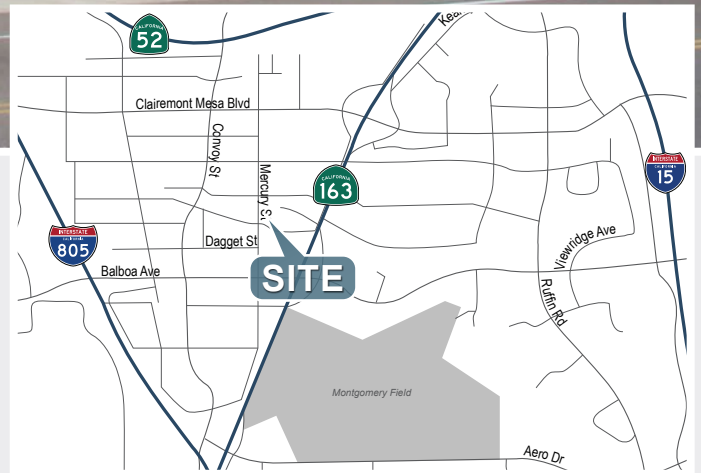


**FOR SALE**

# Kearny Mesa Industrial Building

4653 Mercury Street. San Diego, California 92111



## Property Details

<b>Building Size:</b>	±14,045 SF (Divisible)
<b>Parcel Size:</b>	±31,668 SF
<b>Office Size:</b>	25% (includes 2,400 SF of showroom)
<b>Clear Height:</b>	±18'
<b>Truck Doors:</b>	7 grade level doors

## Property Highlights

- Exceptional corner location with easy freeway access
- Three phase power
- ±1,300 SF of covered area on back of building (bonus SF)
- Seller will consider leasing back 3,500 to 7,000 SF
- Skylights
- Sprinklers
- Signalized intersection
- Drive-around truck access
- Gas service
- Two electrical meters

**Sale Price** ..... **\$2,300,000**

**Randy LaChance, SIOR**  
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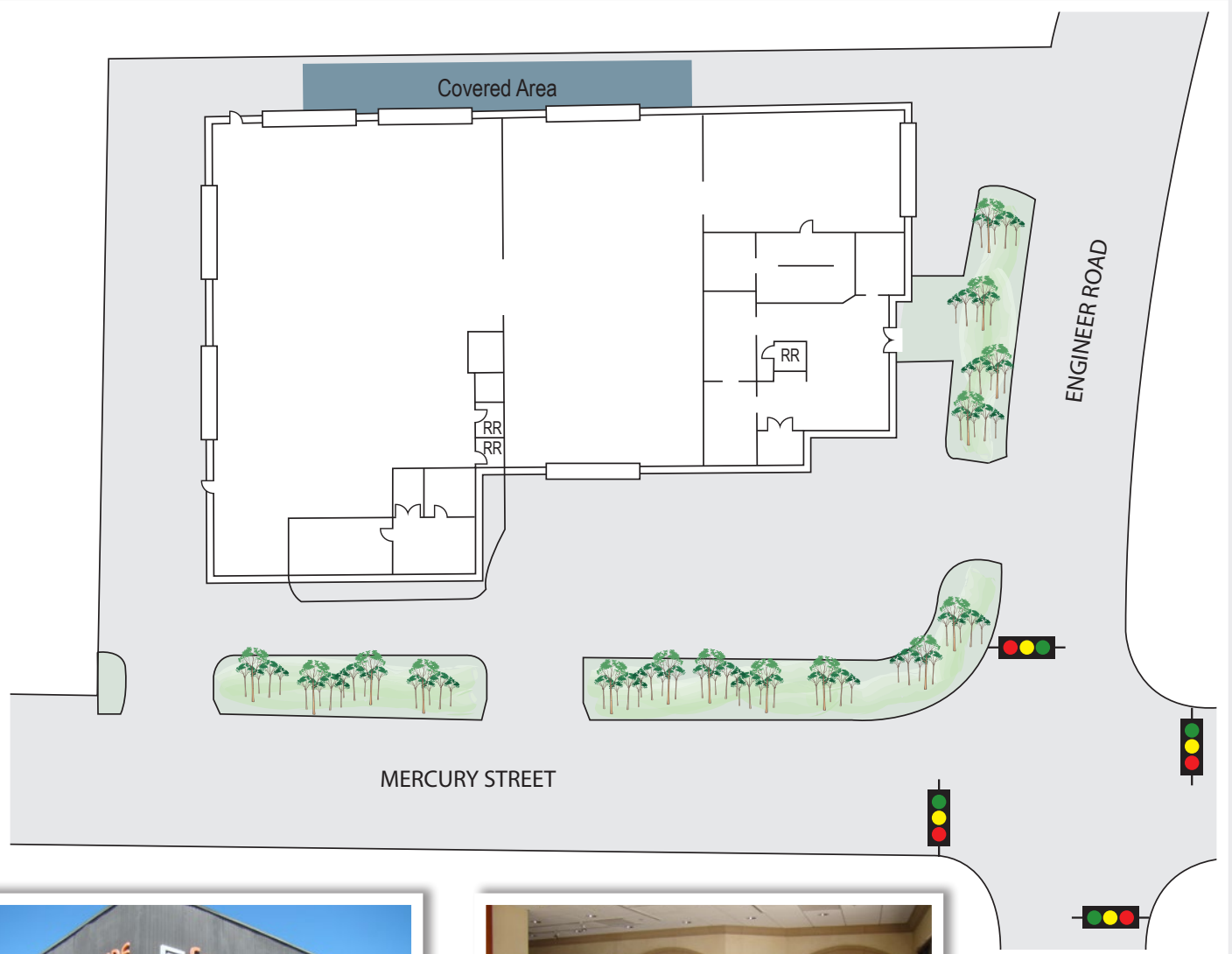
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