

**FOR LEASE**

**7625 Panasonic Way**  
San Diego, CA 92154

±107,000 SF Flex/Warehouse on 9.55 Acres in  
Otay Mesa, expandable to ±170,000 SF



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**km** Kidder  
Mathews

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The building features  
±75,000 SF of office & lab  
area and ±32,000 SF of  
warehouse.

## PROPERTY FEATURES

20' - 22' clear height

Anti-static flooring

3 dock-high and 2 grade-level doors

3,000 amps, 277-480 volt power

52' x 48' column spacing

Backup diesel generator

Showers and lockers on-site

5/1,000 SF parking ratio (possible)

Close proximity to I-905 and the USA/Mexico border

**Lease Rate: \$0.75/SF NNN** (Nets est at \$0.18/SF)



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HUGE YARD POTENTIAL



MONUMENT SIGNAGE



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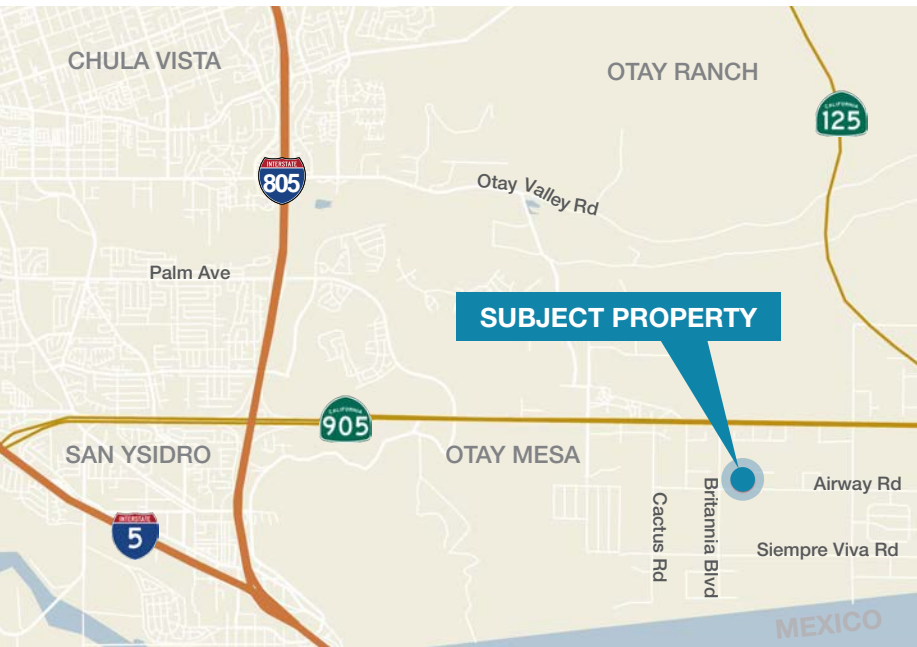
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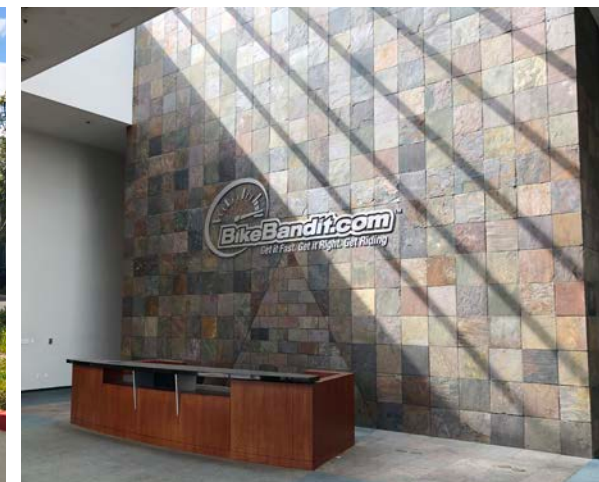


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 Drive-Around Truck Access	 Lot Size 9.55 Acres	 Foreign Trade Zone Qualified
 Dock-High and Grade Level Loading	 Over Standard Parking	 Sprinklered



