

5980, 6160, 6190 FAIRMOUNT AVE  
10957 - 10979 SAN DIEGO MISSION RD

# FAIRMOUNT BUSINESS PARK

SAN DIEGO, CA 92120



AVAILABLE FOR LEASE:  
MULTI-TENANT SHOWROOM / INDUSTRIAL PARK

H.G. FENTON COMPANY

**CBRE**

5980, 6160, 6190 FAIRMOUNT AVE  
10957 - 10979 SAN DIEGO MISSION RD

# FAIRMOUNT BUSINESS PARK

SAN DIEGO, CA 92120



Business park of  
approximately 118,241 SF



Parking approximately  
2.7 spaces/1,000 SF



Excellent freeway access;  
immediately north of I-8 and east  
of I-15



Attractive functional  
office upgrades



Approximately 18' - 20'  
warehouse clearance



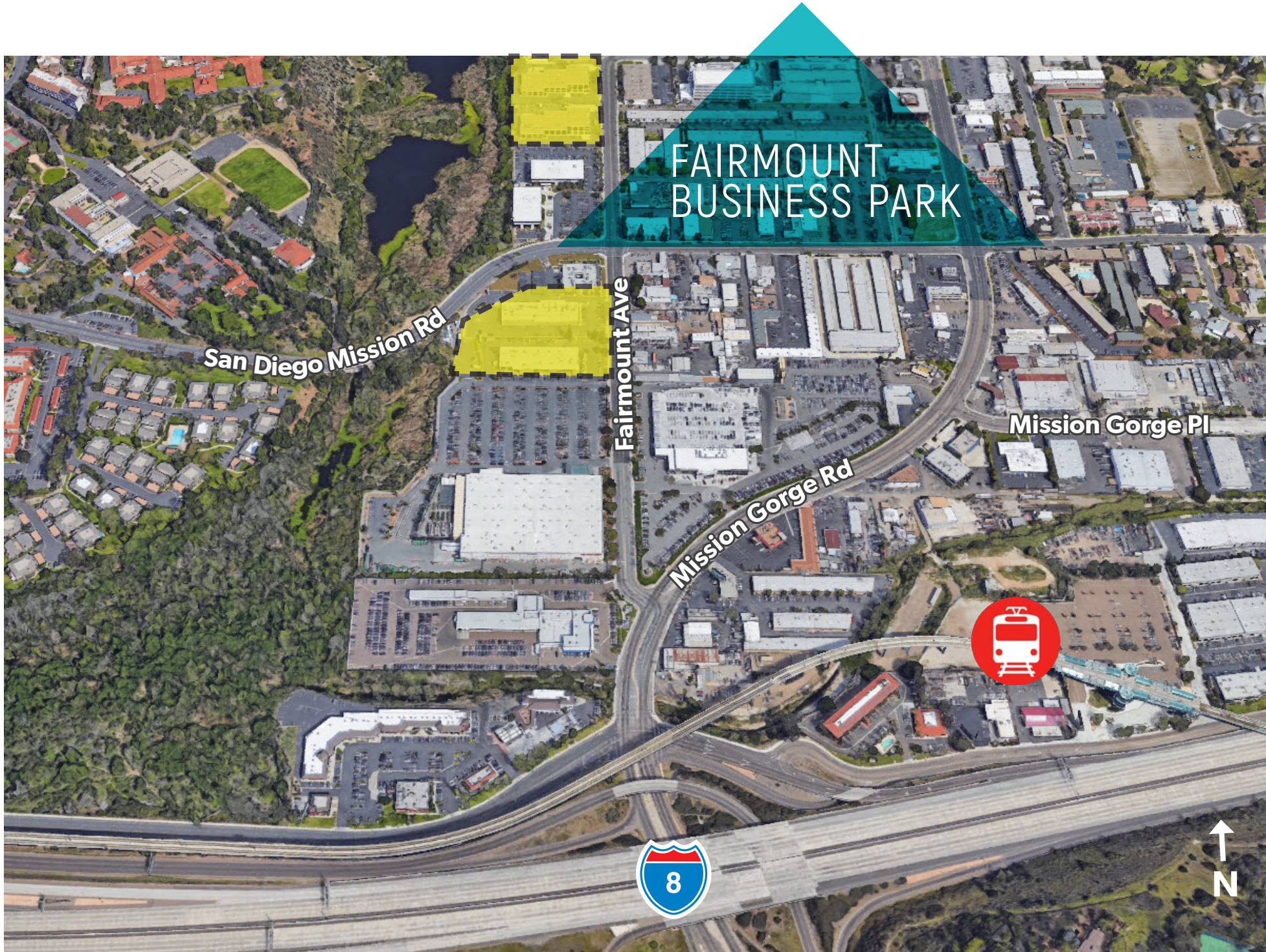
AT&T and Cox Services available  
(including Coax and Fiber)



