

MULTI-TENANT INDUSTRIAL SPACE AVAILABLE FOR LEASE



KEARNY MESA  
WEST BUSINESS PARK



# KEARNY MESA

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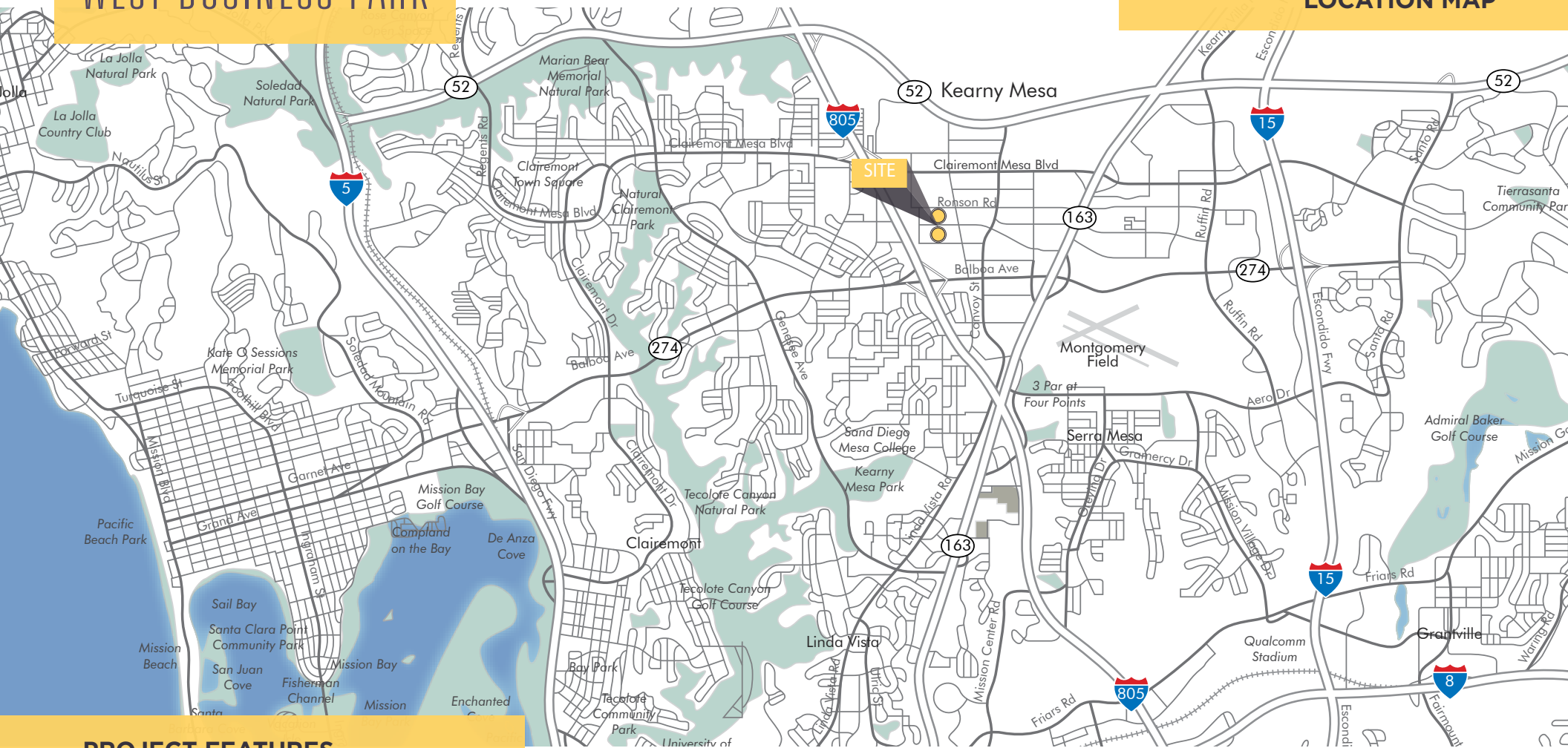
## WEST BUSINESS PARK



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## LOCATION MAP



## PROJECT FEATURES

- Industrial, office and flex suites between 891 and 10,050 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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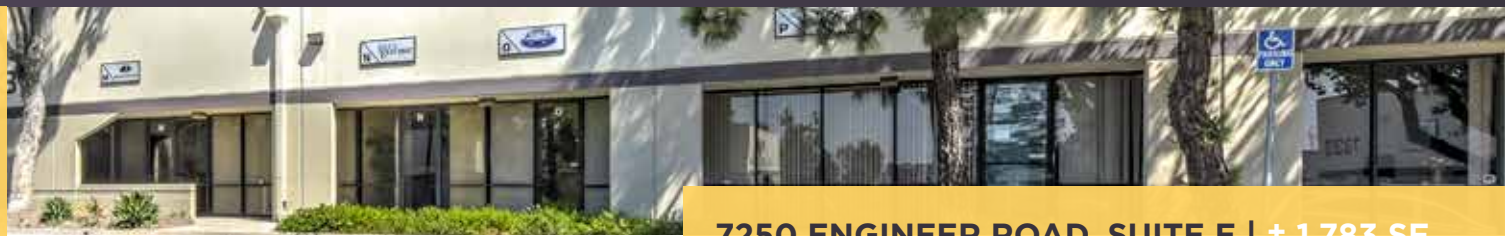
## SITE PLAN + AVAILABILITY