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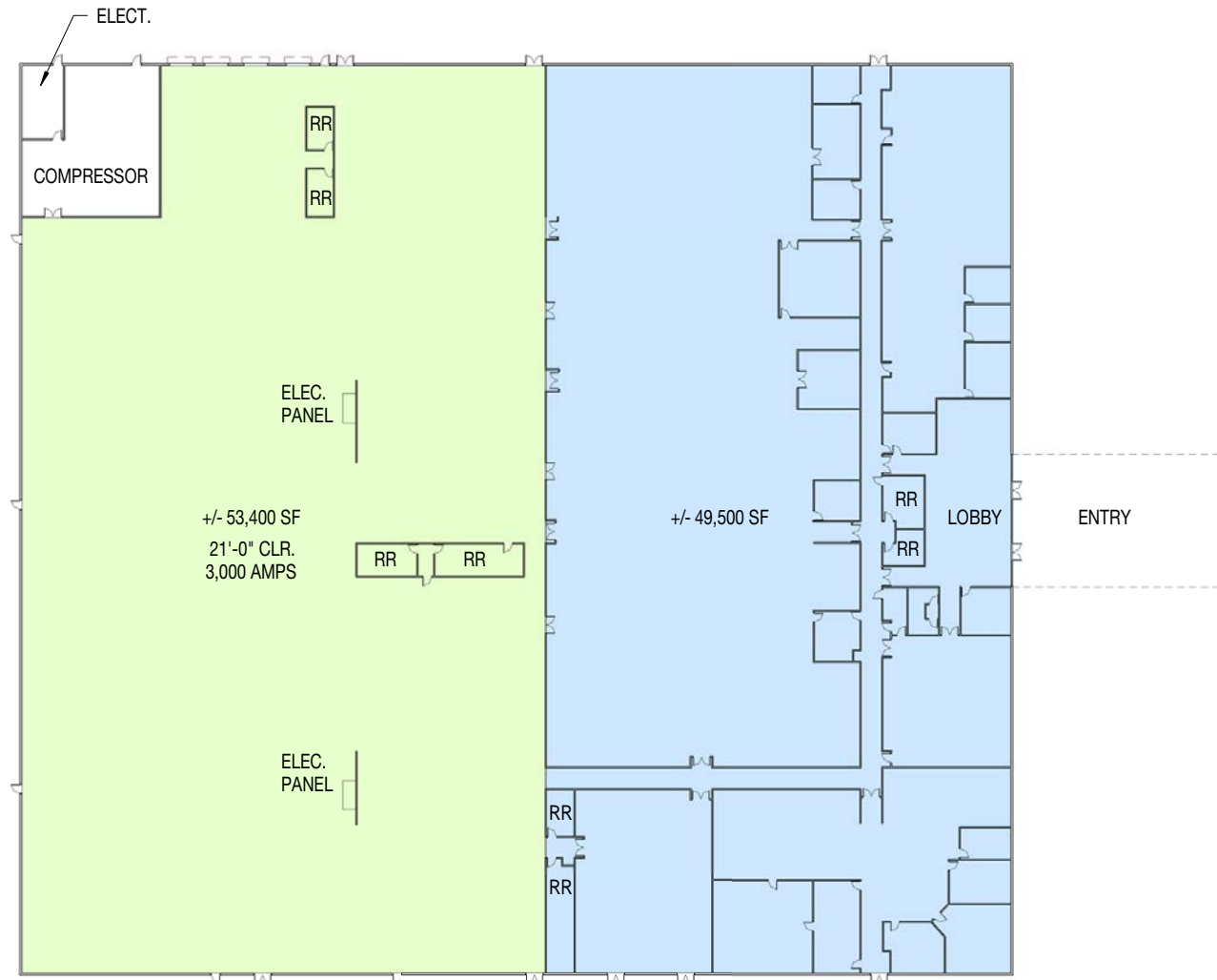
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## Current Floor Plan



