

MULTI-TENANT INDUSTRIAL SPACE AVAILABLE FOR LEASE



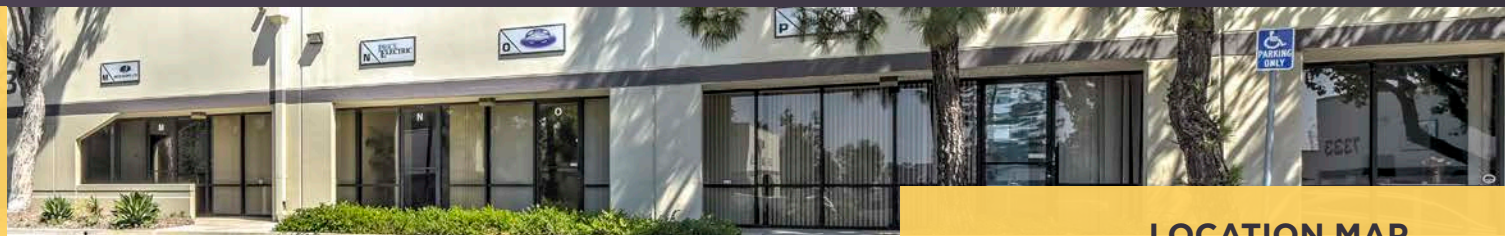
KEARNY MESA
WEST BUSINESS PARK



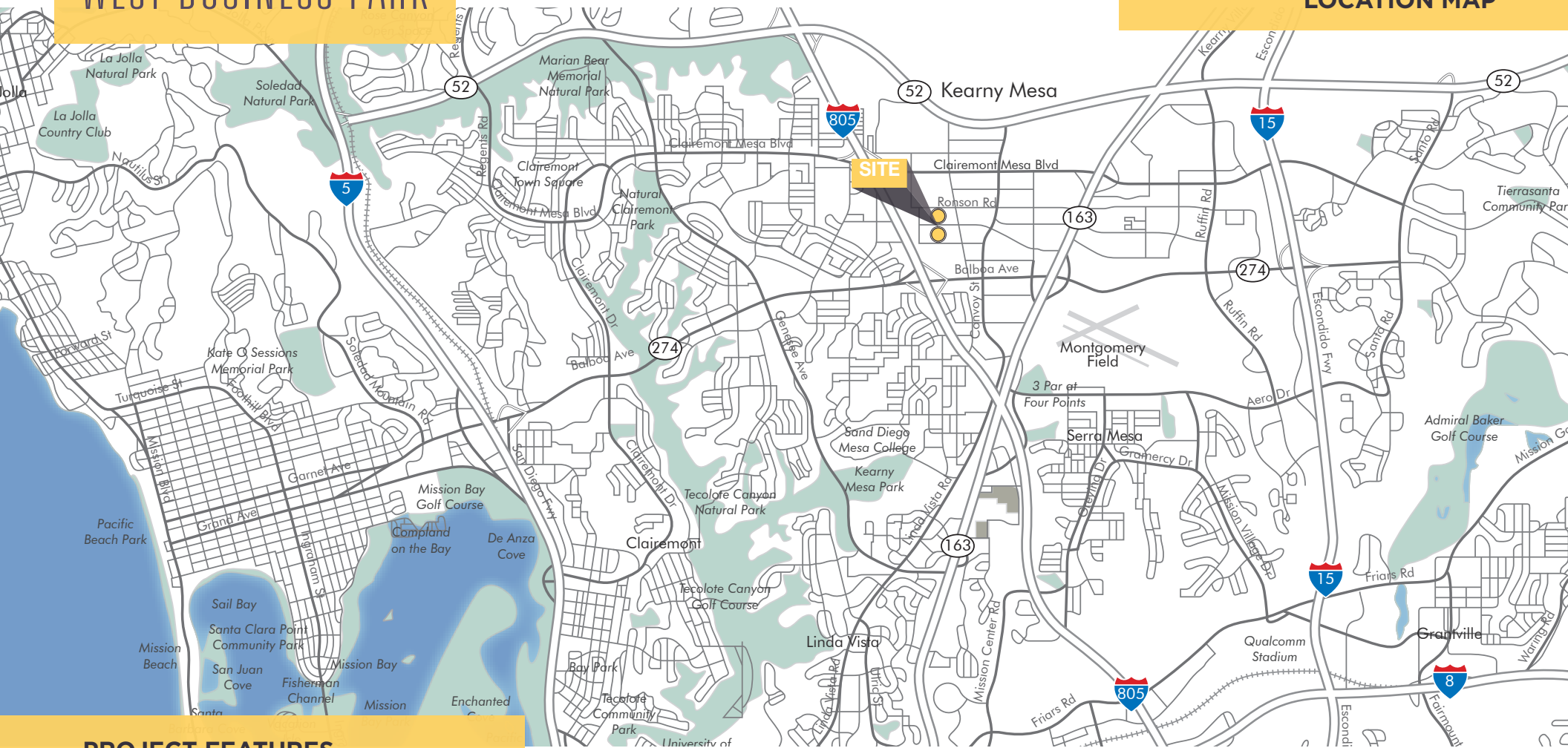
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LOCATION MAP