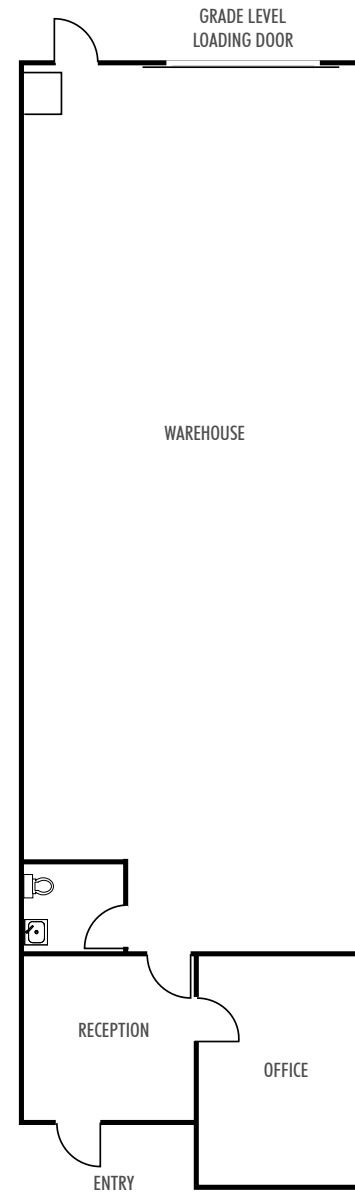
Modified Gross rates do not include a CAM Fee = Approximately \$0.23 PSF/Month

ADDRESS	SF	RATE	COMMENTS
7250 Engineer Road, Suite E	1,783	\$1.55 MG	Approximately 20% office/ 80% warehouse, (1) private office, reception, (1) restroom, and (1) grade level loading door.
7290 Engineer Road, Suite A	1,460	\$1.55 MG	Approximately 60% office/ 40% warehouse, (2) private offices, reception, (1) restroom, and (1) grade level loading door.
7290 Engineer Road, Suite D	1,460	\$1.55 MG	Approximately 85% office/ 15% warehouse, (3) private offices, reception, (1) restroom, and (1) grade level loading door.
7297 Ronson Road, Suite L	891	\$1.55 MG	Approximately 10% office/ 90% warehouse, (1) private office, reception, (1) restroom, (1) grade level loading door . Available April 1, 2019
7323 Engineer Road, Suite A	10,050	\$1.55 MG	Approximately 50% office/50% HVAC warehouse, (7) private offices, (2) grade level doors, and (2) restrooms.
7330 Opportunity Road, Suite J	1,581	\$1.55 MG	Approximately 90% office/ 10% warehouse, (4) private offices, reception, open office area, break, conference room, and (1) restroom.
7343 Ronson Road, Suites K-L	1,782	\$1.55 MG	100% office with (3) private offices, open office, and (2) restrooms.
7343 Ronson Road, Suite M	2,398	\$1.55 MG	Approximately 20% office/ 80% warehouse, (2) private offices, reception, (1) restroom and (1) grade level loading door.
7343 Ronson Road, Suite N	2,086	\$1.55 MG	Approximately 90% office/ 10% warehouse, (1) private office, reception, open office area, (1) restroom and (1) grade level loading door. Available April 1, 2019.
7343 Ronson Road, Suite S	1,086	\$1.55 MG	Approximately 20% office/ 80% warehouse, (2) private offices, reception, (1) restroom and (1) grade level loading door.
7370 Opportunity Road, Suite E	1,112	\$1.55 MG	100% office with (3) private offices, reception, conference room and (1) restroom. Available May 1, 2019.

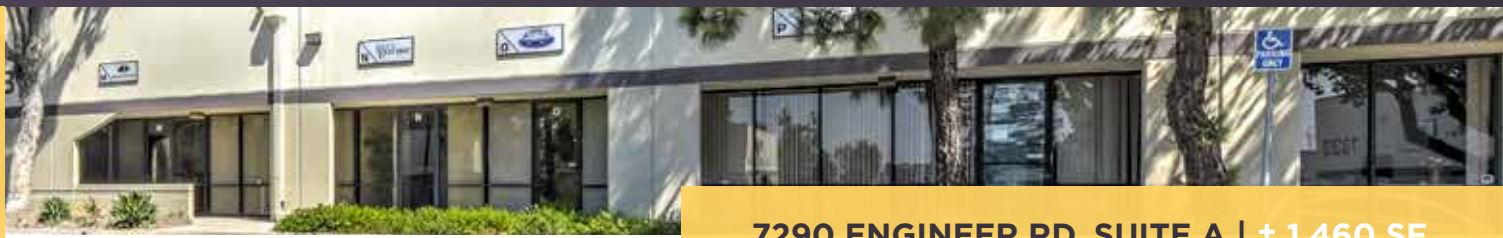
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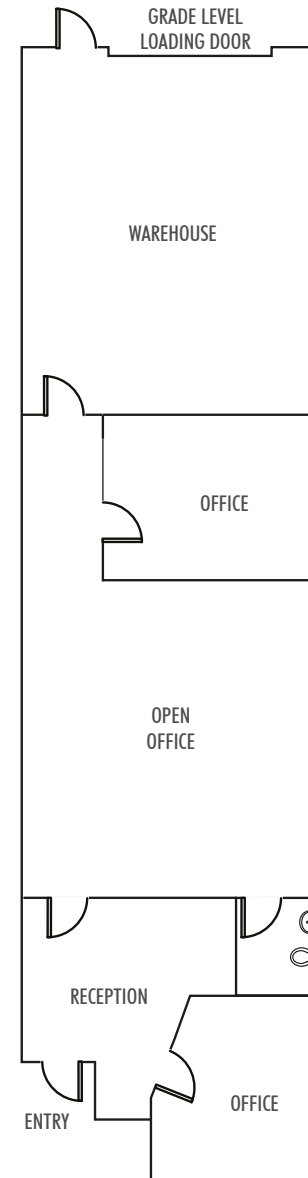
7250 ENGINEER ROAD, SUITE E | ± 1,783 SF