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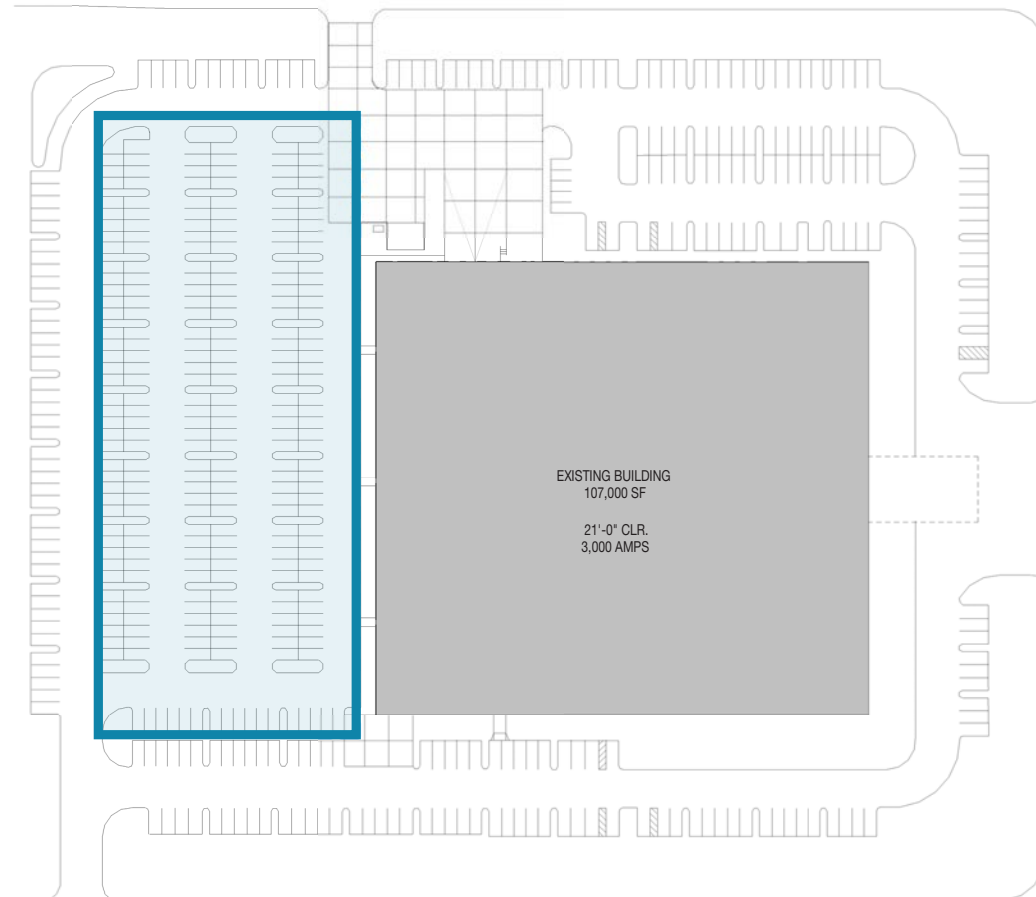
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## Optional Parking Layouts

### OPTION 1 MAXIMIZED PARKING + CURRENT BUILDING

225 Parking Spaces Required

523 Spaces Provided



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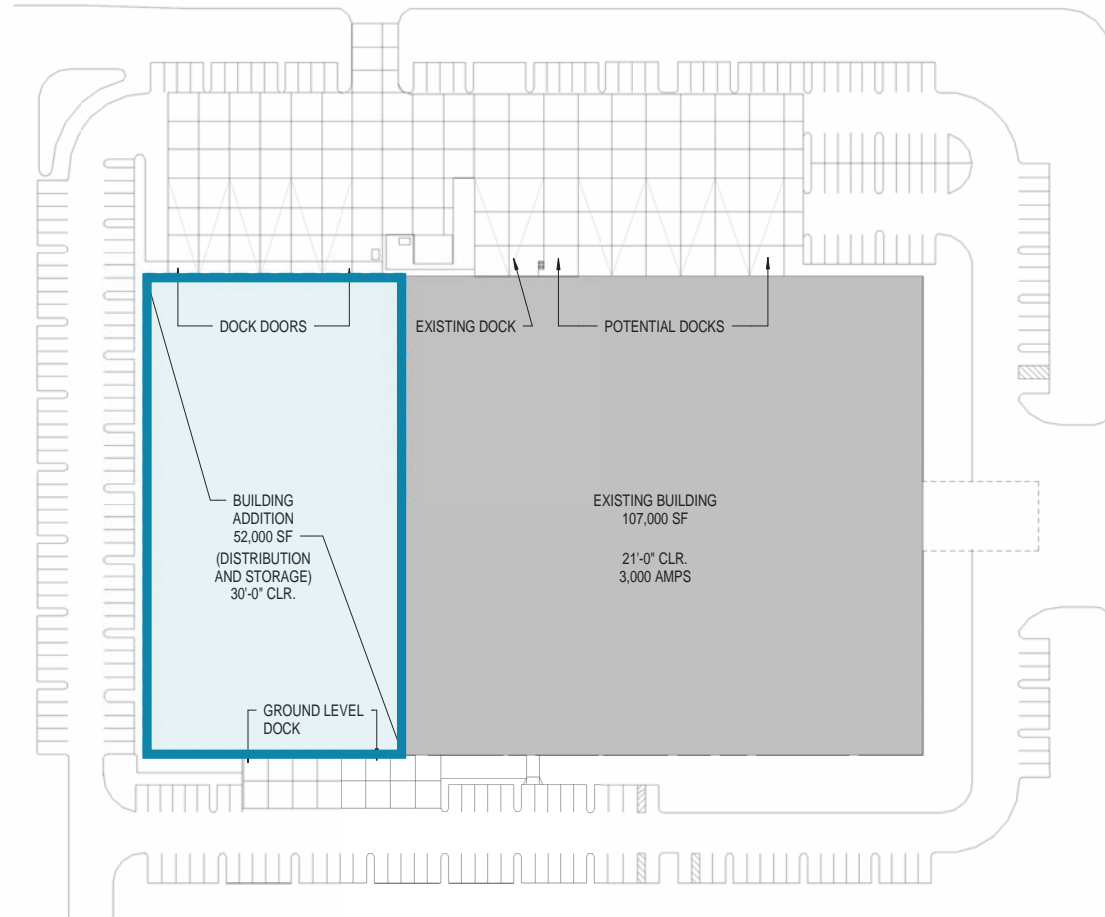
## Optional Parking Layouts

