

# FOR LEASE | Kearny Mesa Commerce Park



**4897 MERCURY STREET | SAN DIEGO, CA 92111**



## PROPERTY FEATURES

- ±8,630 SF Available
- ±1,500 SF of HVAC Office (New Spec Suite)
- ±973 SF of Bonus Mezzanine (Free)
- 3.3/1,000 Parking Ratio
- Two (2) Grade Level Doors
- 18' Minimum clear height
- Outstanding freeway access
- Please call for appointment to tour

**LEASE RATE: \$1.25 BASE YEAR GROSS**

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# Voit

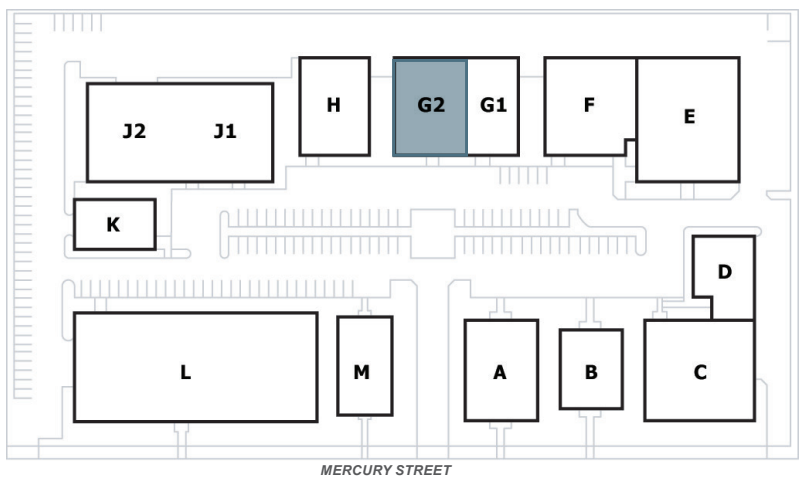
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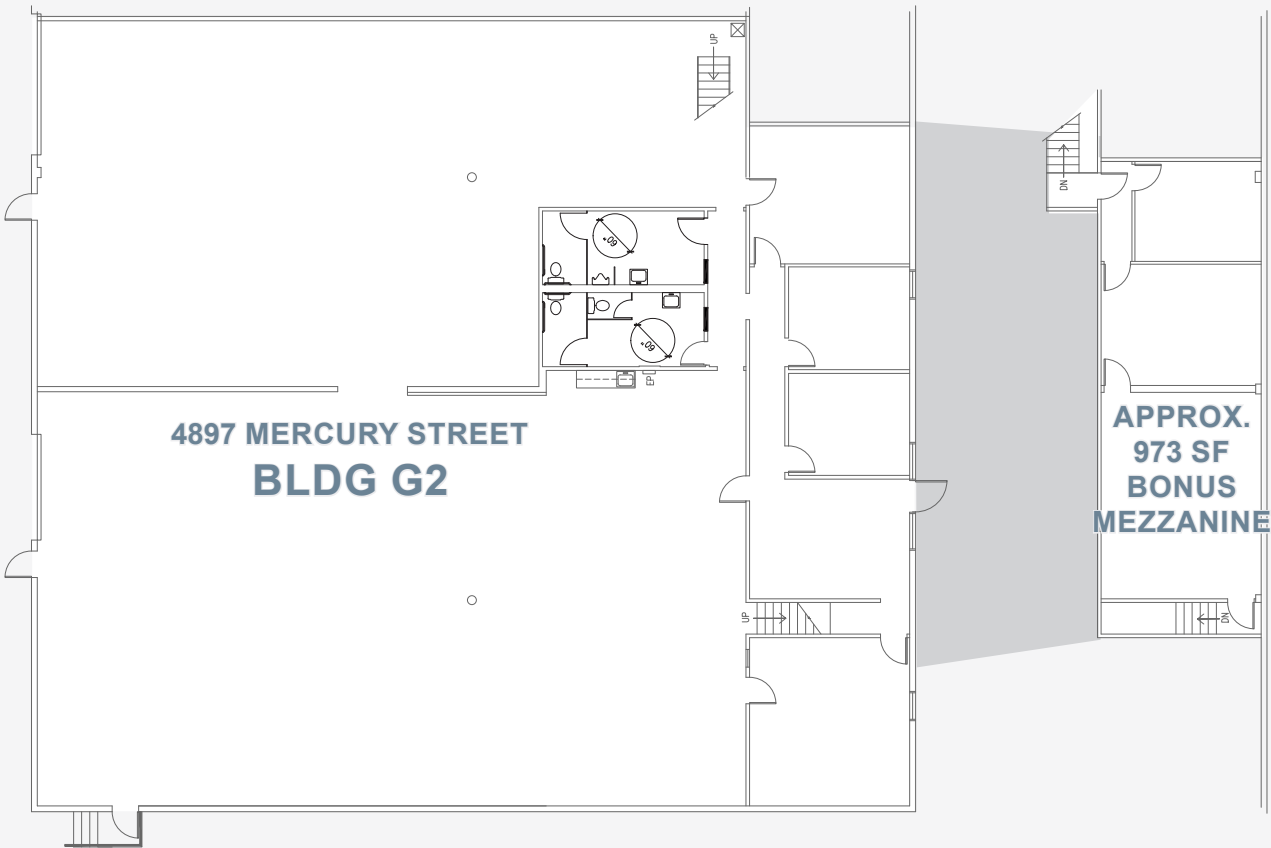
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SIZE	±8,630 SF
LOADING	(2) 12'X14' Ground level doors
RENT	\$1.25 Gross
COMMENTS	<ul style="list-style-type: none"><li>• ±1,500 SF of HVAC office</li><li>• 18' Minimum clear height</li><li>• Skylights</li></ul>



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