

MULTI-TENANT INDUSTRIAL SPACE AVAILABLE FOR LEASE



KEARNY MESA
WEST BUSINESS PARK



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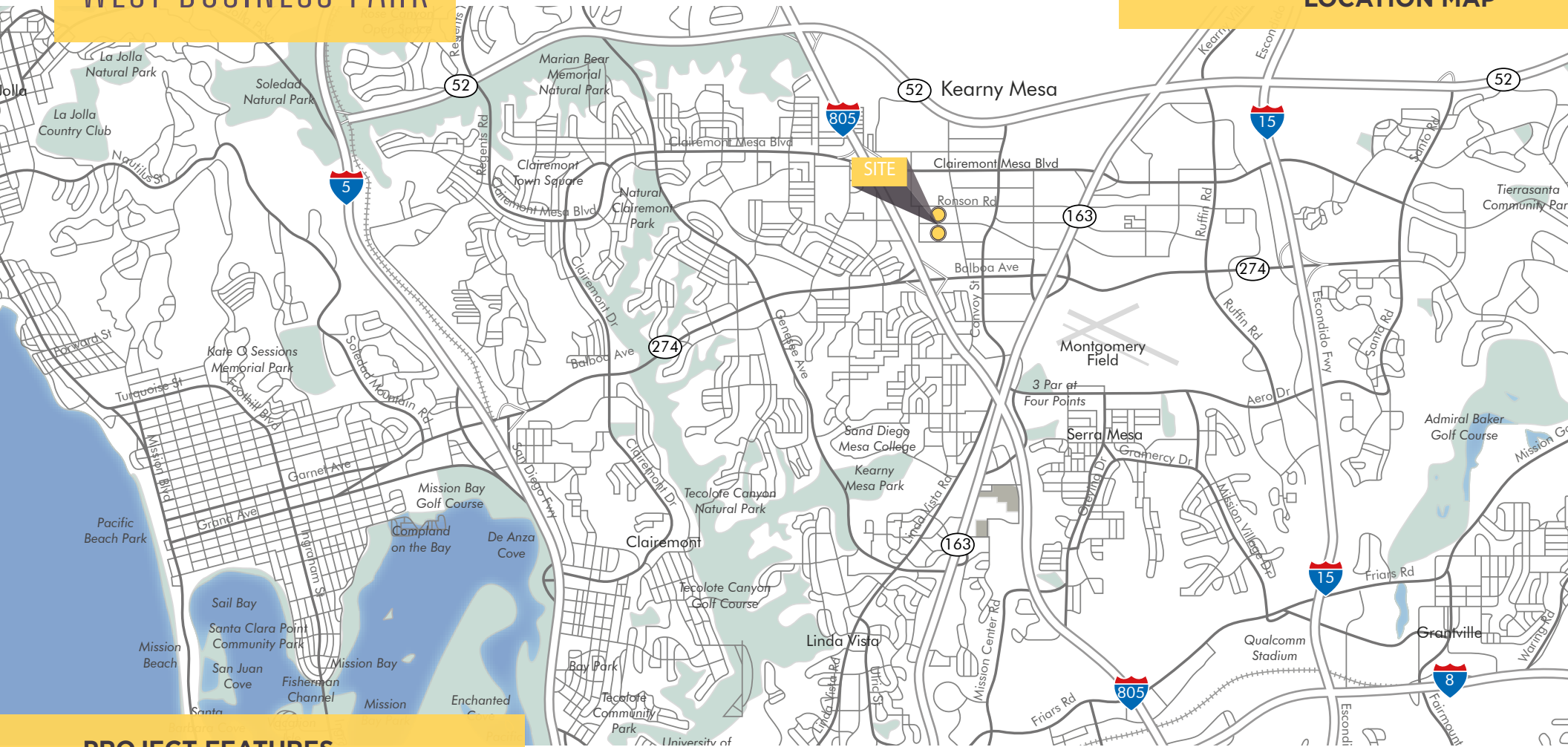
WEST BUSINESS PARK



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LOCATION MAP



PROJECT FEATURES

- Industrial, office and flex suites between 728 and 4,024 square feet available
- Part of an approximately 210,673 SF business park
- Approx. 14'-16' clear height
- Grade level loading
- Excellent freeway access just off the I-805 and minutes from I-15 and Highways 52 & 163
- 2.87/1,000 parking ratio

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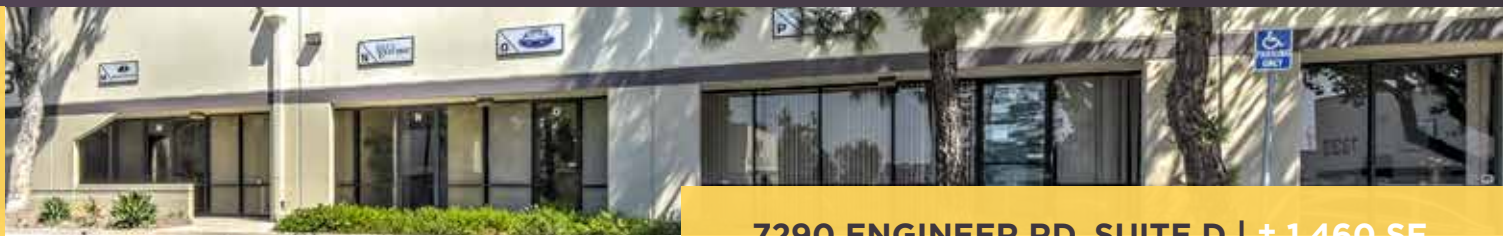
SITE PLAN + AVAILABILITY