Natural gas  
available







FAIRMOUNT  
BUSINESS PARK

San Diego Mission Rd

Fairmount Ave

Mission Gorge Pl

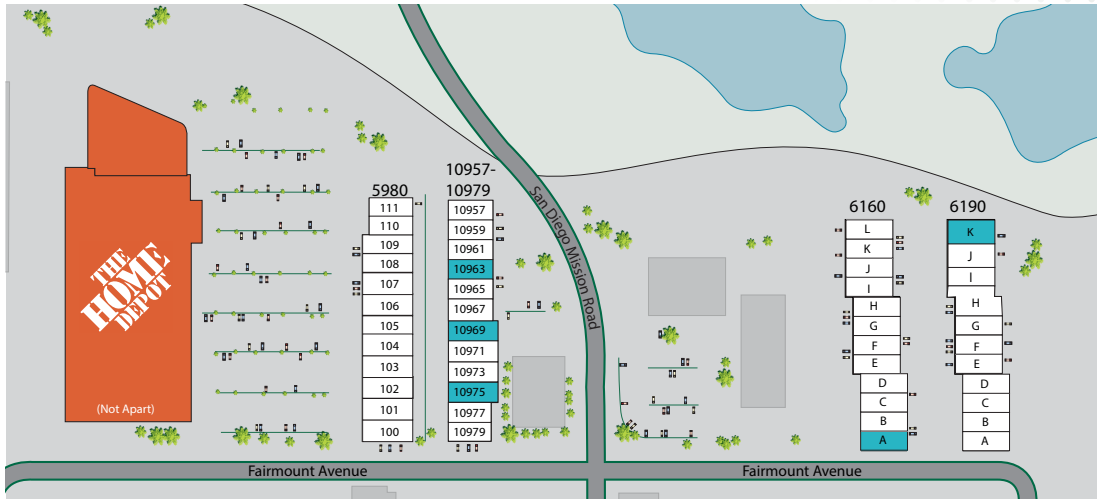
Mission Gorge Rd





# AVAILABILITY

ADDRESS	SF	RATE	COMMENTS
10963 San Diego Mission Rd	1,851	\$1.60/SF Gross	Approx. 60% office/ 40% warehouse, open office, (2) restrooms and (1) dock high loading door.
10969 San Diego Mission Rd	2,119	\$1.60/SF Gross	Approx. 30% office/ 70% warehouse, open office area, (2) private offices, (2) restrooms and (1) grade level loading door.
10975 San Diego Mission Rd	2,456	\$1.60/SF Gross	Approx. 60% office/ 40% warehouse, open office areas, (1) kitchenette, (2) private offices, (2) restrooms and (1) grade level loading door.
6160 Fairmount Avenue Suite A	2,664	\$1.60/SF Gross	End unit fronting Fairmount Avenue. Approx. 40% office/ 60% warehouse, (3) private offices, open office areas, (2) restrooms and (1) grade level loading door.
6190 Fairmount Avenue Suites K&L	5,440	\$1.85/SF/Gross	End unit with large fenced yard. Approx. 40% office/ 60% warehouse, open office areas, (2) private offices, breakroom, (2) restrooms, and (1) grade level loading door. Available March 1, 2020.