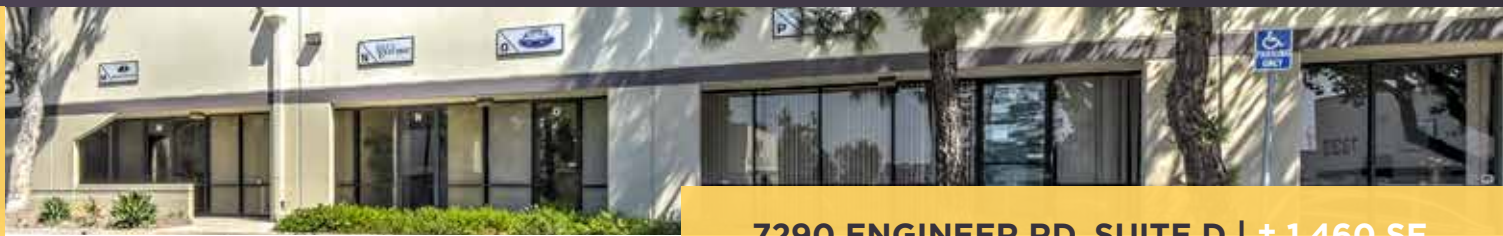
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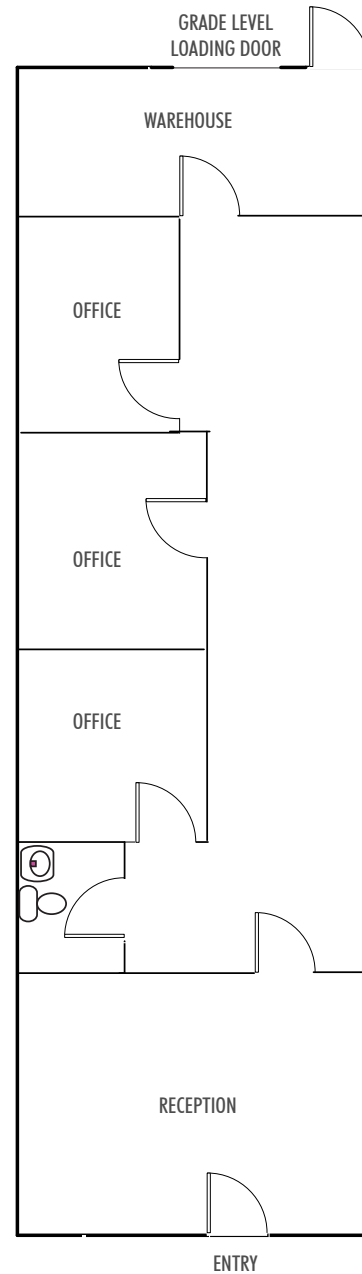
7290 ENGINEER RD, SUITE A | ± 1,460 SF



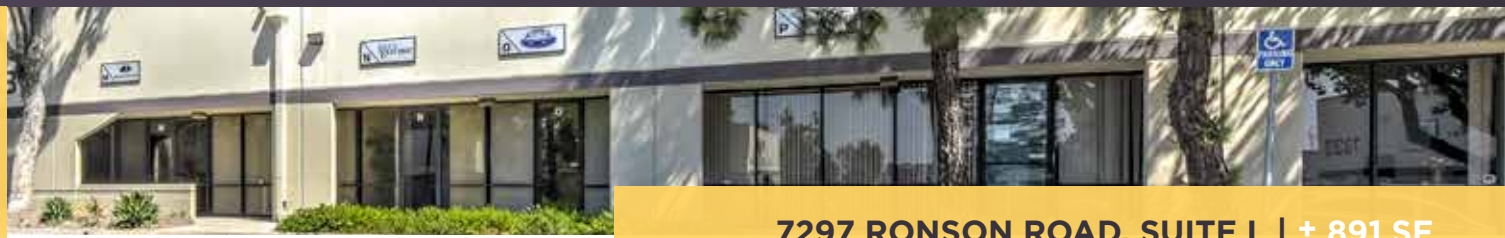
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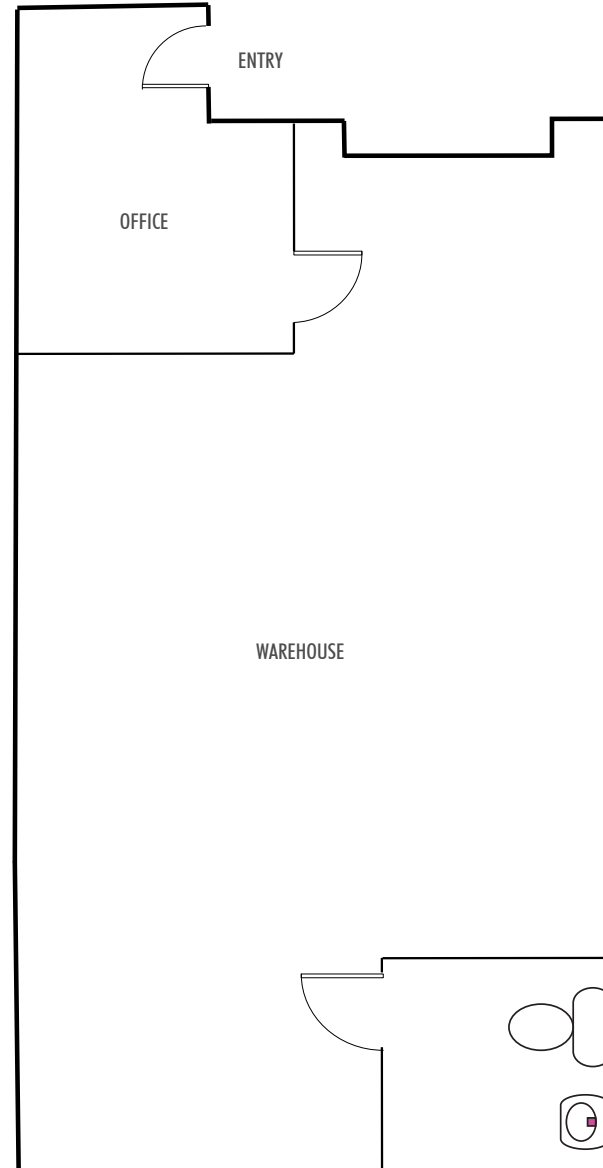
7290 ENGINEER RD, SUITE D | ± 1,460 SF