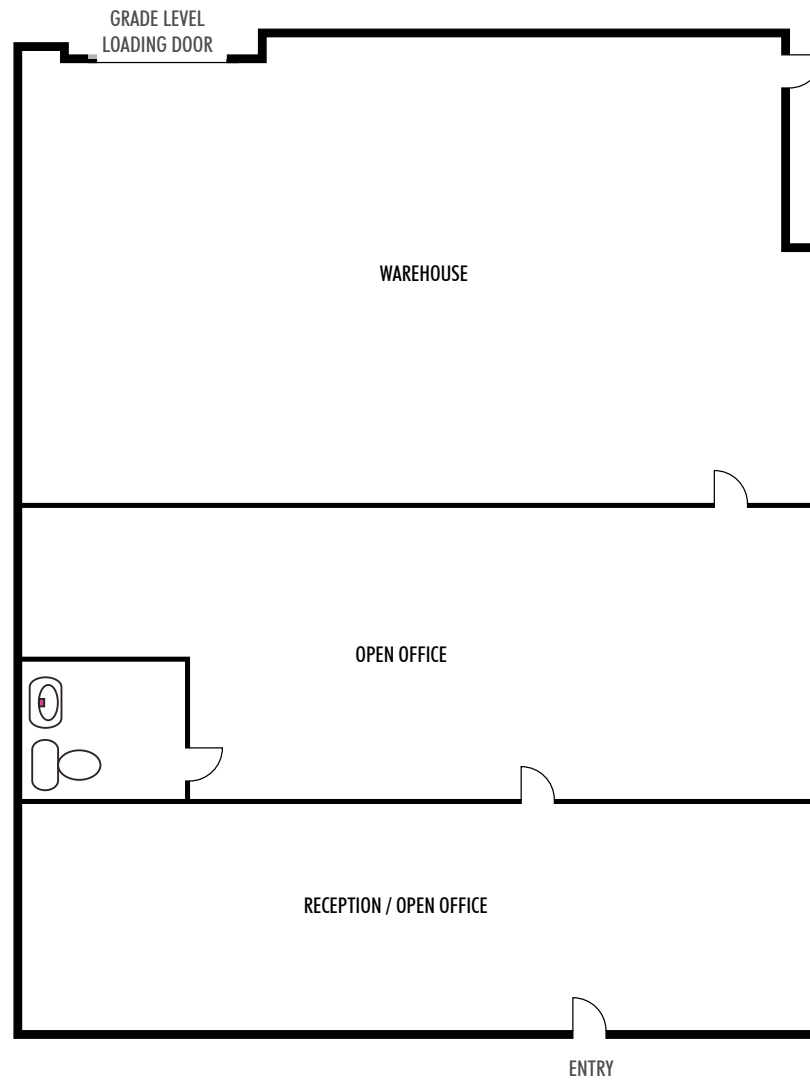
Modified Gross rates do not include a CAM Fee = Approximately \$0.23 PSF/Month

ADDRESS	SF	RATE	COMMENTS
7290 Engineer Road, Suite B	1,460	\$1.60 MG	Approximately 50% office, 50% warehouse, (1) private office, open office, reception, (1) restroom, and (1) grade level loading door.
7290 Engineer Road, Suite D	1,460	\$1.60 MG	Approximately 50% office/ 50% warehouse, open office, reception, (1) restroom, and (1) grade level loading door.
7292 Opportunity Road, Suites E&F	4,024	\$1.60 MG	Approximately 35% office/ 65% warehouse, (3) private offices, open office, (2) restrooms, and (2) grade level loading doors. Available August 1, 2019.
7343 Ronson Road, Suite G	728	\$1.60 MG	100% office with reception, (3) private offices, and (1) restroom.
7297 Ronson Road, Suite A	742	\$1.60 MG	100% office with (3) private offices, open office, and (1) restroom. Available July 1, 2019.
7330 Opportunity Road, Suite D	1,129	\$1.60 MG	Approximately 20% office/ 80% warehouse, (1) private office, (1) restroom and (1) grade level roll up door.
7343 Ronson Road, Suites K-L	1,782	\$1.60 MG	100% office with (3) private offices, open office, and (2) restrooms.
7343 Ronson Road, Suite N	2,086	\$1.60 MG	Approximately 60% office/ 40% warehouse, (5) private offices, reception, kitchenette, (1) restroom and (1) grade level loading door.
7343 Ronson Road, Suite S	1,068	\$1.60 MG	Approximately 20% office/ 80% warehouse, (2) private offices, reception, (1) restroom and (1) grade level loading door.
7370 Opportunity Road, Suites D&I	1,782	\$1.60 MG	Approximately 80% office/ 20% warehouse, (2) private offices, open office, reception, (1) restroom and (1) grade level roll up door. Available July 1, 2019.
7370 Opportunity Road, Suite E	1,112	\$1.60 MG	100% office with (3) private offices, reception, conference room and (1) restroom.

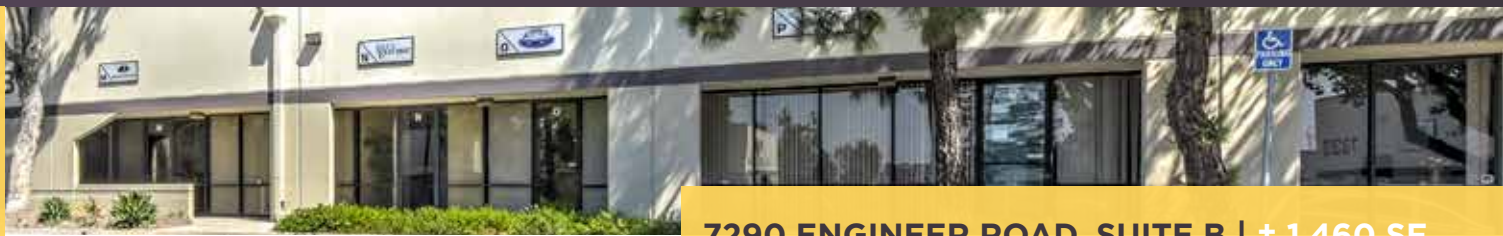
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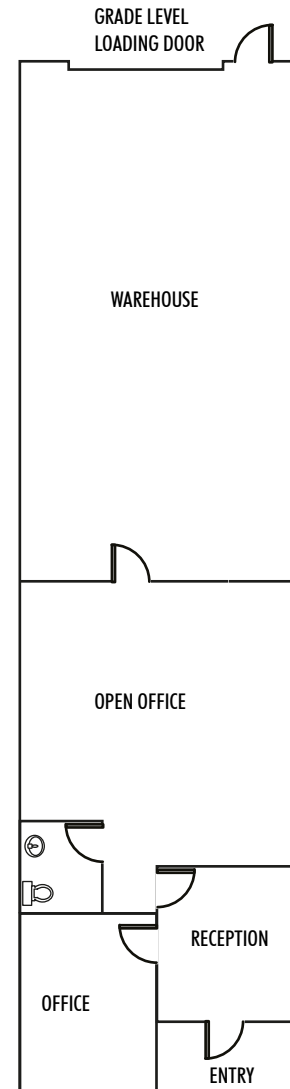
7290 ENGINEER RD, SUITE D | ± 1,460 SF