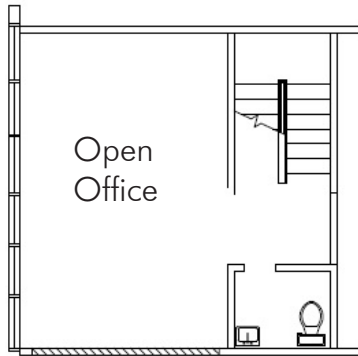
Available

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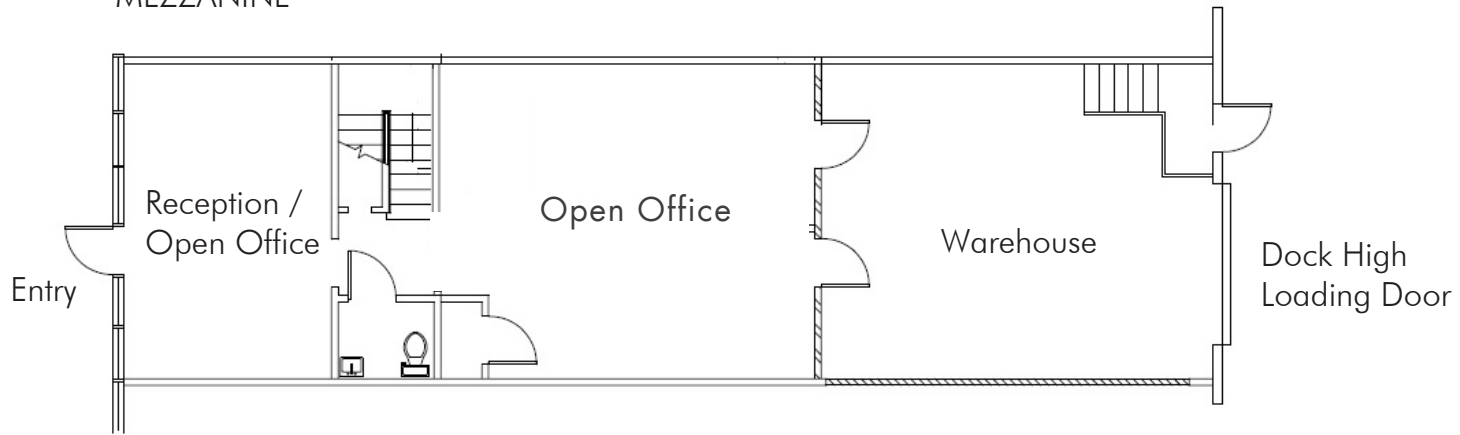
**FAIRMOUNT  
BUSINESS PARK**  
SAN DIEGO, CA 92120