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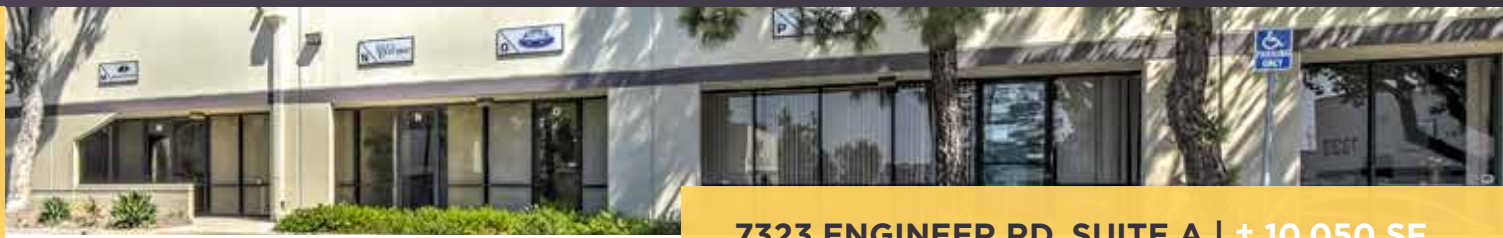


7297 RONSON ROAD, SUITE L | ± 891 SF

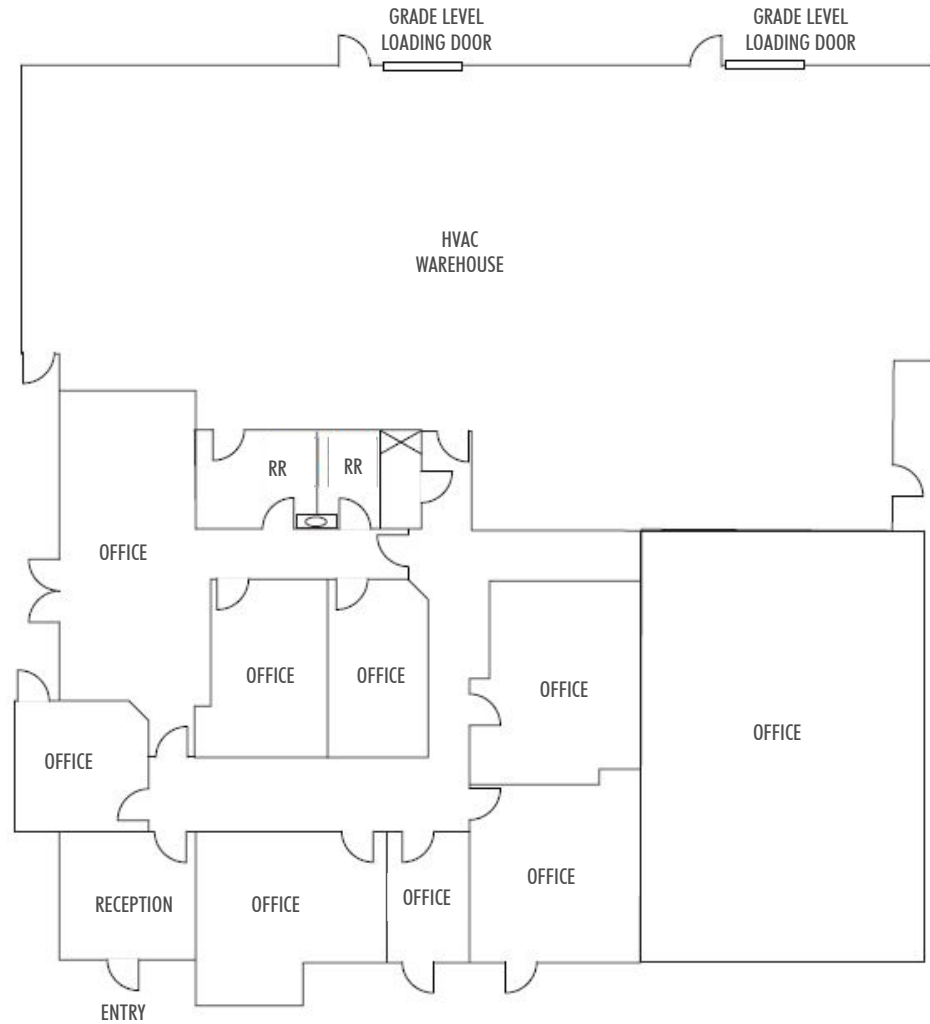