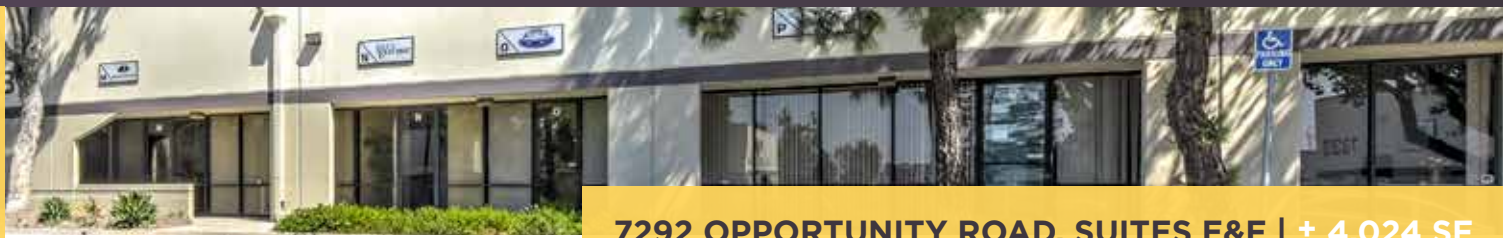
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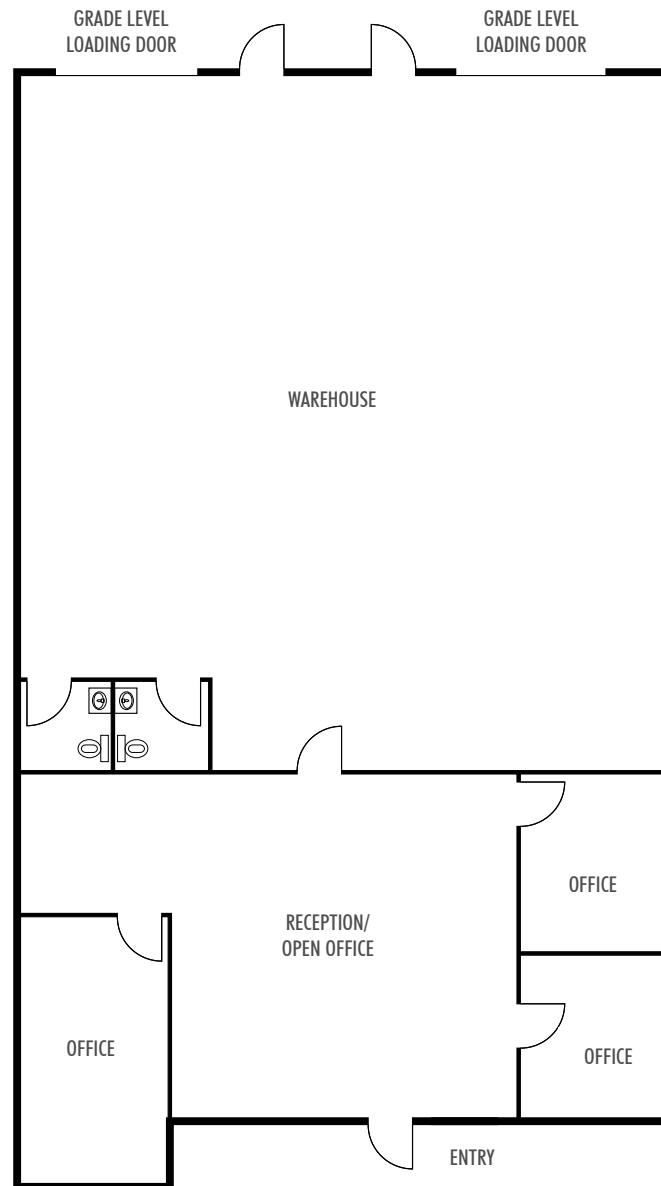
7290 ENGINEER ROAD, SUITE B | ± 1,460 SF