10963 SAN DIEGO MISSION ROAD  
1,851 SF

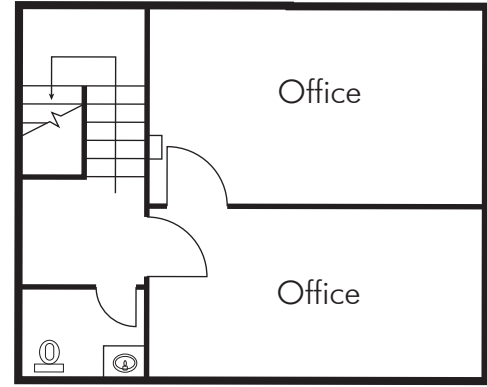


MEZZANINE



FIRST FLOOR

10969 SAN DIEGO MISSION ROAD  
2,119 SF

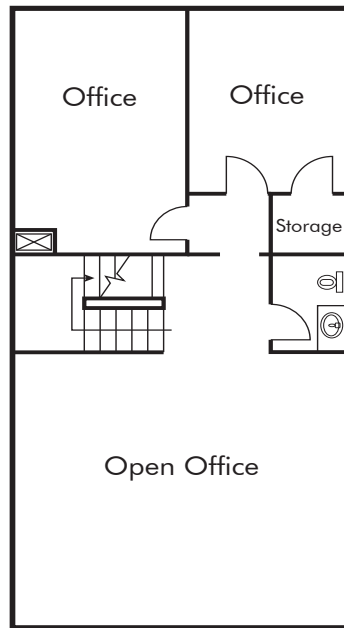


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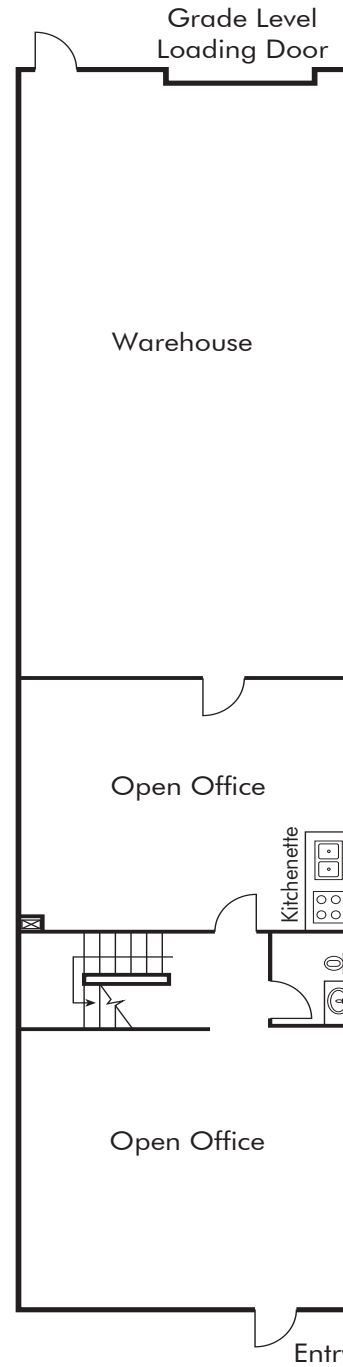


