

MULTI-TENANT INDUSTRIAL SPACE AVAILABLE FOR LEASE



KEARNY MESA
WEST BUSINESS PARK



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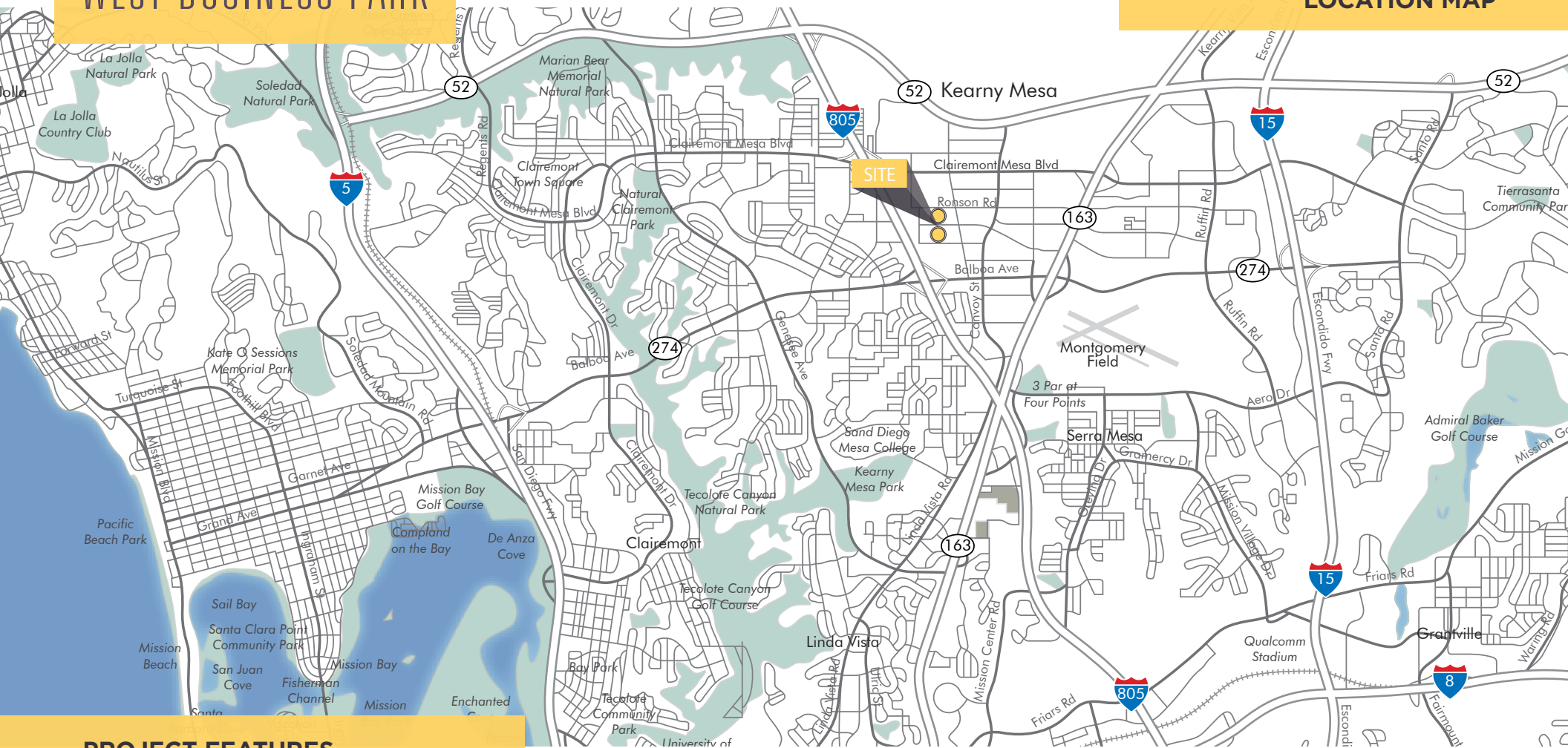
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LOCATION MAP