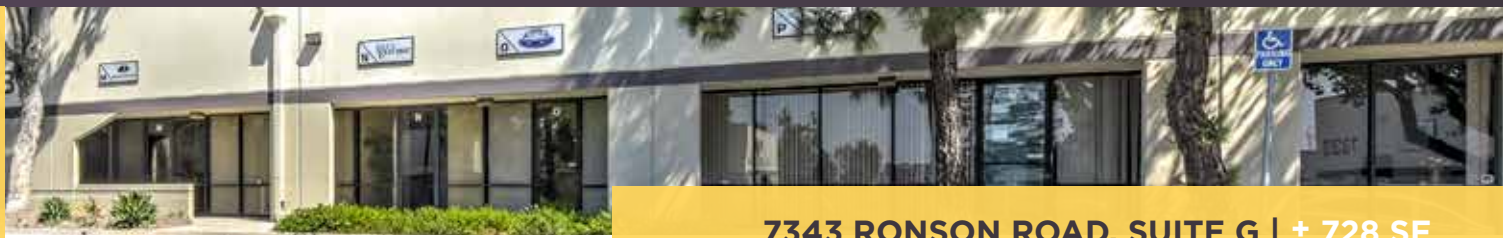
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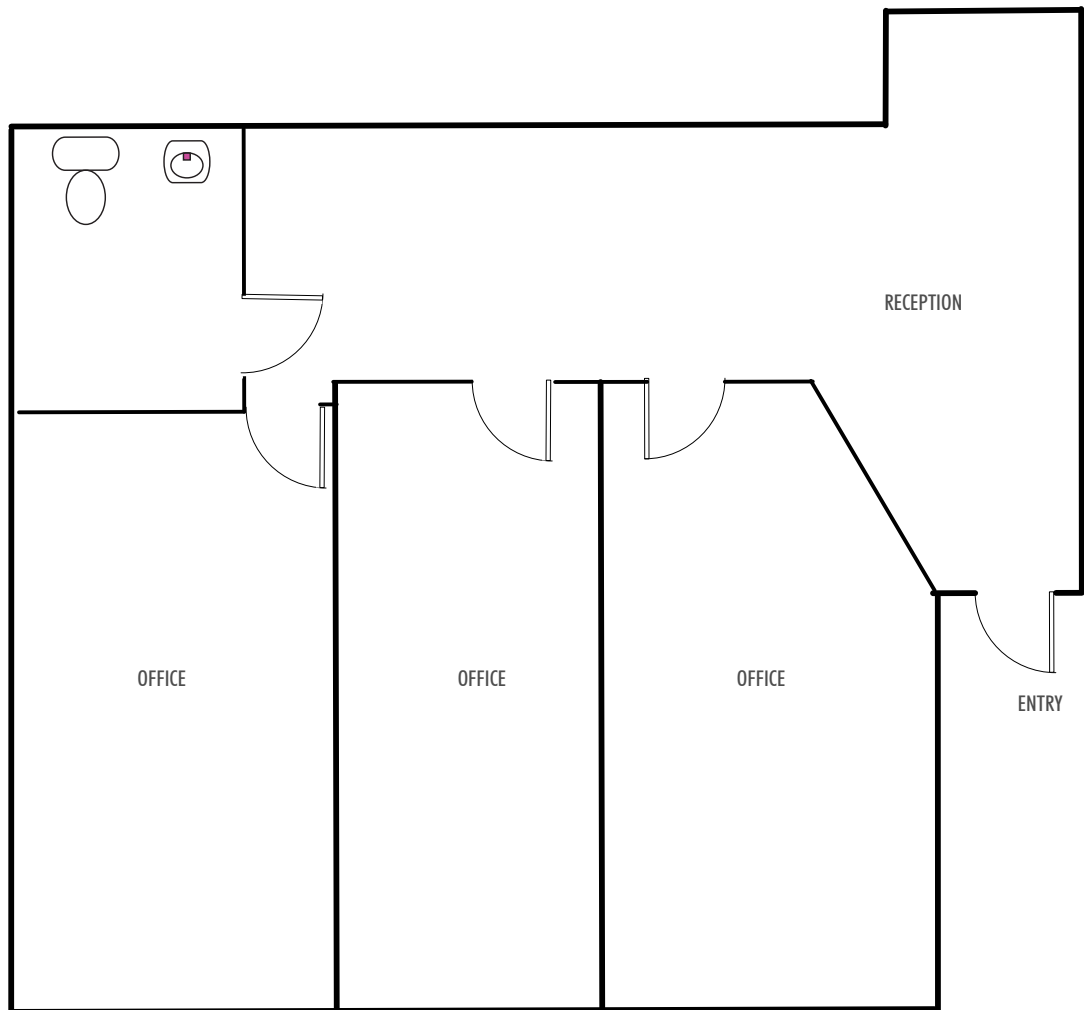
7292 OPPORTUNITY ROAD, SUITES E&F | ± 4,024 SF



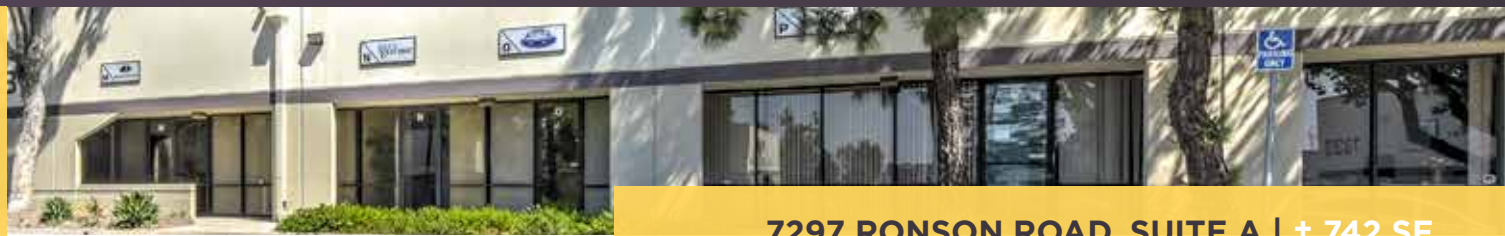
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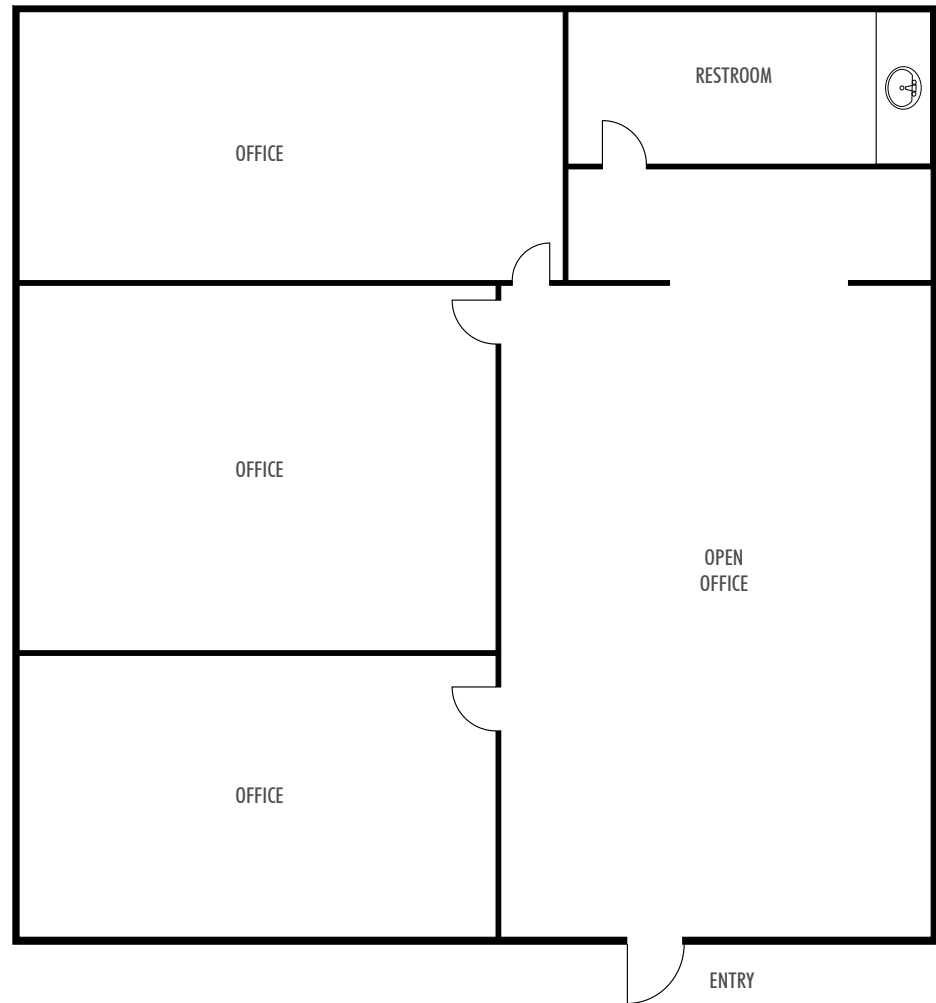
7343 RONSON ROAD, SUITE G | ± 728 SF



