



1920 HANCOCK ST

SAN DIEGO, CA 90031

FOR LEASE | MIXED-USE INDUSTRIAL WAREHOUSE | 6,000 SF

BRET MORRISS

619-308-6787

bret.morriss@cast-cap.com

CA License #02037074

CAMDEN FRENCH

858-281-8113

camden.french@cast-cap.com

CA License #02445782

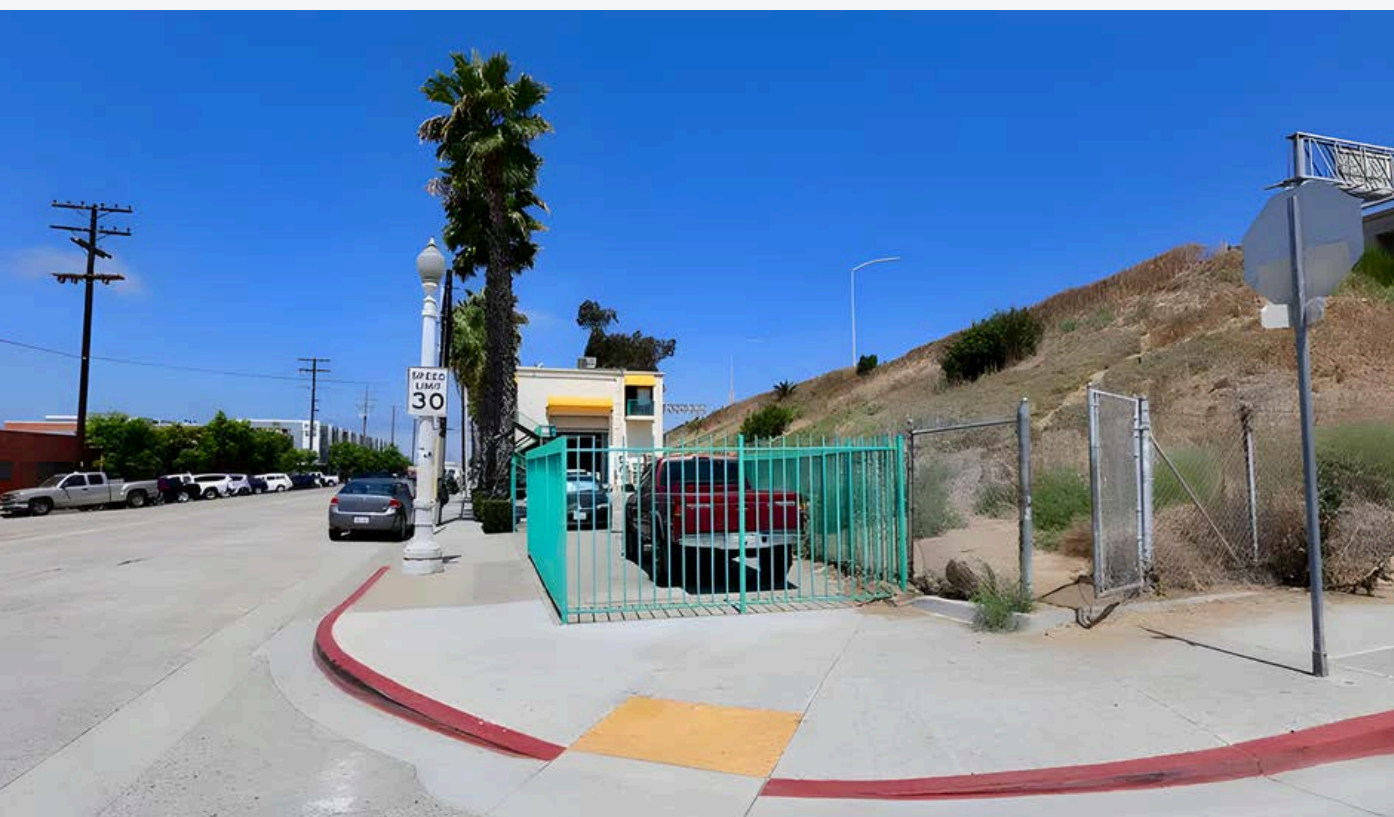
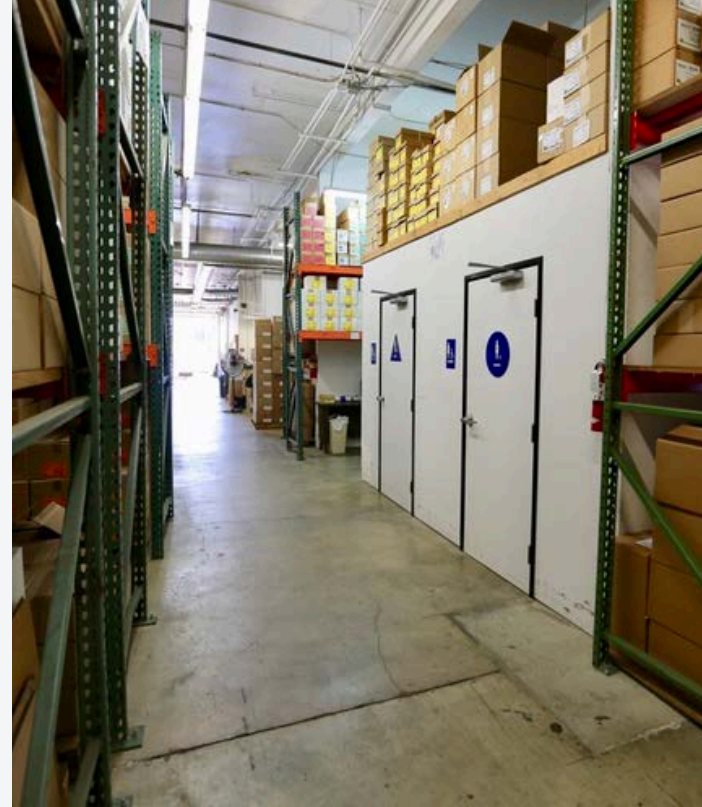
CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

BUILDING SIZE	11,400 SF
LAND SIZE	10,051 SF (0.23 AC)
INDUSTRIAL SPACE	6,000 SF
LAYOUT	4 private offices & 2 restrooms
SPRINKLERS	Fully sprinklered & heating throughout
DOORS	1 GL roll-up
CLEAR HEIGHT	15'
POWER	120/140 SP power & gas
ZONING	Zoned CC-3-8
PARKING	Secure gated parking yard
RATE	\$1.75/SF + MG

CLOSE DISTRIBUTION PROXIMITY TO AIRPORT, DOWNTOWN, MIDWAY, LITTLE ITALY AND UPTOWN. GREAT ACCESS AND VISIBILITY FROM I-5.







**OLD TOWN
SAN DIEGO**

**MIDWAY
RETAIL/
SPORTS ARENA
DISTRICT**

**OLD TOWN
TRANSIT
CENTER**

MISSION HILLS

SITE

**WASHINGTON
ST TROLLEY
STATION**

**LIBERTY
STATION**

**PORT OF
SAN DIEGO**

**SAN DIEGO
INTERNATION
AL AIRPORT**

**DOWNTOWN
SAN DIEGO**



CAST

CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680
www.Cast-Cap.com

BRET MORRISS
619-308-6787
bret.morriss@cast-cap.com
CA License #02037074

CAMDEN FRENCH
858-281-8113
camden.french@cast-cap.com
CA License #02445782

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.