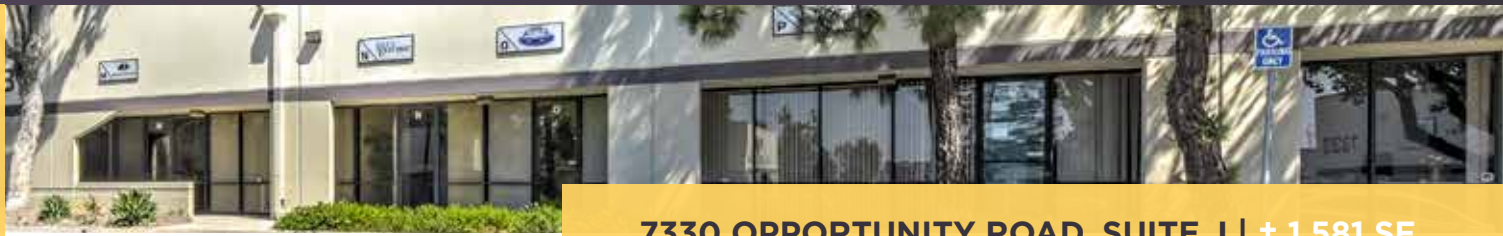
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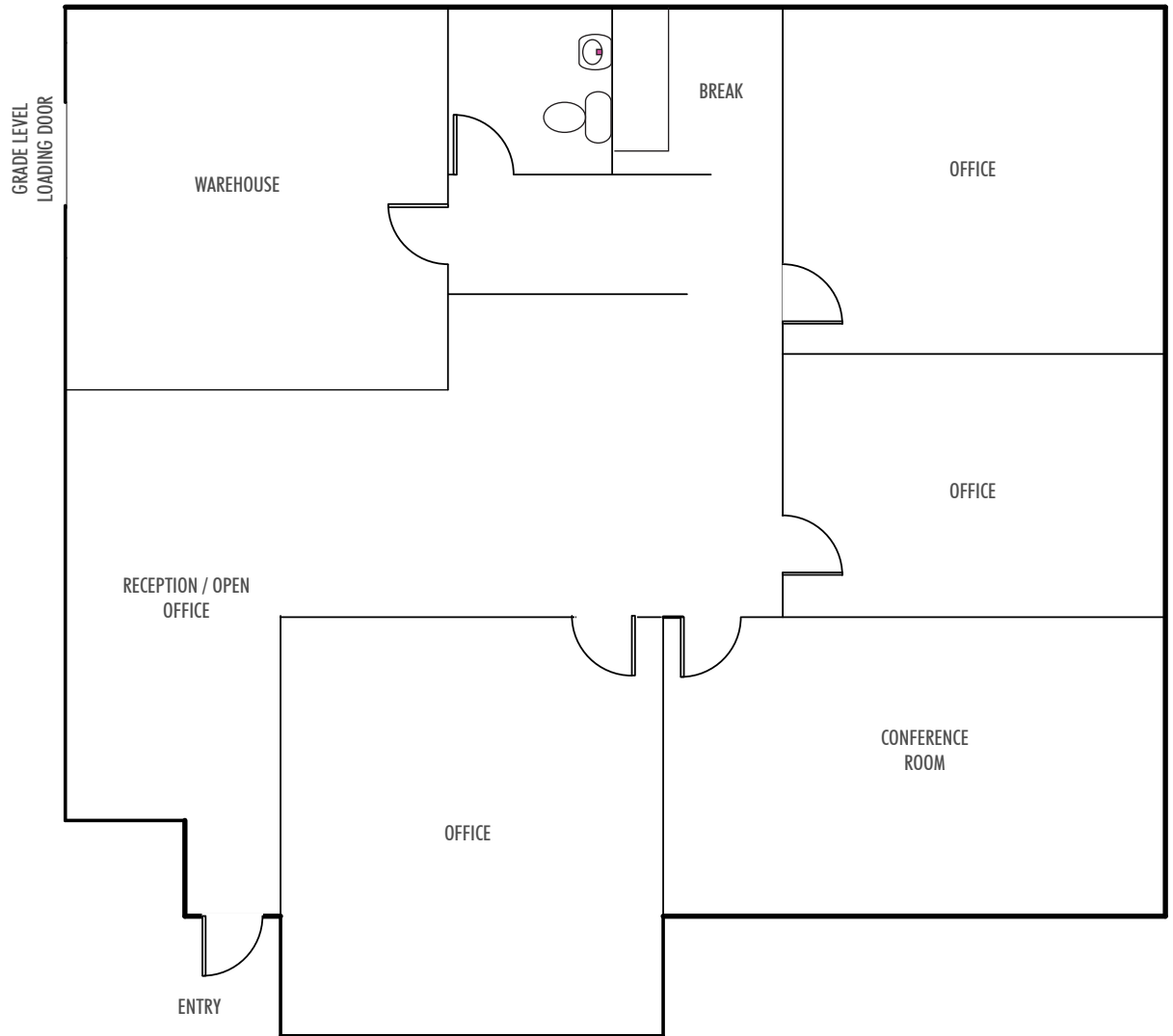
7323 ENGINEER RD, SUITE A | ± 10,050 SF