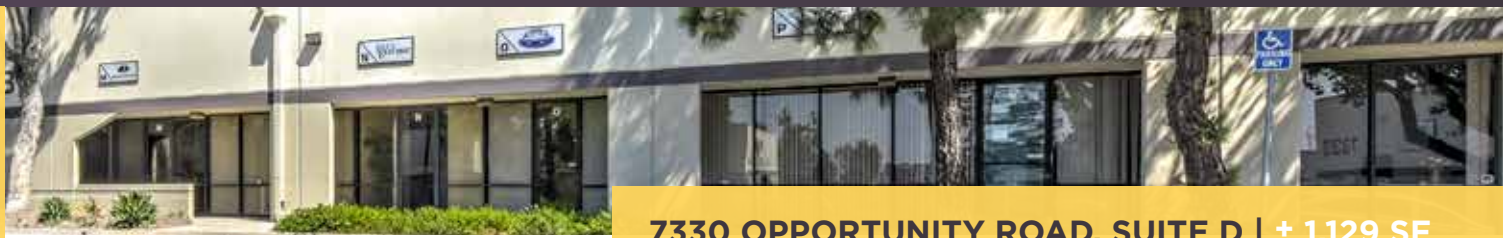
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7297 RONSON ROAD, SUITE A | ± 742 SF



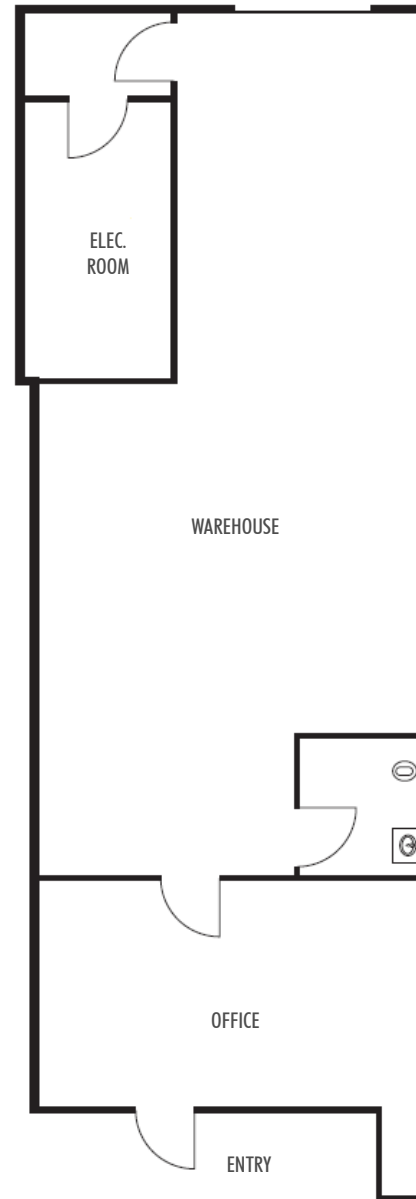
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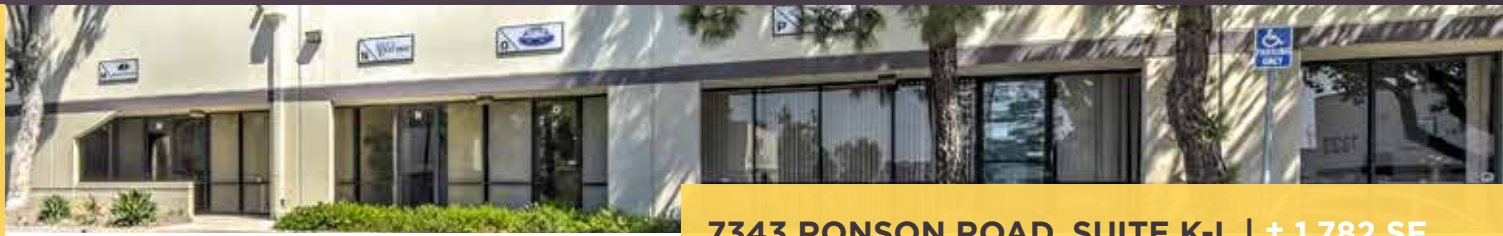
7330 OPPORTUNITY ROAD, SUITE D | ± 1,129 SF