PROJECT FEATURES

- Industrial, office and flex suites between 708 - 2,590 square feet available
- Part of an approximately 210,916 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
7263 Engineer Road, Suite C	1,642	\$1.70 MG	Approximately 70% office/ 30% warehouse, (1) private office, open office, reception, break room, (1) restroom and (1) grade level loading door.
7290 Engineer Road, Suite B	1,460	\$1.70 MG	Approximately 50% office, 50% warehouse, (1) private office, open office, reception, (1) restroom and (1) grade level loading door.
7290 Engineer Road, Suite D	1,460	\$1.70 MG	Approximately 50% office/ 50% warehouse, open office, reception, (1) restroom and (1) grade level loading door.
7330 Engineer Road, Suite C	2,590	\$1.70 MG	100% office with (8) private offices, open office, reception, kitchenette, server room, (1) conference room and (2) restrooms.
7343 Ronson Road, Suites H	708	\$1.70 MG	100% open office with (1) restroom.
7343 Ronson Road, Suites K-L	1,782	\$1.70 MG	100% office with (3) private offices, open office and (2) restrooms.
7343 Ronson Road, Suite N	2,086	\$1.70 MG	Approximately 60% office/ 40% warehouse, (5) private offices, reception, kitchenette, (1) restroom and (1) grade level loading door.
7292 Opportunity Road, Suite B	1,971	\$1.70 MG	Approximately 40% office/ 60% warehouse, (2) private offices, open office, reception, kitchenette, (1) restroom and (1) grade level loading door.
7370 Opportunity Road, Suites D&I	1,782	\$1.70 MG	Approximately 80% office/ 20% warehouse, (2) private offices, open office, reception, (1) restroom and (1) grade level loading door.
7370 Opportunity Road, Suite E	1,112	\$1.70 MG	100% office with (3) private offices, reception, conference room and (1) restroom.

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FOR MORE INFORMATION, PLEASE CONTACT:

RYAN SPARKS, SIOR

First Vice President

Lic. 01784736

+1 858 546 2606

ryan.sparks@cbre.com

SEAN WILLIAMS, SIOR

First Vice President

Lic. 01475415

+1 858 546 4625

sean.williams@cbre.com

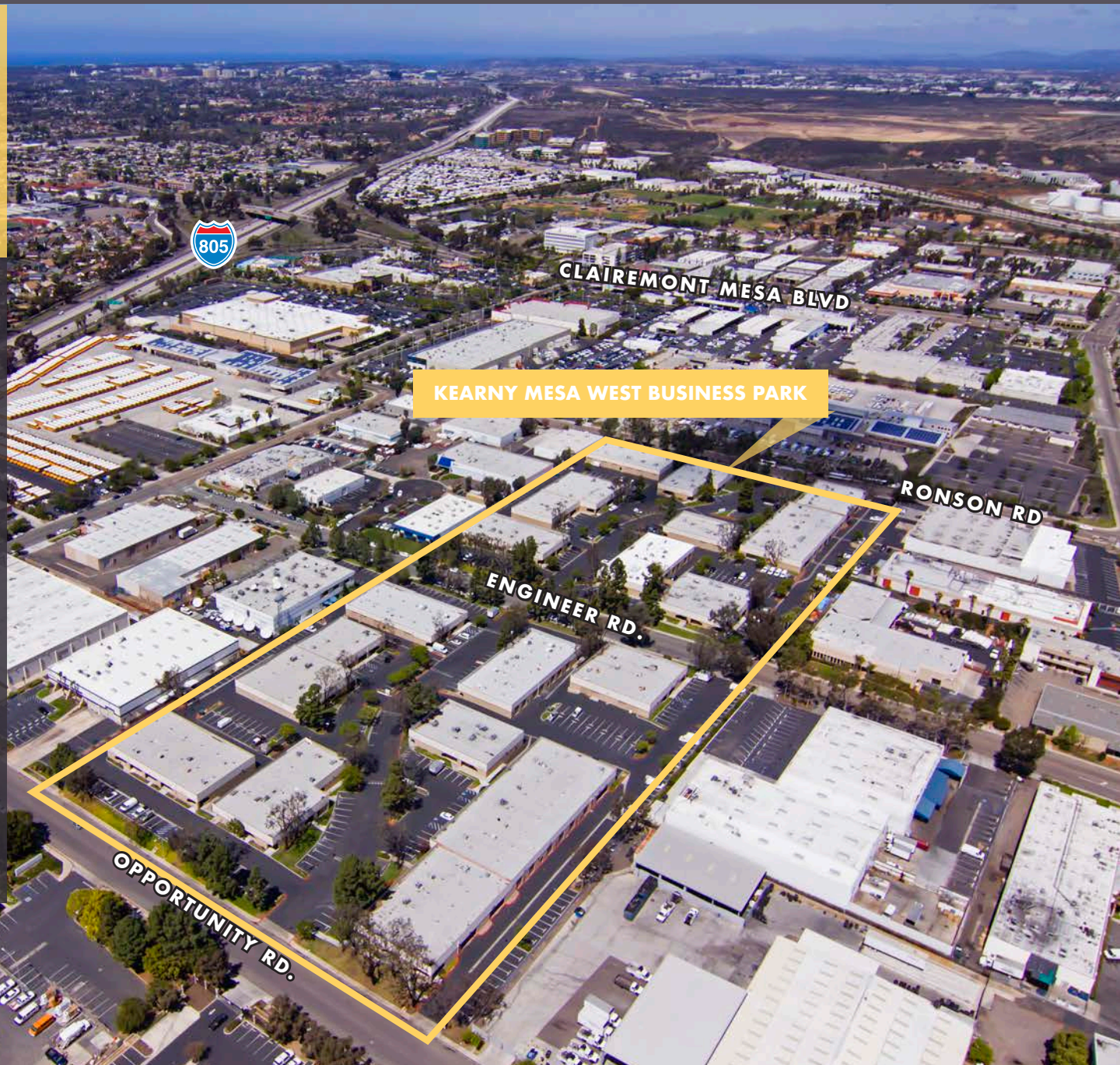
KYLE WRIGHT

Associate

Lic. 02083245

+1 858 546 4621

kyle.wright2@cbre.com



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