



FOR SALE

7520 

INDUSTRIAL

 **Evan McDonald, SIOR**

Senior Vice President | Lic. # 01813359

+1 858 677 5339 | evan.mcdonald@colliers.com

 **Marc Posthumus**

Vice President | Lic. # 01440118

+1 858 401 3898 | marc.posthumus@colliers.com

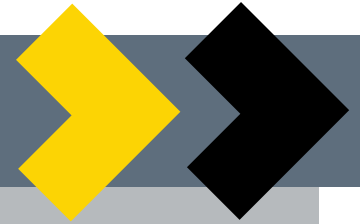
 **Kurtis Blanchard**

Associate | Lic. # 02114080

+1 760 670 8367 | kurtis.blanchard@colliers.com

 Colliers

7520 THE DETAILS



List Price: \$8,350,000

7520 Convoy Ct, San Diego, CA 92111



Fee simple, single story 28,041 Industrial building, situated on approximately 1.61 acre lot. Drive around access with curb cuts on Convoy Ct & Copley Park Ln.



Direct Freeway Access to Hwy 52 and located centrally between I-805 and I-15.



Located in the stable Industrial submarket Kearny Mesa with a diverse range of industries including healthcare, defense, construction, government and consumer products.



Click to View the Inside of the Property

4 Loading Doors



28,041 SF



Secured Yard



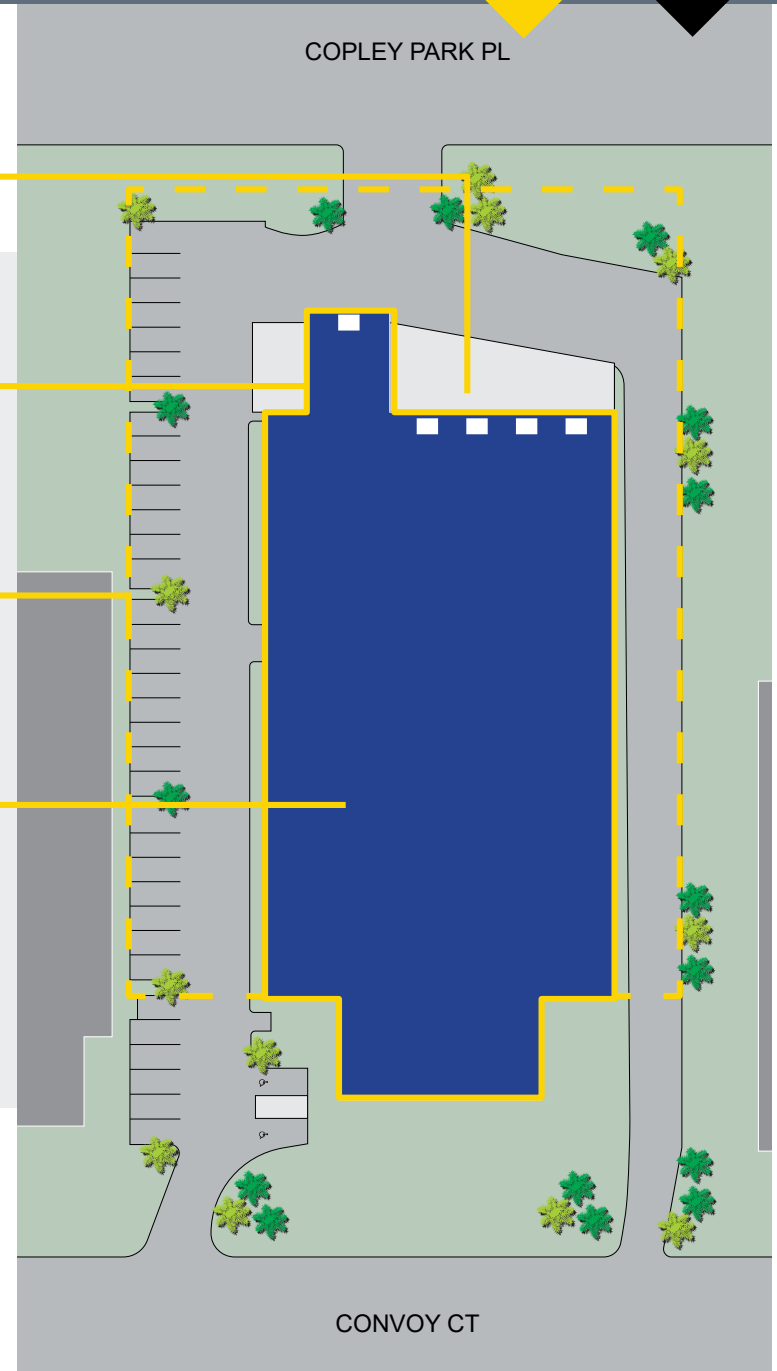
New Roof



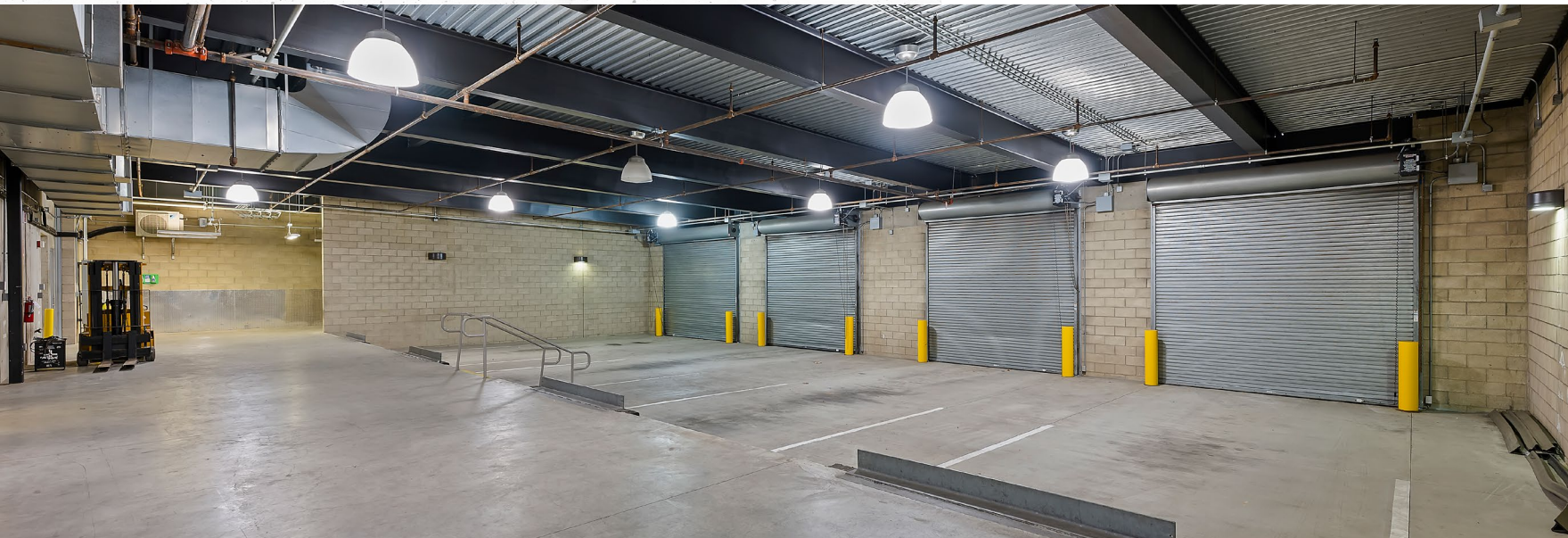
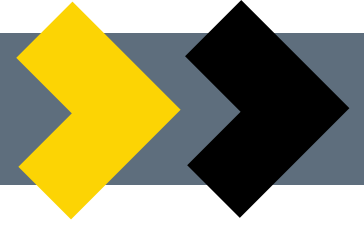
Zoning IL-2-1