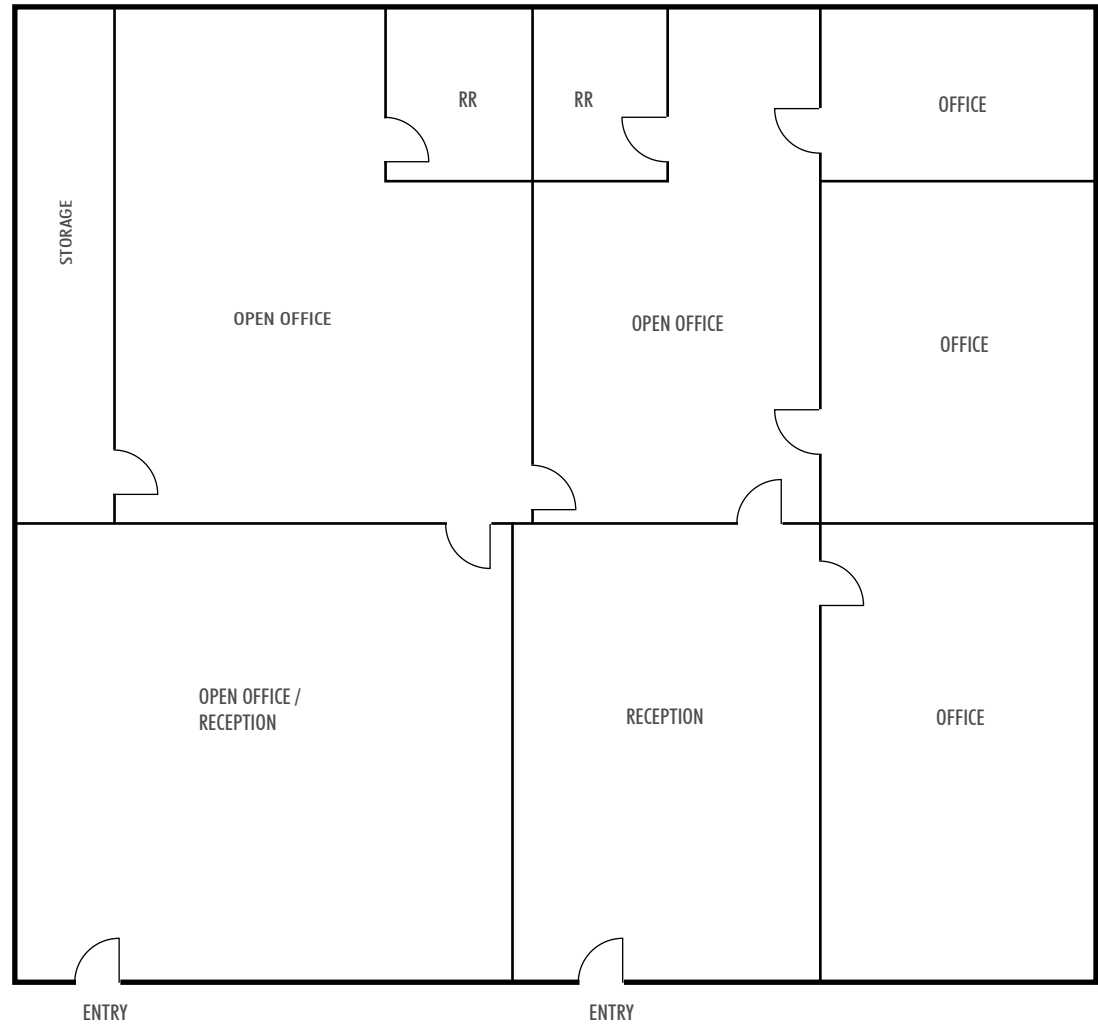
GRADE LEVEL
LOADING DOOR



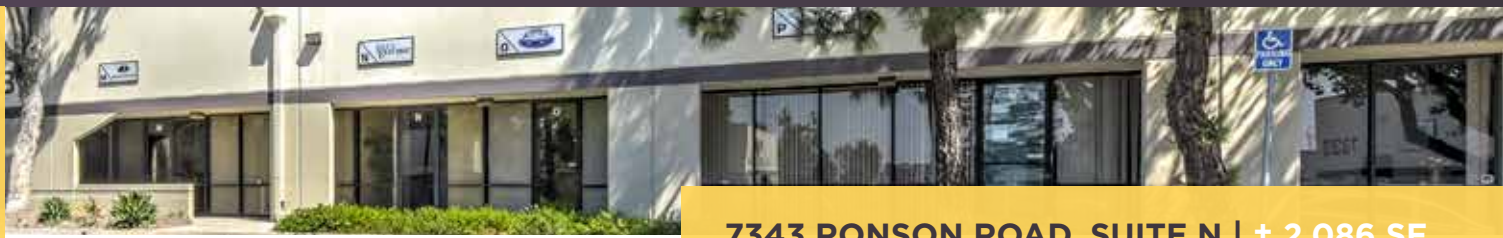
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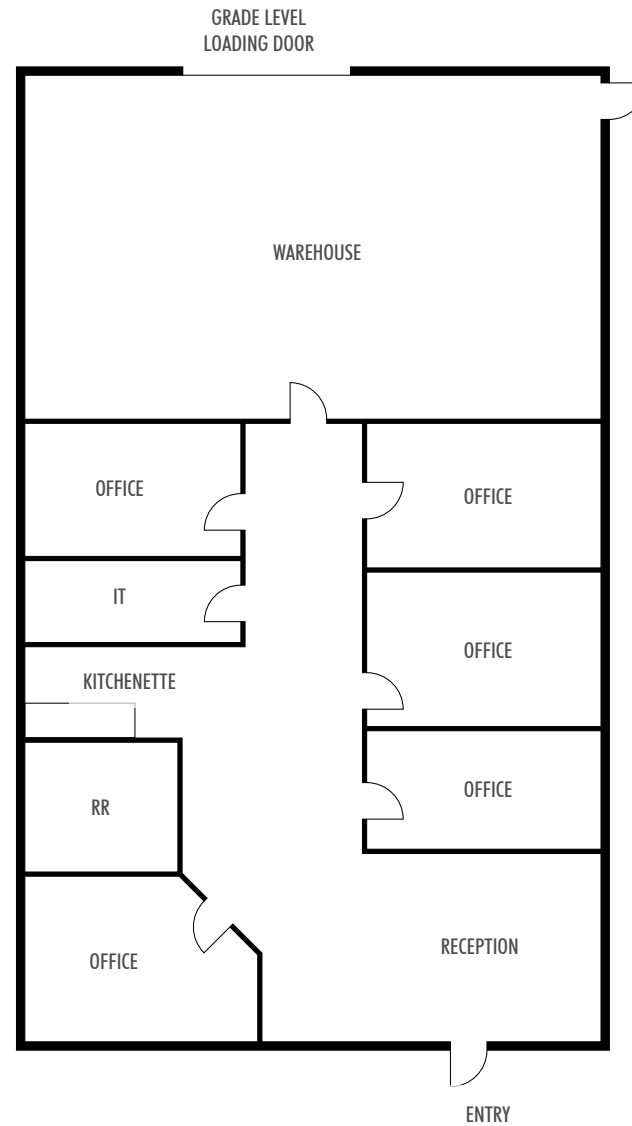
7343 RONSON ROAD, SUITE K-L | ± 1,782 SF