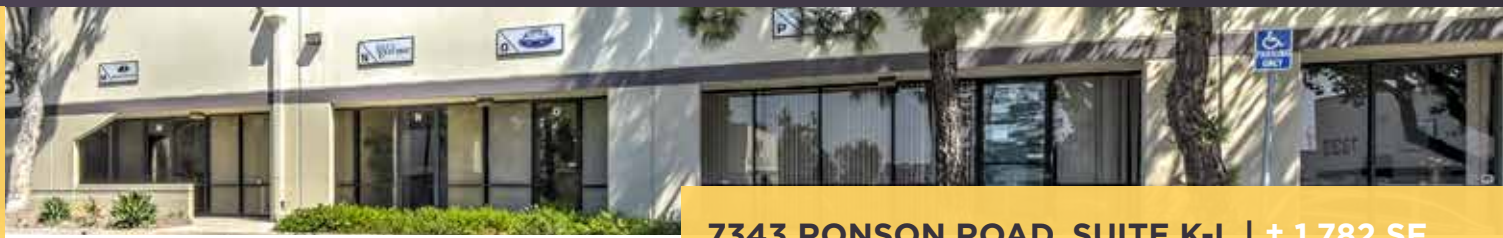
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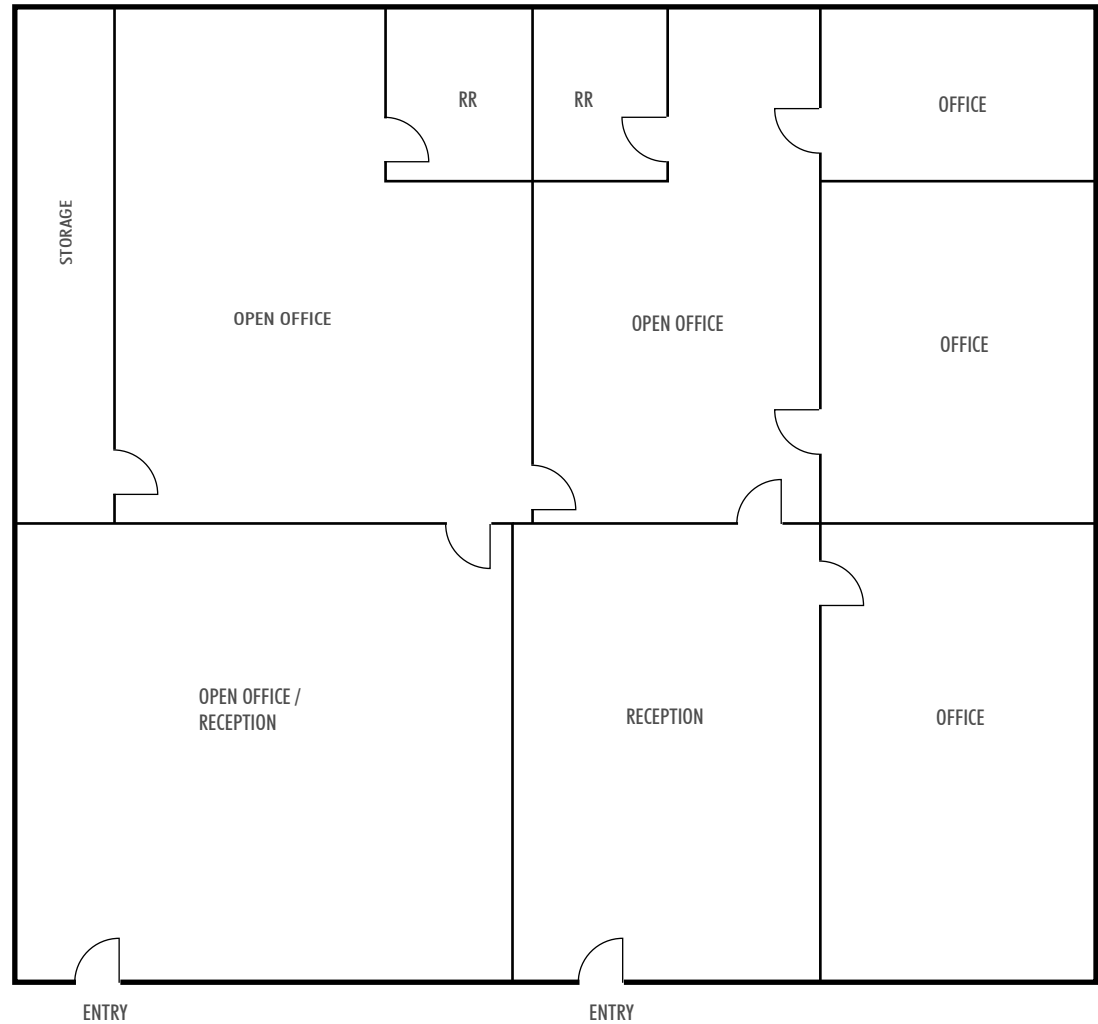
7330 OPPORTUNITY ROAD, SUITE J | ± 1,581 SF



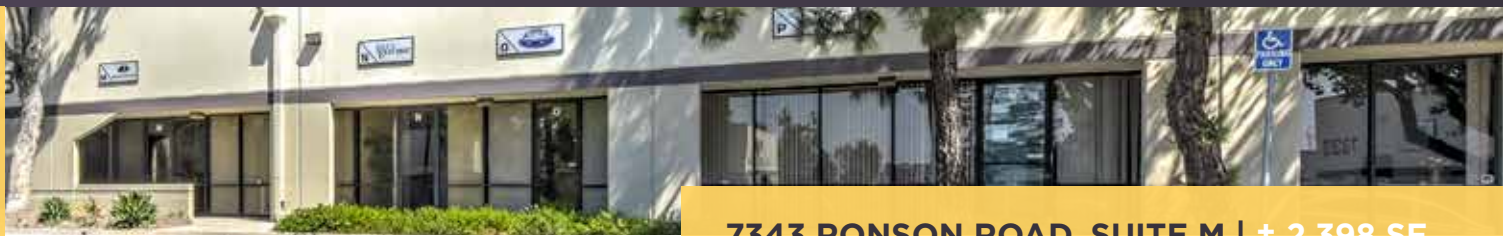
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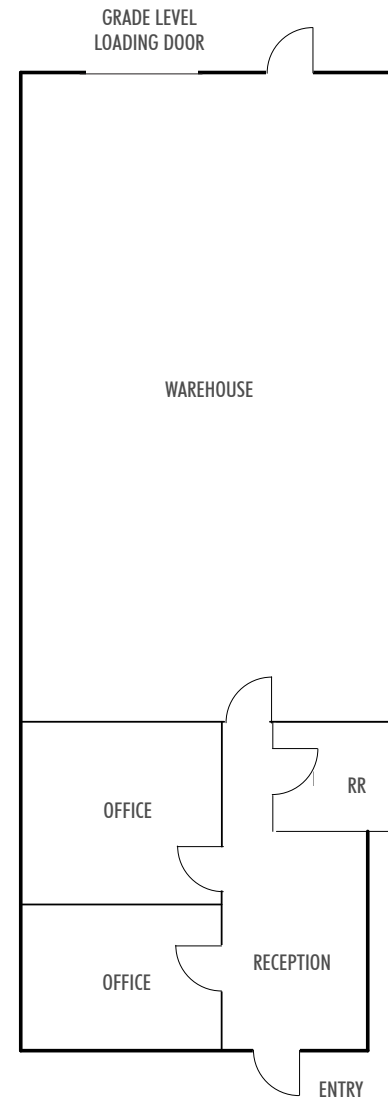
7343 RONSON ROAD, SUITE K-L | ± 1,782 SF