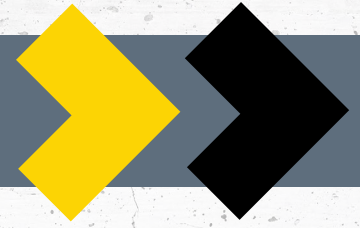
10'-18' Clear Height



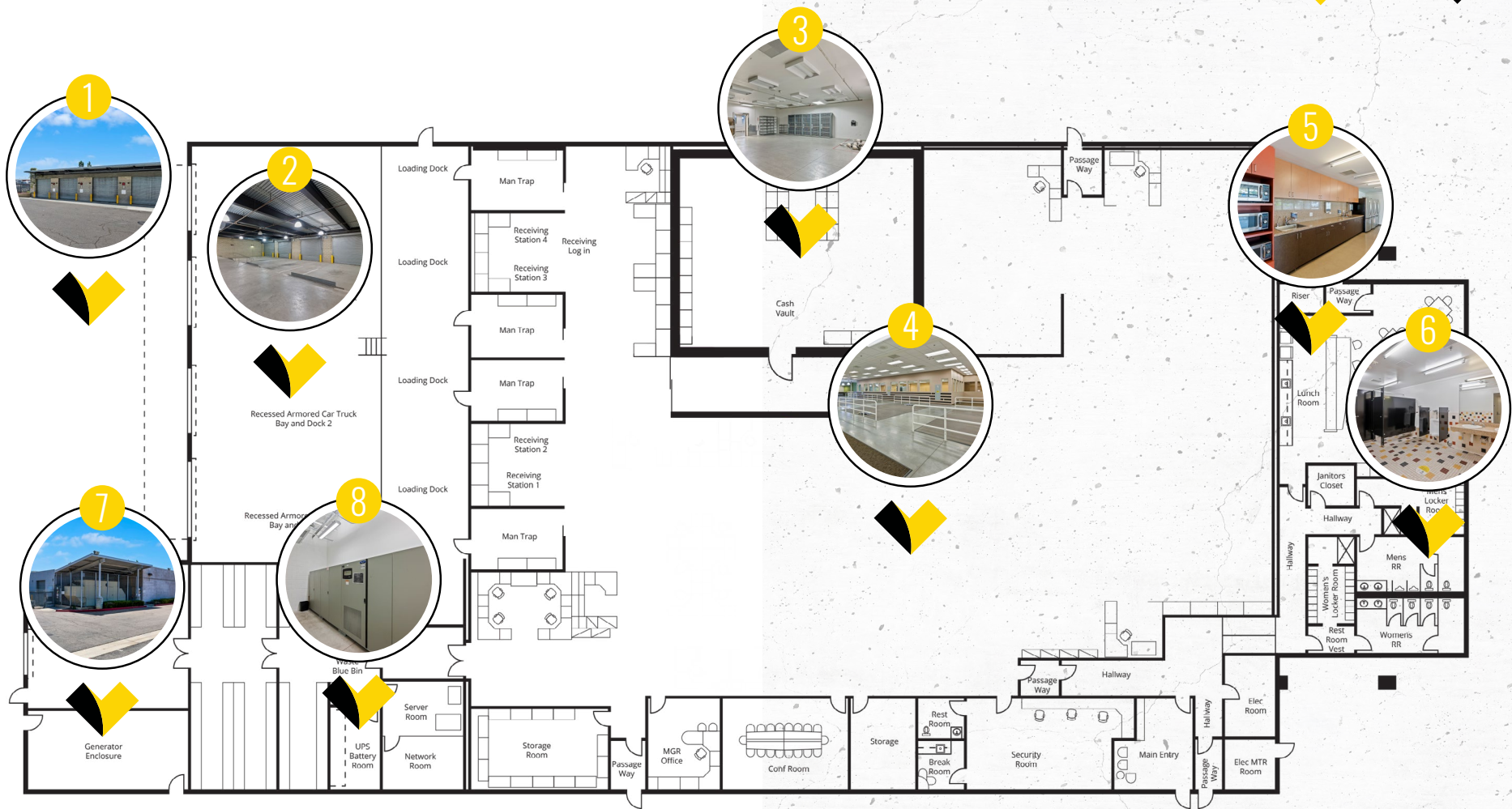
7520 INTERIOR



7520 EXTERIOR



7520 FLOOR PLAN



THE DETAILS

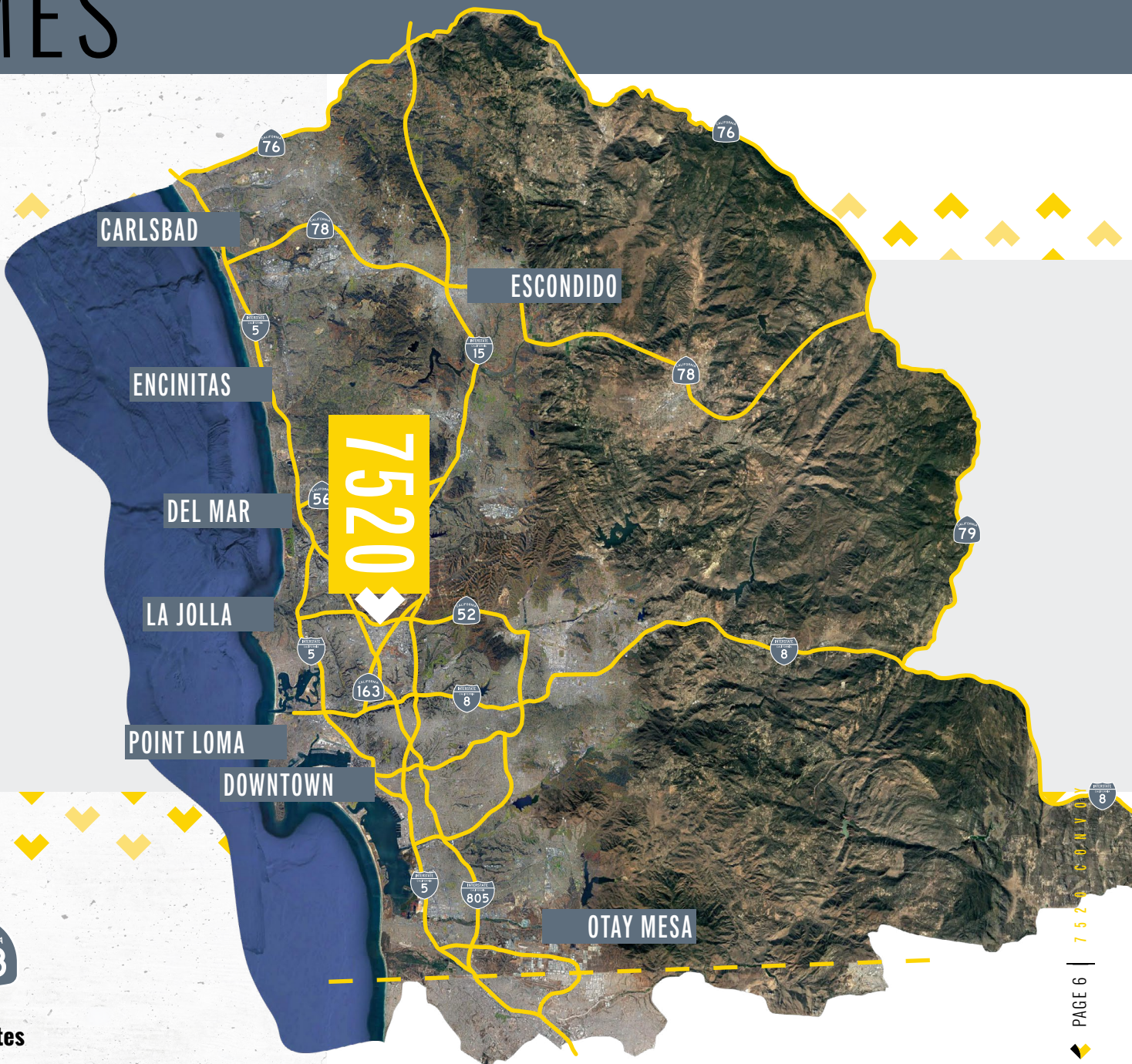
- 1 4 Loading Doors
- 2 Loading Zone
- 3 Vault
- 4 Open Office Area
- 5 Lunch Area
- 6 Restroom
- 7 Generator
- 8 UPS Battery

7520 DRIVE TIMES

San Diego International Airport
11.8 mi

Orange County
79.6 mi

Port of San Diego
12.5 mi



2 Minutes
0.5 Mile

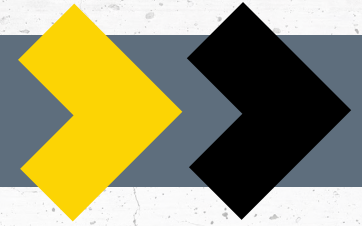


3 Minutes
0.7 Mile



4 Minutes
1.0 Mile

7520 LOCATION



A Growing Mixed-Use Community

The Kearny Mesa Community Plan aims to allow more commercial buildings to expand the community's role as an economic and employment hub.

In addition to helping the area continue its industrial and commercial growth, the goal is to provide new options for the workforce to live nearby. Work commutes would shrink by an average of 5 miles.

Over The Next 30 Years

The community plan aims to make Kearny Mesa a vibrant and complete neighborhood by adding housing and making it more pedestrian-friendly.

Expected Residential Population:

60,000



Current Residential Population:

10,000

Projected New Homes:

26,000



Current Homes:

4,300

Expected to be **second largest** employment epicenter in San Diego



Additional **25,000** jobs



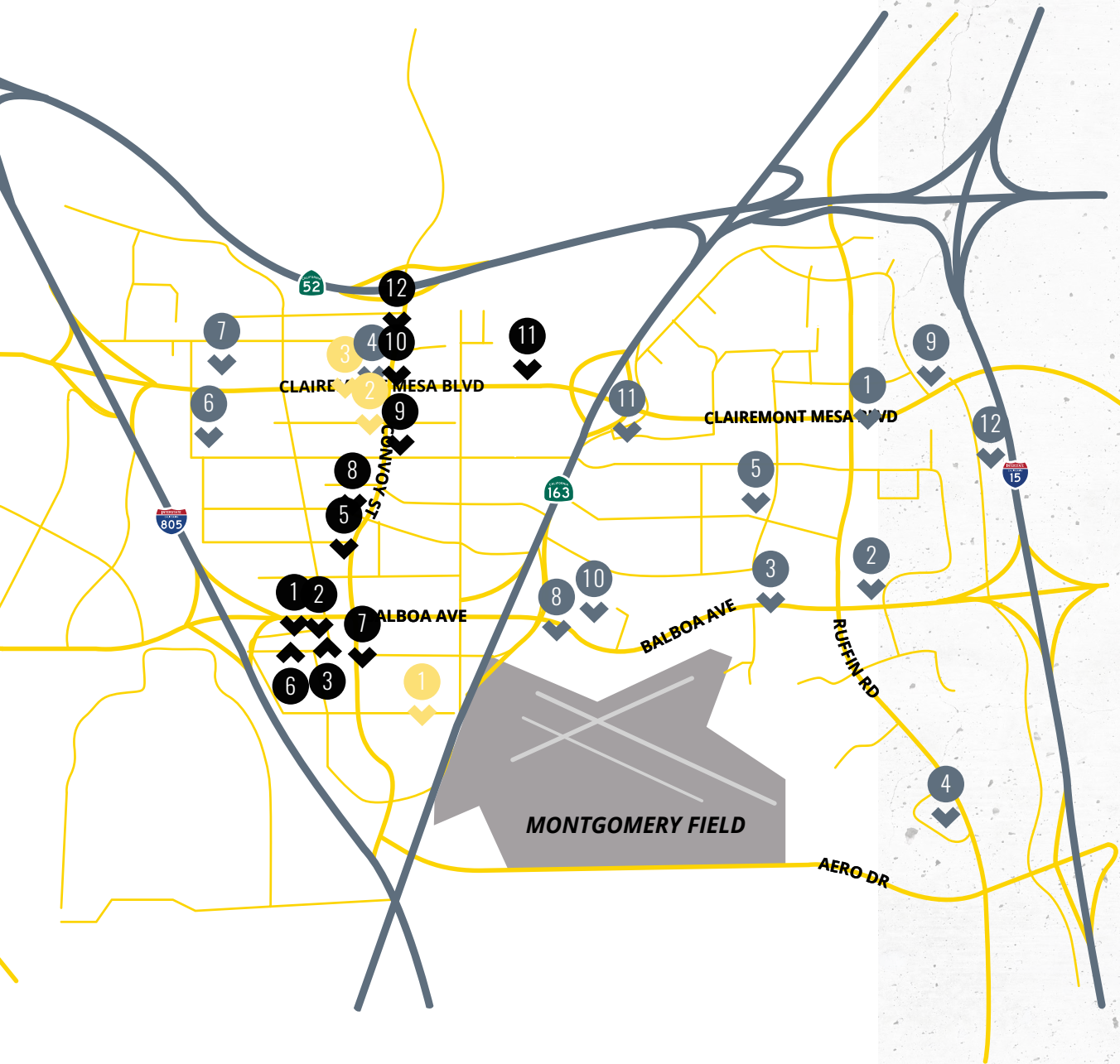
Rezoned to allow as many as **109** dwelling units per acre



reference from:

GlobeSt

7520 WHAT'S AROUND



SHOP FOOD & DRINKS CORPORATE

1. Kaiser Permanente San Diego Mesa Medical Center
2. Kaiser Permanente Kearny Mesa Rehab Center
3. Cubic
4. Lockheed Martin
5. Northrop Grumman
6. Fuse Integration
7. Elor Energy
8. Kyocera International
9. Bae Systems
10. Raytheon
11. Mitsubishi Electric
12. Pacific Steel Group

1. H Mart's Food Hall
2. Kangnam Chef
3. Bann Cuisine
4. Sinjeon Food Sys
5. Somi Somi
6. Katzya
7. Shancheng Lameizi
8. O'Brien's Pub
9. Realm of 52 Remedies
10. Killowatt Brewing
11. Societe Brewing
12. Hopnonymous Brewing

1. Target
2. Dixieline Lumber
3. Zion Market



FOR SALE

7520
CONVOY CT
INDUSTRIAL

4350 La Jolla Village Drive, Suite 500 | San Diego, CA 92122
colliers.com/sandiego



Evan McDonald, sior

Senior Vice President | Lic. # 01813359
+1 858 677 5339 | evan.mcdonald@colliers.com

Marc Posthumus

Vice President | Lic. # 01440118
+1 858 401 3898 | marc.posthumus@colliers.com

Kurtis Blanchard

Associate | Lic. # 02114080
+1 760 670 8367 | kurtis.blanchard@colliers.com