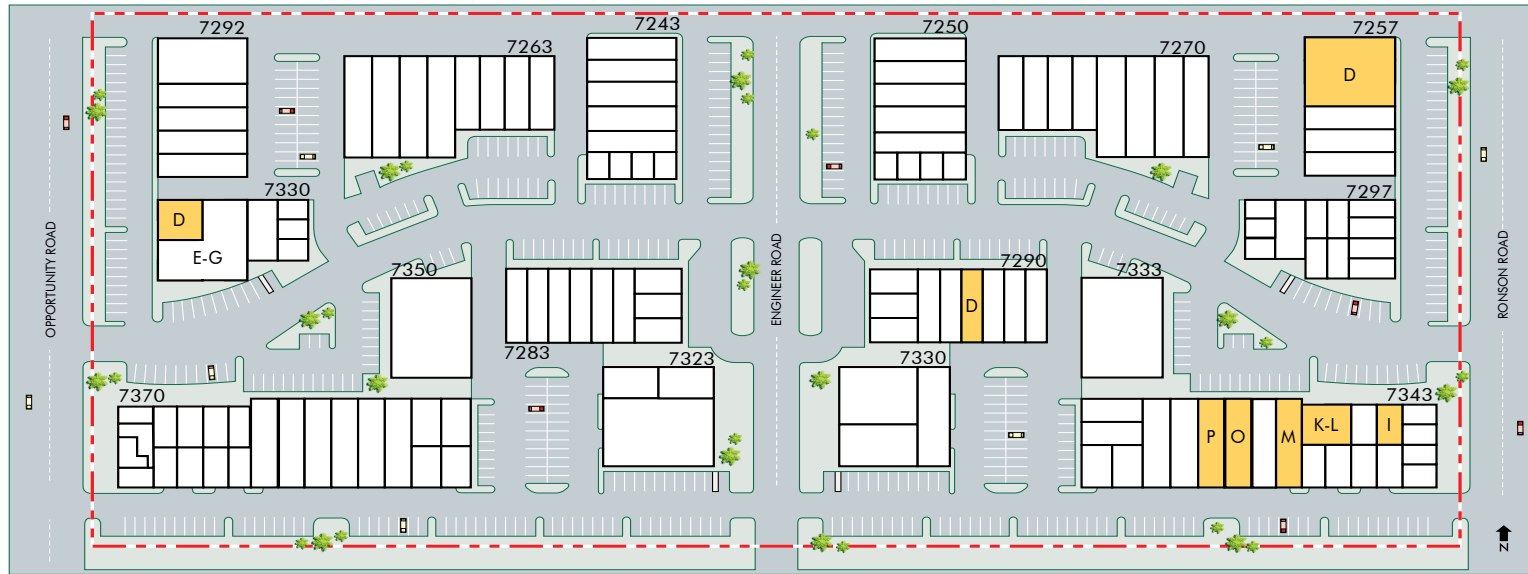
PROJECT FEATURES

- Industrial, office and flex suites between 891 and 5,670 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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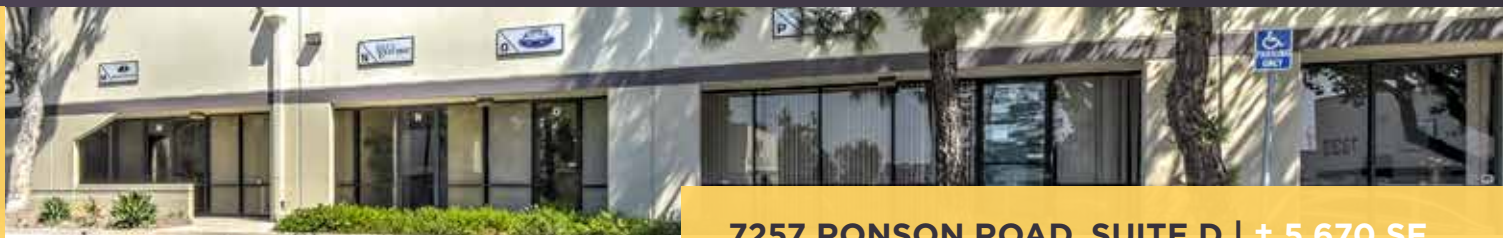
SITE PLAN + AVAILABILITY