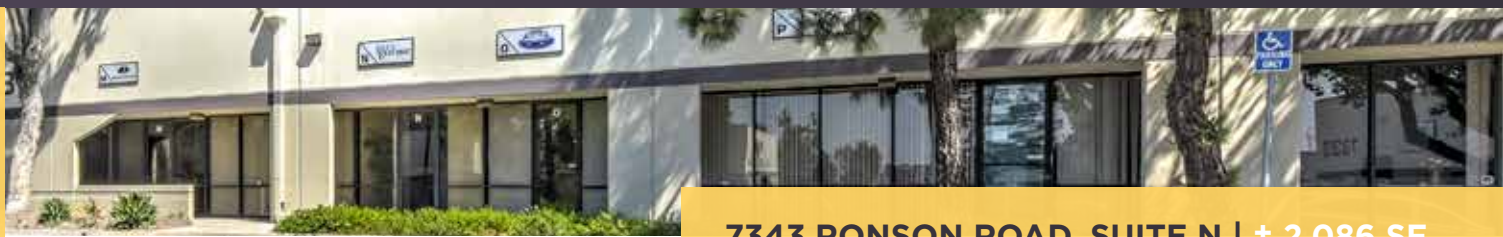
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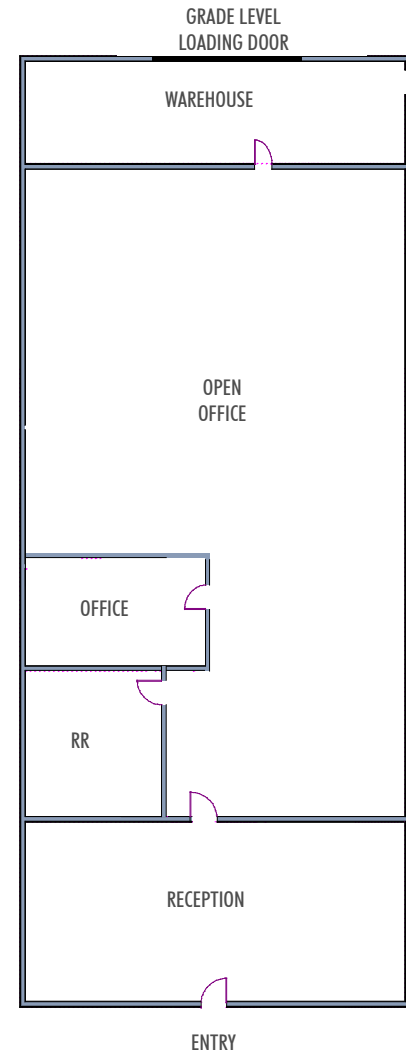
7343 RONSON ROAD, SUITE M | ± 2,398 SF



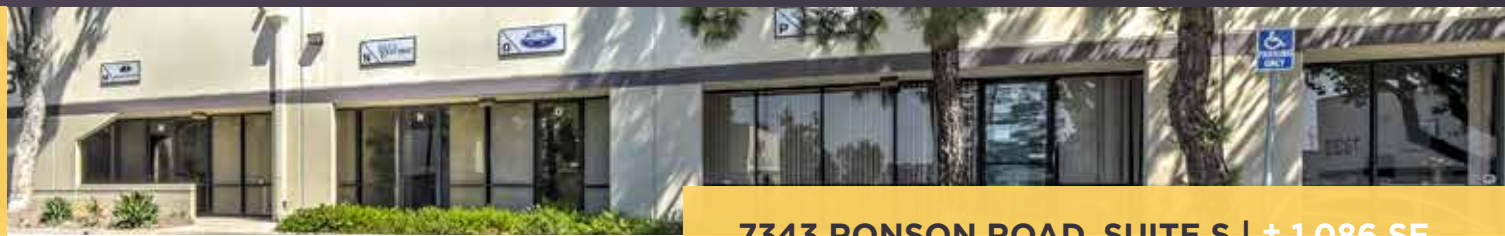
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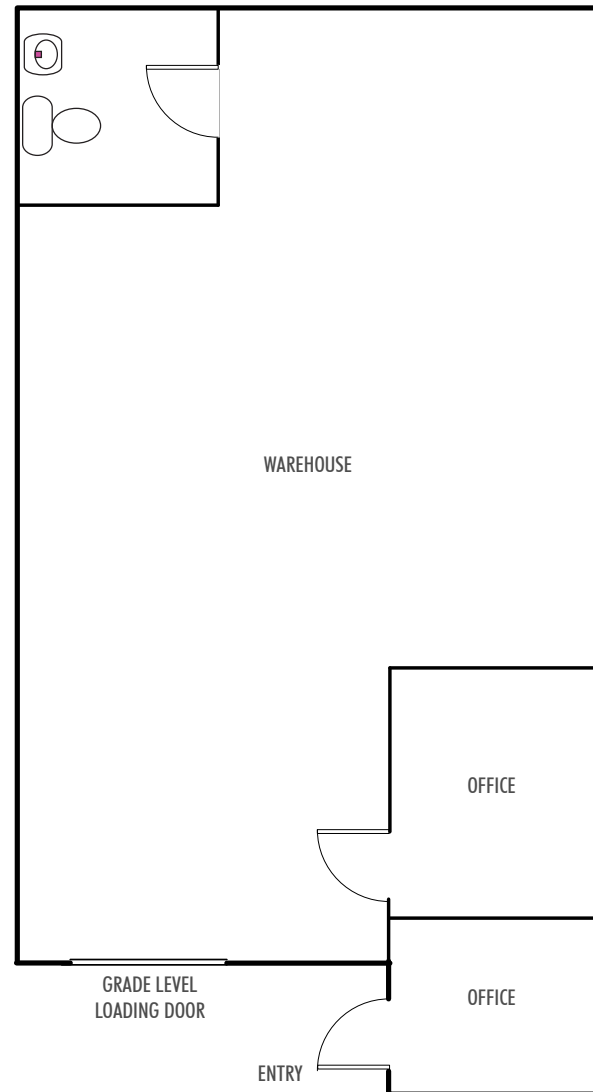
7343 RONSON ROAD, SUITE N | ± 2,086 SF



