

8917 KERNS STREET

SAN DIEGO, CALIFORNIA

FOR LEASE: APPROX. 104,180 SF

HIGH BAY WAREHOUSE / HEAVY MANUFACTURING / DISTRIBUTION



STATE OF THE ART
RARE
FREESTANDING
BUILDING FOR LEASE
IN OTAY MESA

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PROPERTY FEATURES

TOTAL AVAILABLE	Approx. 104,180 SF
LEASE RATE	\$0.49/SF/MO NNN

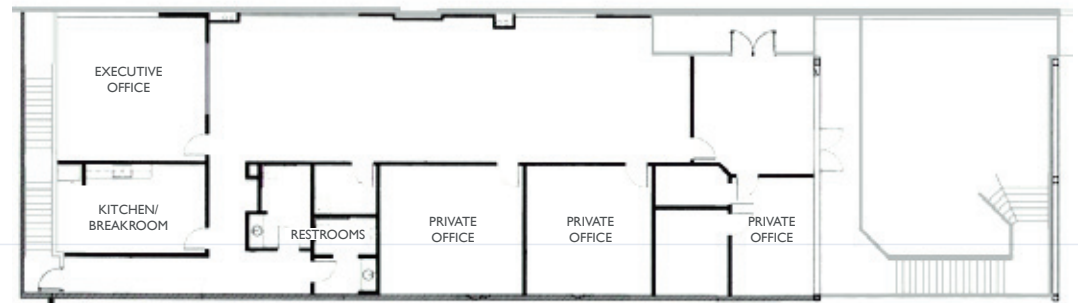
- Freestanding, Approx. 104,180 SF, Divisible $\pm 70,000$ SF High Bay Warehouse/Heavy Manufacturing Facility
- Approximately 8,000 SF of Office
- Building Completed in 2006
- 6.1 Acre Parcel
- Heavy Electrical Power: 8,000 Amps 277/480 Volt – 3 phase
- Natural Gas
- Clear Height: 28' Minimum
- Rare Potentially Fully Secured Large Concrete Truck Court
- ESFR Ready Fire Suppression
- 21 Dock High Doors, 2 Grade Level Doors, and 2 Oversized Drive-In Doors
- Up to 175 Surface Parking Spaces
- Located in the Siempre Viva Business Park – Close to the Otay Mesa Port of Entry to Mexico and Downtown San Diego