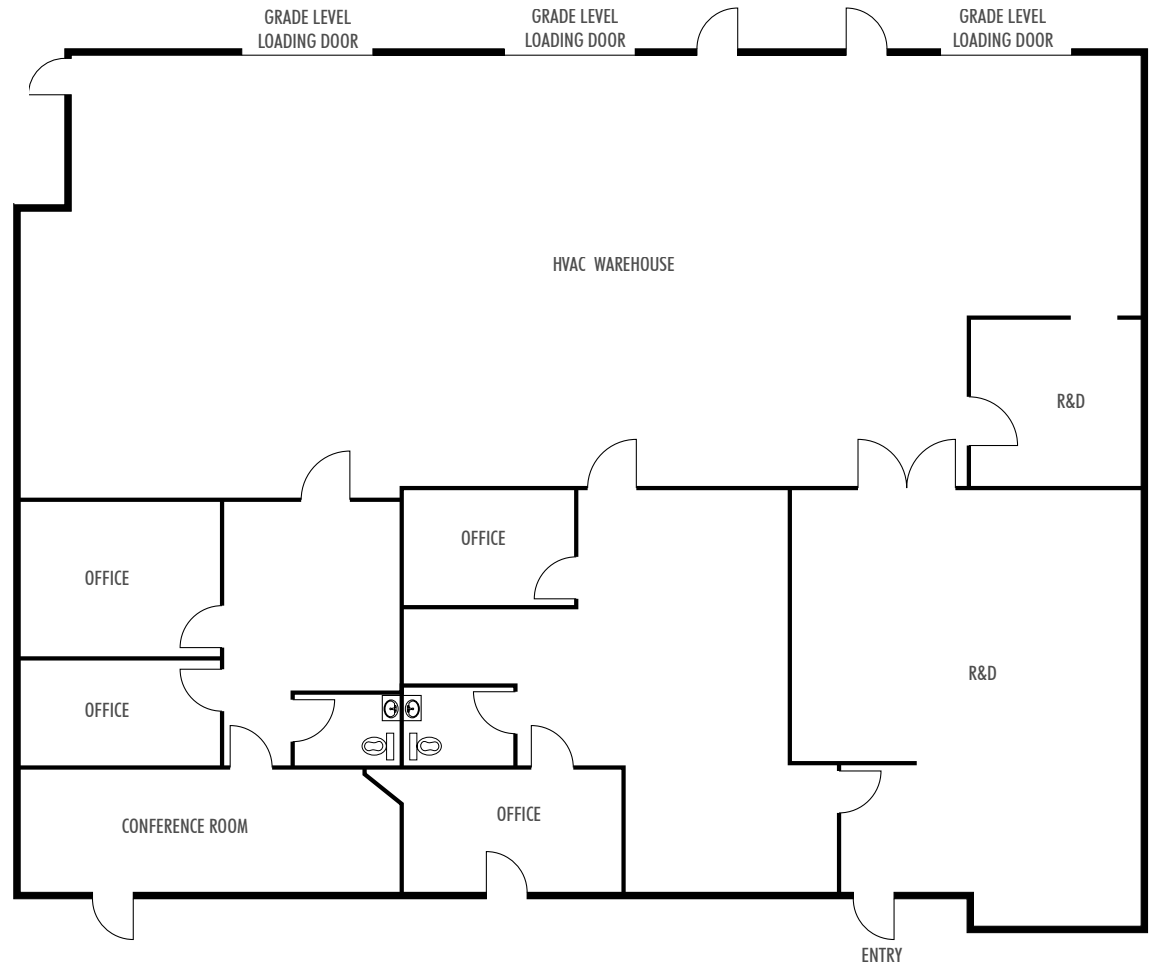
Modified Gross rates do not include a CAM Fee = Approximately \$0.21 PSF/Month

ADDRESS	SF	RATE	COMMENTS
7257 Ronson Road, Suite D	5,670	\$1.55 MG	Approx. 50% office/ 50% warehouse, (4) private offices, conference room, (2) restrooms, (3) grade level loading doors.
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.
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, Suite I	891	\$1.55 MG	100% office. (2) private offices, and (1) restroom. Available with 30-60 days notice.
7343 Ronson Road, Suites K-L	1,782	\$1.55 MG	100% office. (3) private offices, open office, and (2) restrooms.
7343 Ronson Road, Suite M	2,398	\$1.55 MG	Approx. 20% office/ 80% warehouse, (2) private offices, reception, (1) restroom and (1) grade level loading door.
7343 Ronson Road, Suite P	2,136	\$1.55 MG	Approx. 40% office/ 60% warehouse, (3) private offices, reception and (1) restroom. Call to schedule showings. Available with 60 days notice.
7343 Ronson Road, Suite O	2,086	\$1.55 MG	Approx. 50% office/ 50% warehouse, (1) private office, reception, open office area and (1) restroom.