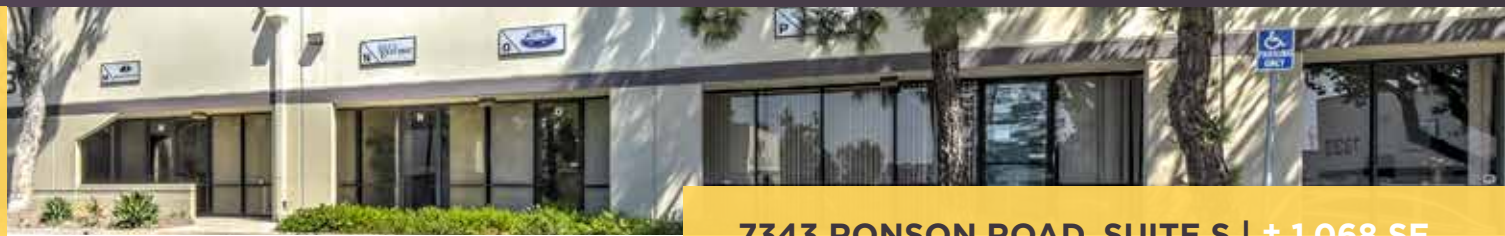
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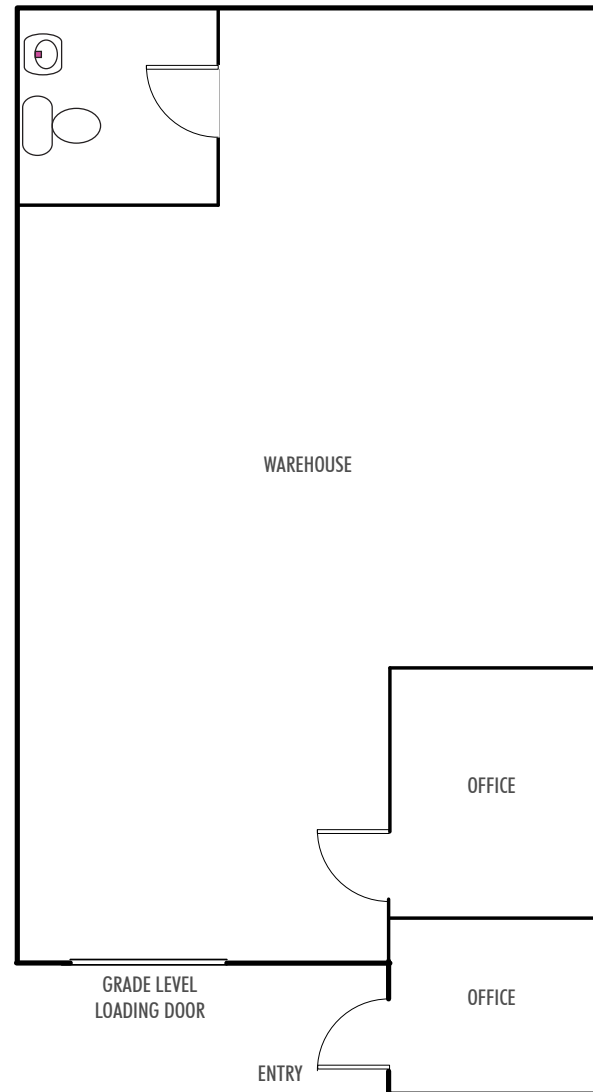
7343 RONSON ROAD, SUITE N | ± 2,086 SF



