

2328 NEWTON AVE

\$6,500 / MONTH

SAN DIEGO, CA 92113 | FOR LEASE Flexible lease structure - Terms based on use & improvements



GATED COMMERCIAL / FLEX PROPERTY

A distinctive +/- 7,000 SF commercial property offering a large concrete/paved yard, workshop and covered work areas, office/flex space, extensive exterior storage, and flexible functionality for contractors, equipment/storage users, trades, or a long-term business.

PROPERTY HIGHLIGHTS

- +/- 7,000 SF gated site
- +/- 740 SF workshop area
- 3-phase power
- Concrete/paved yard throughout
- Multiple covered work areas
- Exterior storage along west side
- Restroom + shower
- Office / flex space
- Wide gated access
- Water & sewer on site

Property information and measurements are approximate and subject to tenant verification and permitted use.

PROPERTY LAYOUT & SITE FEATURES



Large usable yard - Covered work areas - Storage - Workshop access

For reference only. Measurements are approximate. Tenant to verify suitability, zoning, utilities, and permitted use.

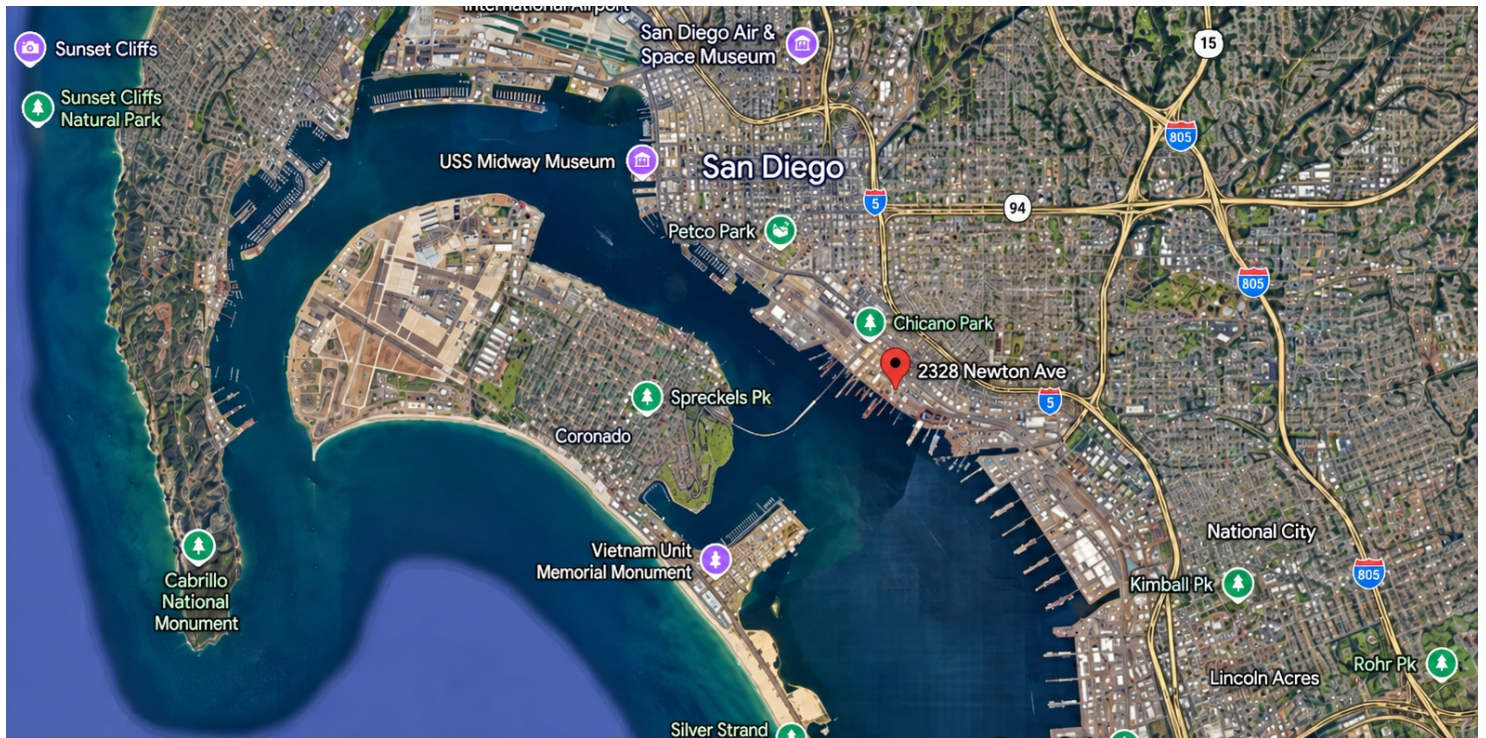
WORKSHOP - OFFICE - AMENITIES



Shown as-is. Availability and lease structure subject to final agreement.

LOCATION + FLEX OFFICE

2328 NEWTON AVE | CENTRAL SAN DIEGO / WORKING WATERFRONT



CENTRAL LOCATION ADVANTAGE

Strategically positioned near the working waterfront, with convenient access to General Dynamics NASSCO, Downtown San Diego, Petco Park, Coronado, and I-5. The location can support contractors, trades, equipment and service businesses that value quick access to major employment, port, and urban activity centers.



TINY HOME / OFFICE FLEX SPACE



FINISHED INTERIOR FLEX SPACE

ADDITIONAL FLEXIBILITY ON SITE

A separate tiny-home-style unit provides additional office / flex space on the property. Potential uses may include administrative office, break area, light workspace, or other business-support functions, subject to final lease terms and tenant verification.

Photos shown as-is. Proximity descriptions are for marketing reference only. Tenant to verify suitability.