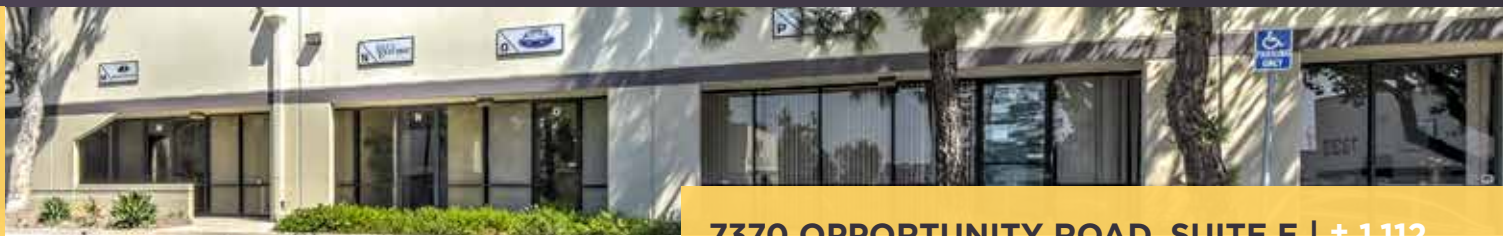
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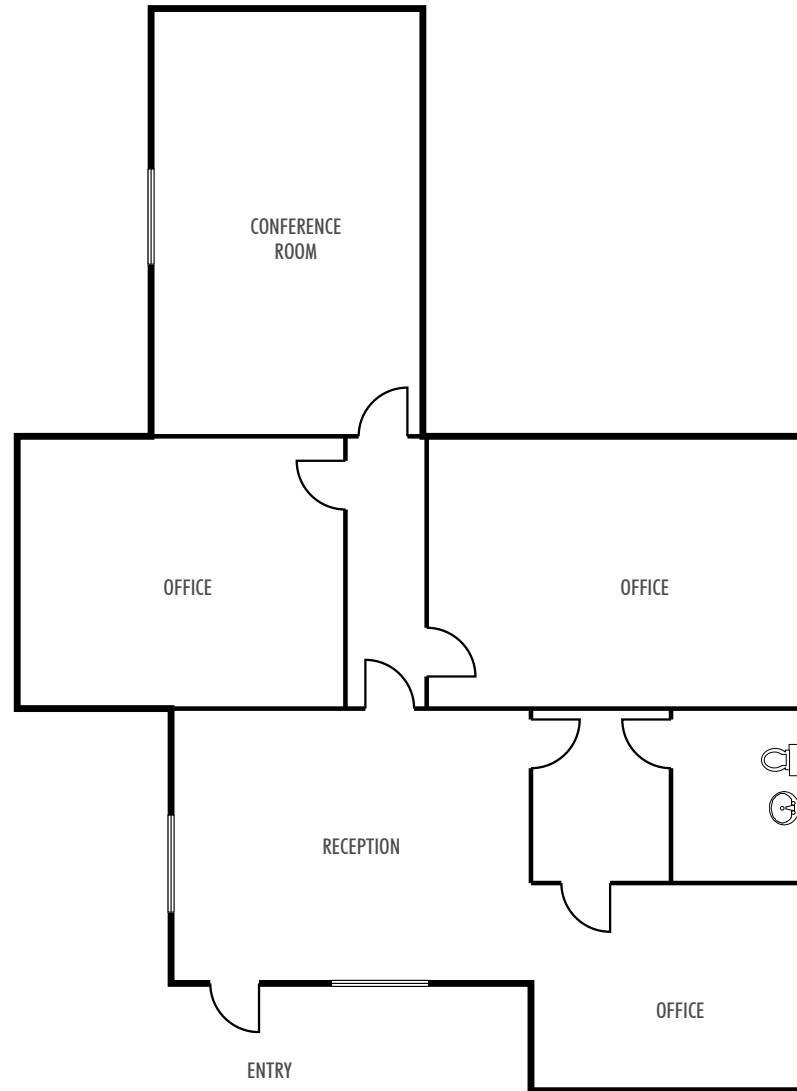
7343 RONSON ROAD, SUITE S | ± 1,086 SF



# KEARNY MESA WEST BUSINESS PARK



7370 OPPORTUNITY ROAD, SUITE E | ± 1,112



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FOR MORE INFORMATION, PLEASE CONTACT:

**RYAN SPARKS**  
Lic. 01784736  
+1 858 546 2606  
ryan.sparks@cbre.com

**SEAN WILLIAMS**  
Lic. 01475415  
+1 858 546 4625  
sean.williams@cbre.com

**PETE CARROCCIO**  
Lic. 02022898  
+1 858 546 4679  
pete.carroccio@cbre.com



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