Dock-high / Grade-loading
- + Distribution Spaces Approx. 21-24' Clear Height
- + Manufacturing Spaces Approx. 18-21' Clear Height
- + Skylights and Warehouse Lighting
- + Concrete Driveways & Ample Parking
- + Offices to Suit
- + Central North San Diego County Location

Contact Us

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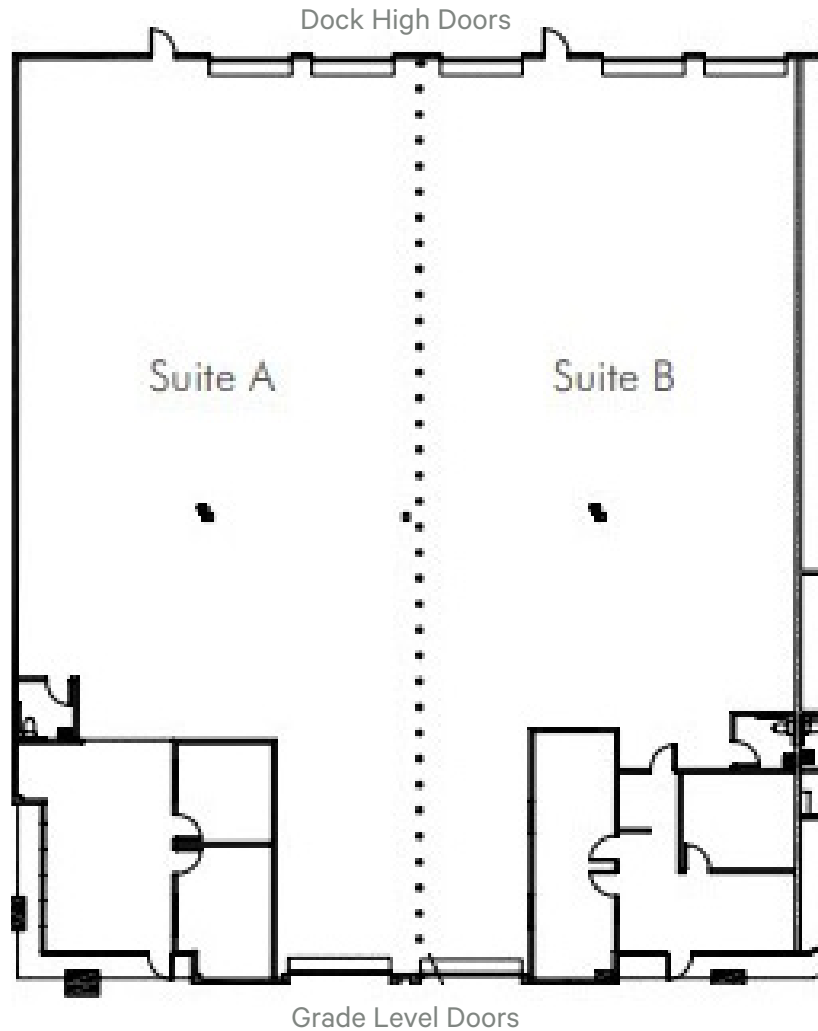
LOCATED IN CORAL TREE COMMERCE CENTER



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Suite A & B

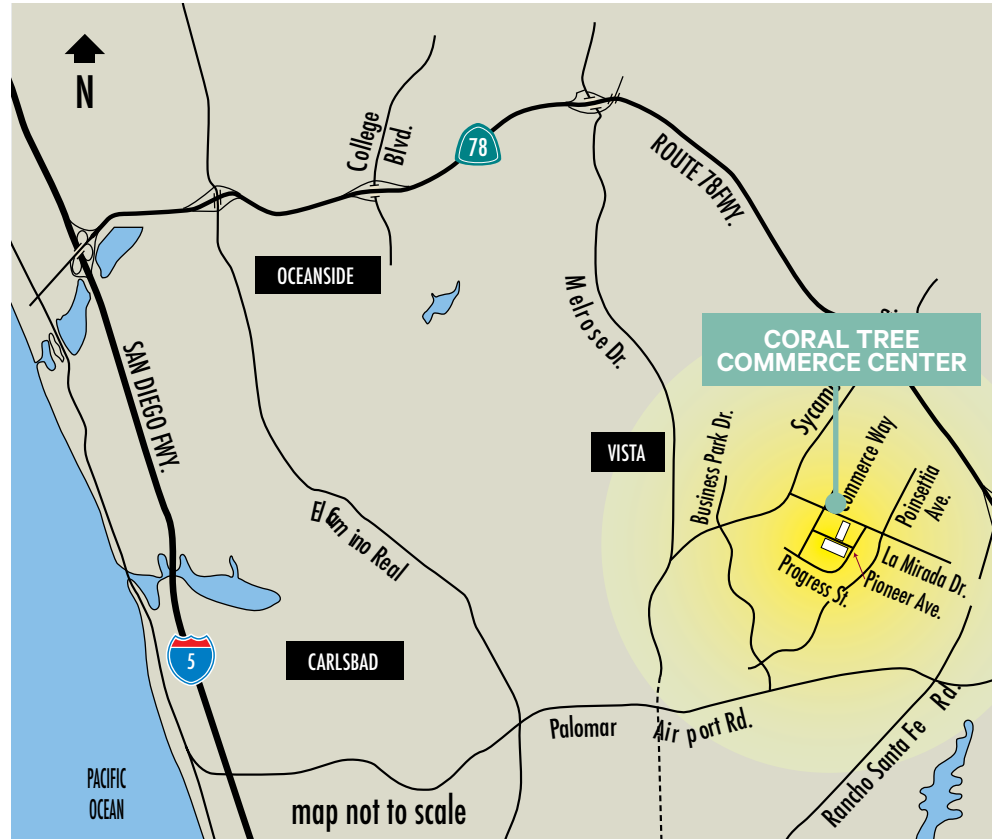
10,944 SF Available for Lease



Suite	SF	NNN Rate*	Loading	Features
A & B	10,944	\$1.25	5 Dock High 2 Grade Door	15% Office, Reception, 4 restrooms, 21' warehouse clearance, warehouse drain and water, ample power - 120/208, sprinklered, divisible to two 5,472 spaces

* NNN Operating Expenses are estimated @ \$0.33/SF/Mo

Project Plan



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