### OPTION 2 DISTRIBUTION + STORAGE

159,000 SF Expansion

159 Parking Spaces Required

248 Spaces Provided



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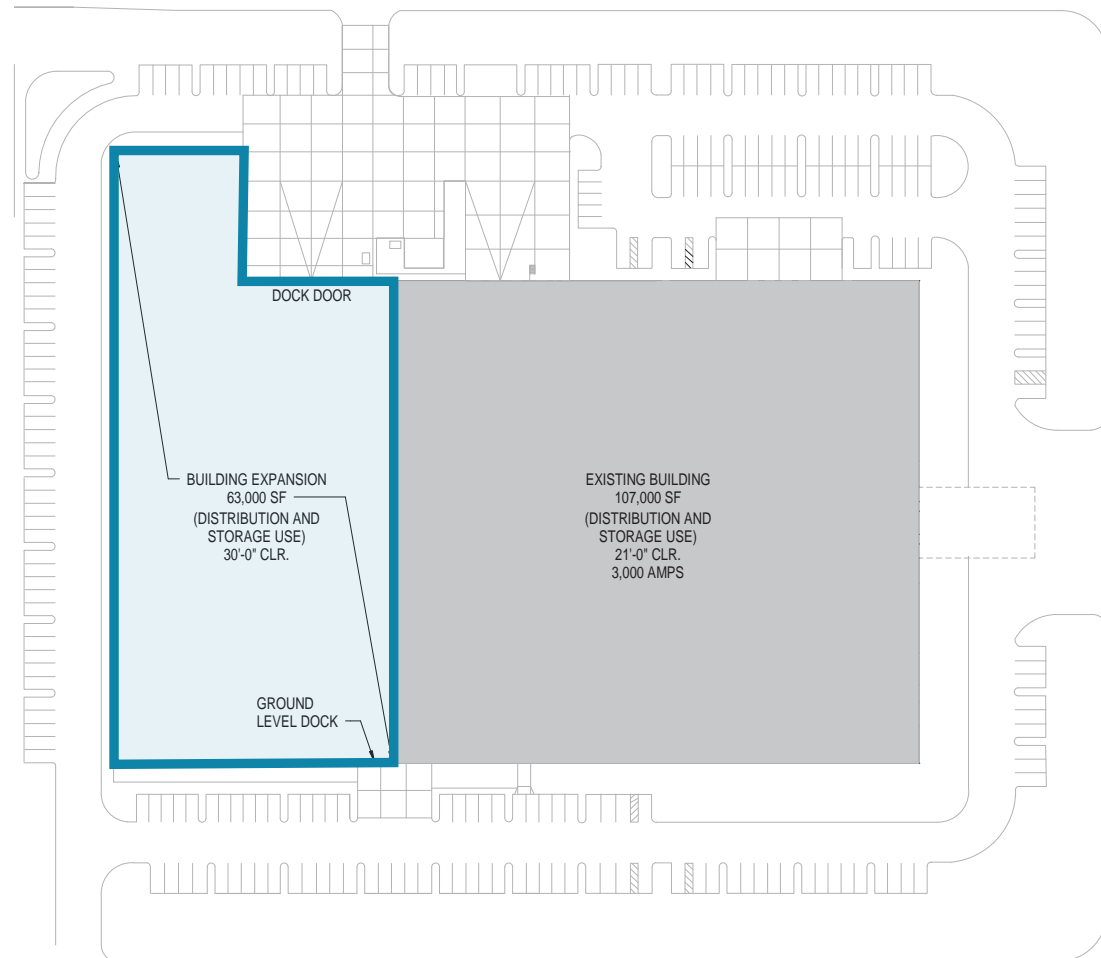
## Optional Parking Layouts

### OPTION 3 DISTRIBUTION + STORAGE

170,000 SF Expansion

170 Parking Spaces Required

237 Spaces Provided



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