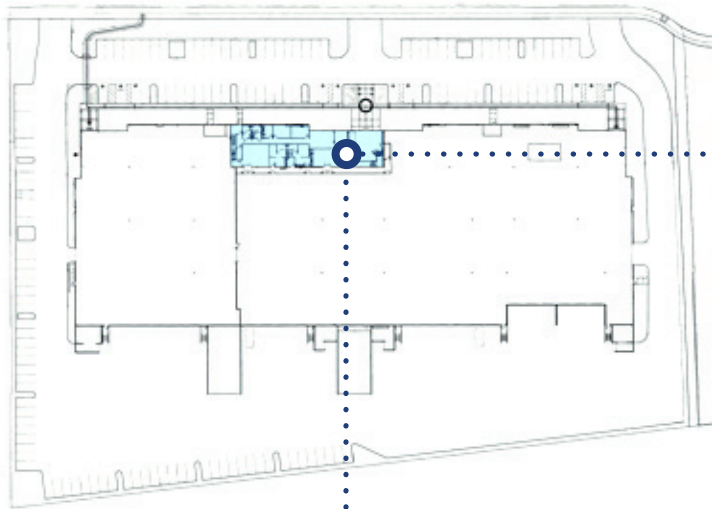
FLOOR PLAN



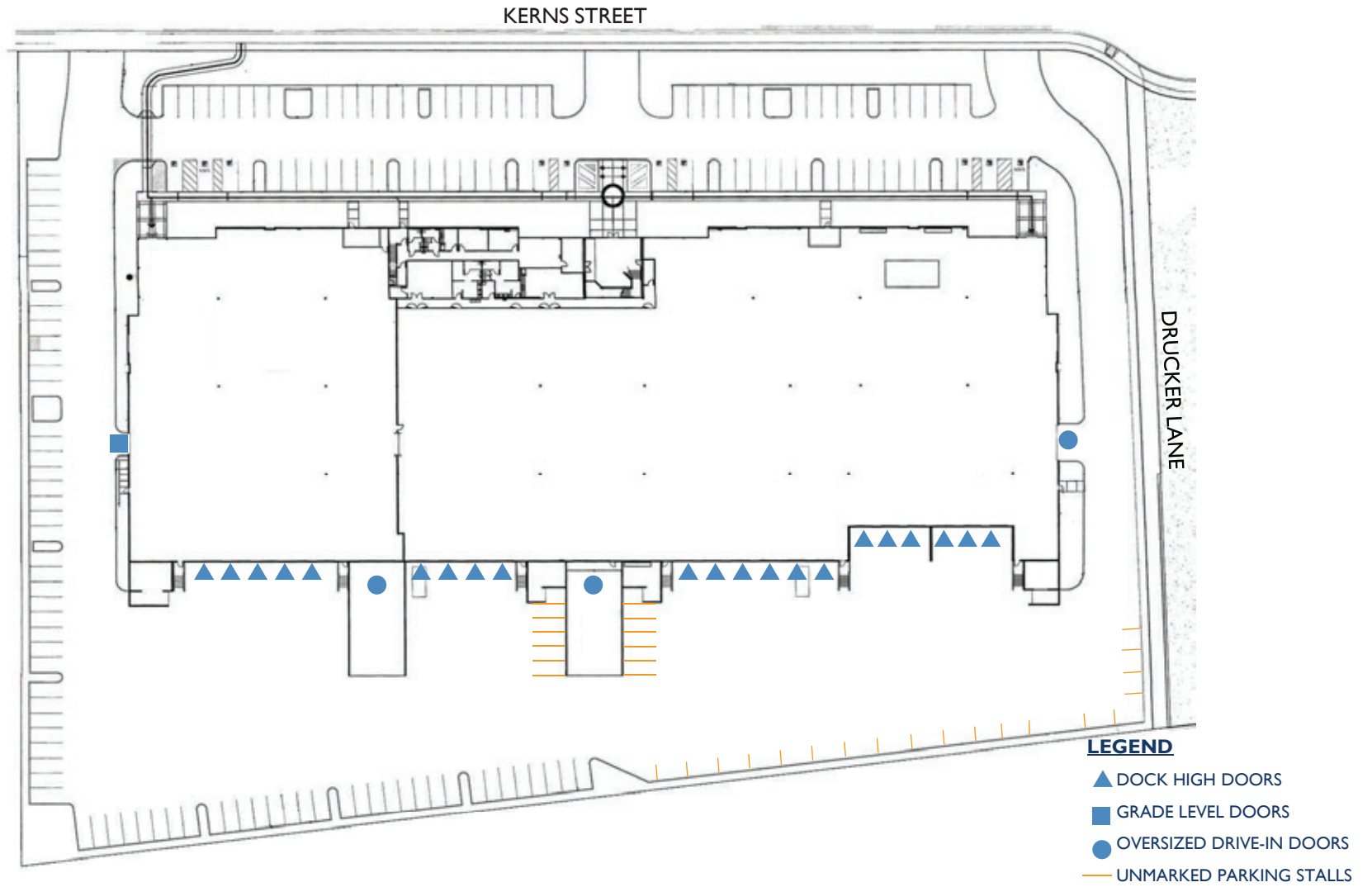
OFFICE SPACE - FIRST FLOOR (± 4,000 SF)



OFFICE SPACE - SECOND FLOOR (± 4,000 SF)



SITE PLAN



SITE PLAN

OTAY MESA AERIAL