FIRST FLOOR

10975 SAN DIEGO MISSION ROAD  
2,456 SF

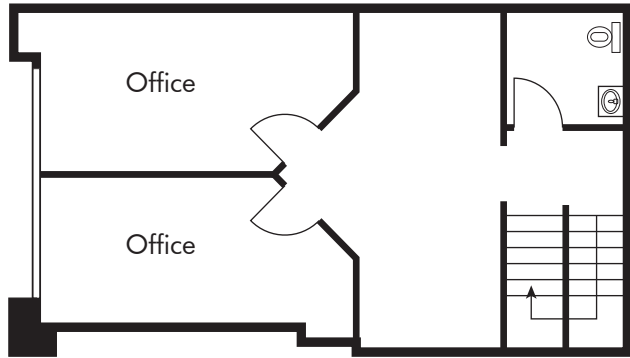


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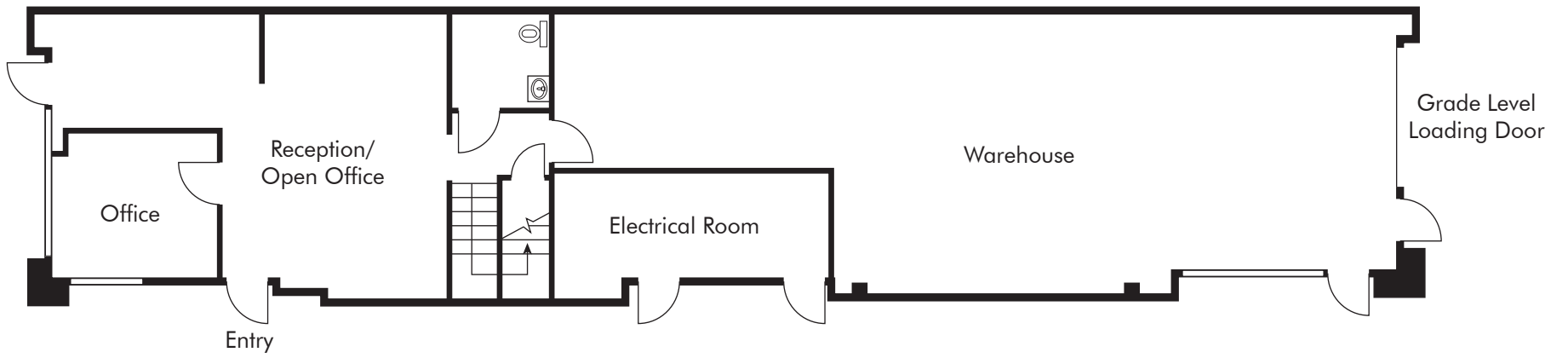


FIRST FLOOR

6160 FAIRMOUNT AVE, SUITE A  
2,664 SF



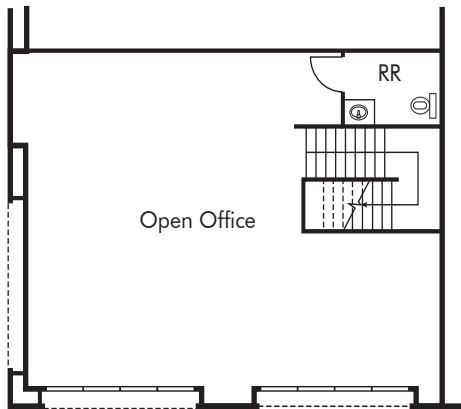
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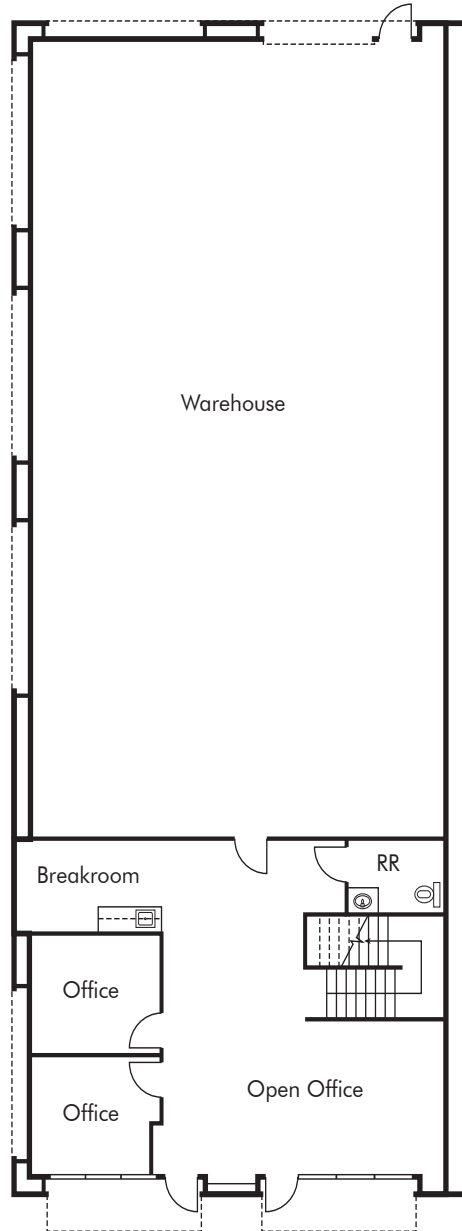
FIRST FLOOR



6190 FAIRMOUNT AVENUE, SUITES K&L  
5,440 SF



MEZZANINE



FIRST FLOOR

PROPOSED SPEC  
SUITE COMING  
SOON



FOR MORE INFORMATION PLEASE CONTACT:

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**H.G. FENTON COMPANY**

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