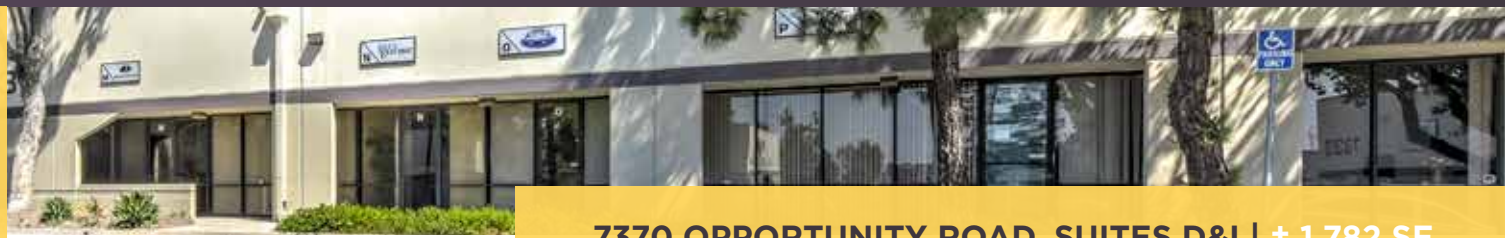
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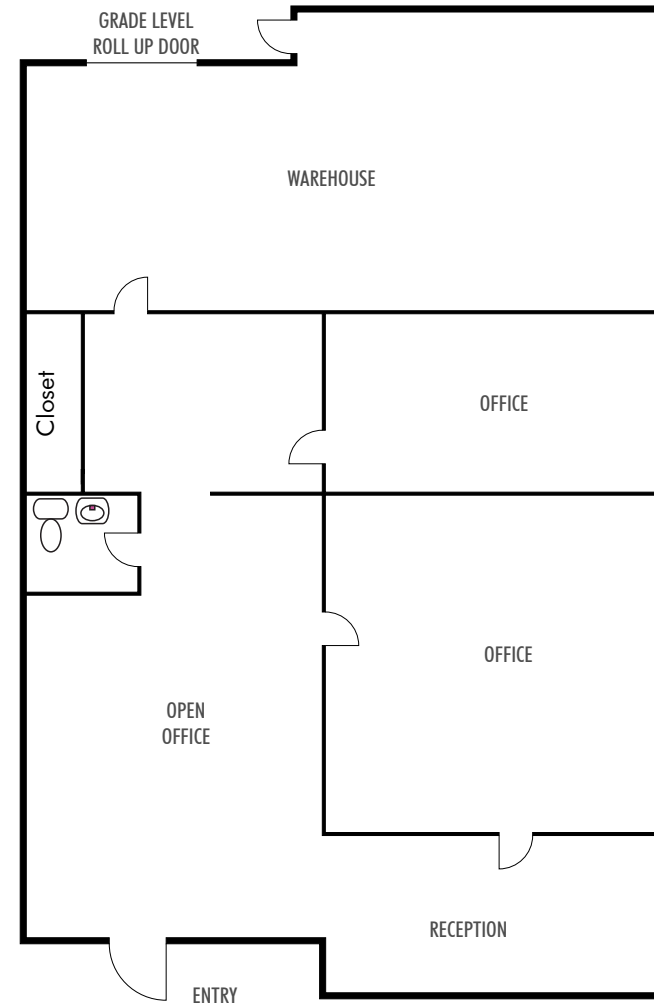
7343 RONSON ROAD, SUITE S | ± 1,068 SF



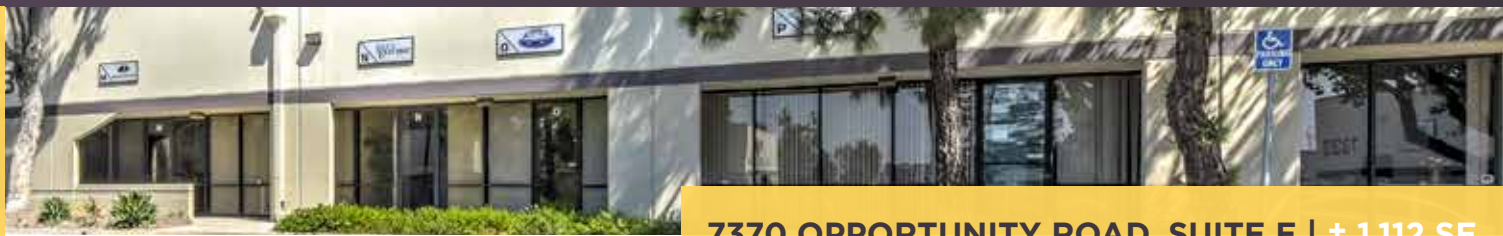
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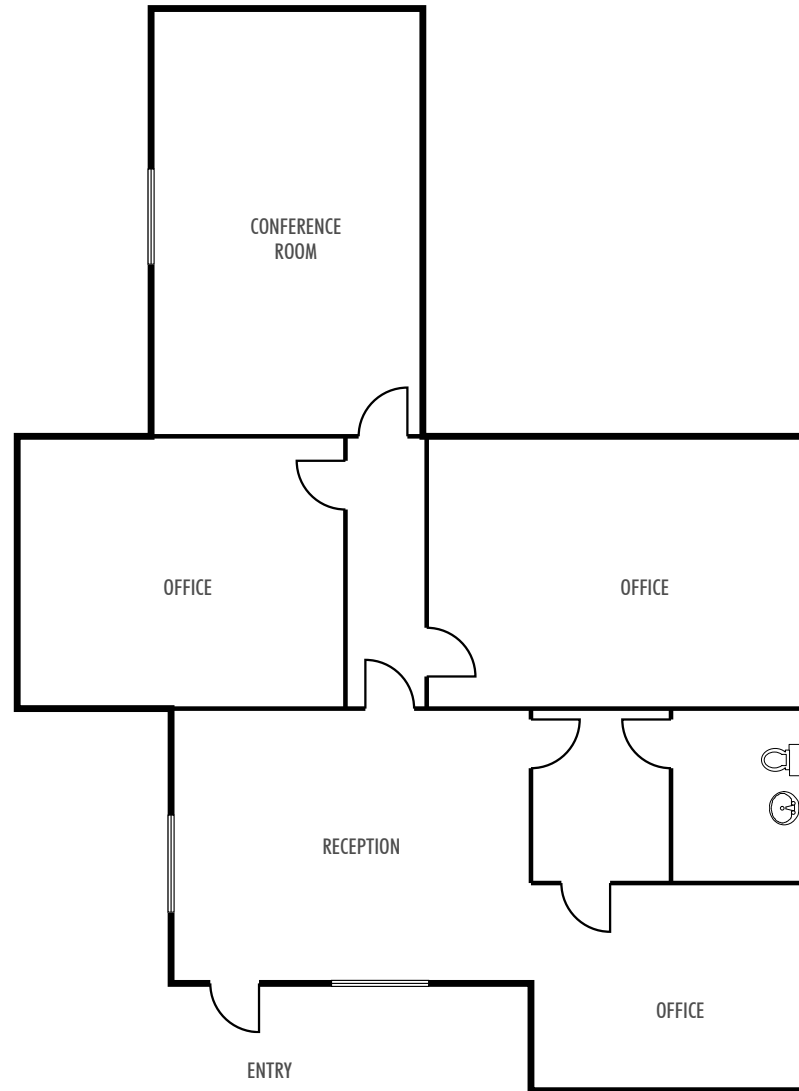
7370 OPPORTUNITY ROAD, SUITES D&I | ± 1,782 SF



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7370 OPPORTUNITY ROAD, SUITE E | ± 1,112 SF



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