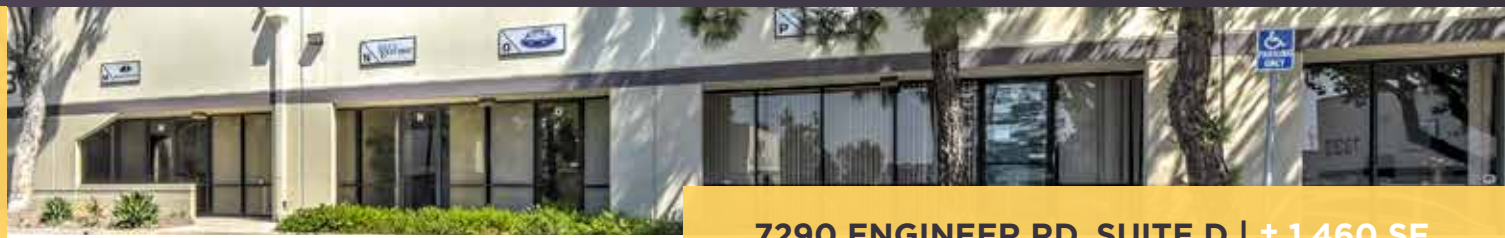
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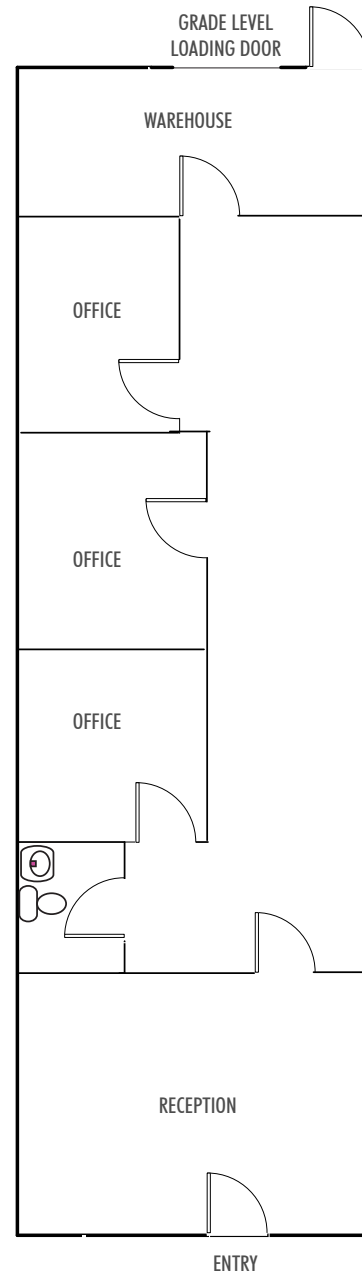
7257 RONSON ROAD, SUITE D | ± 5,670 SF



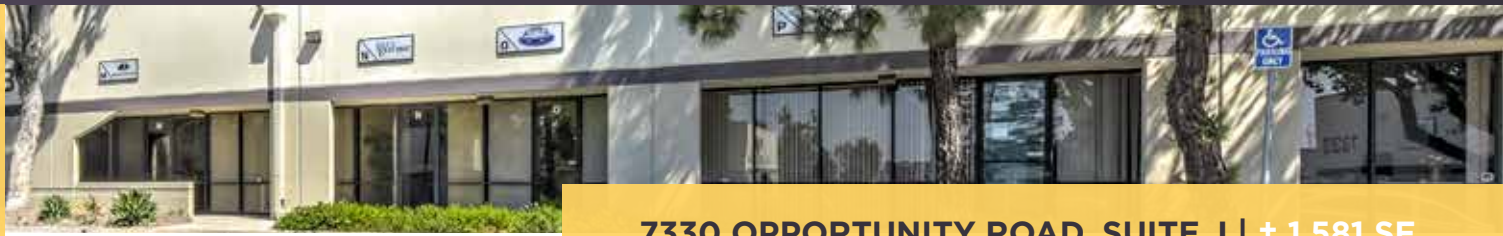
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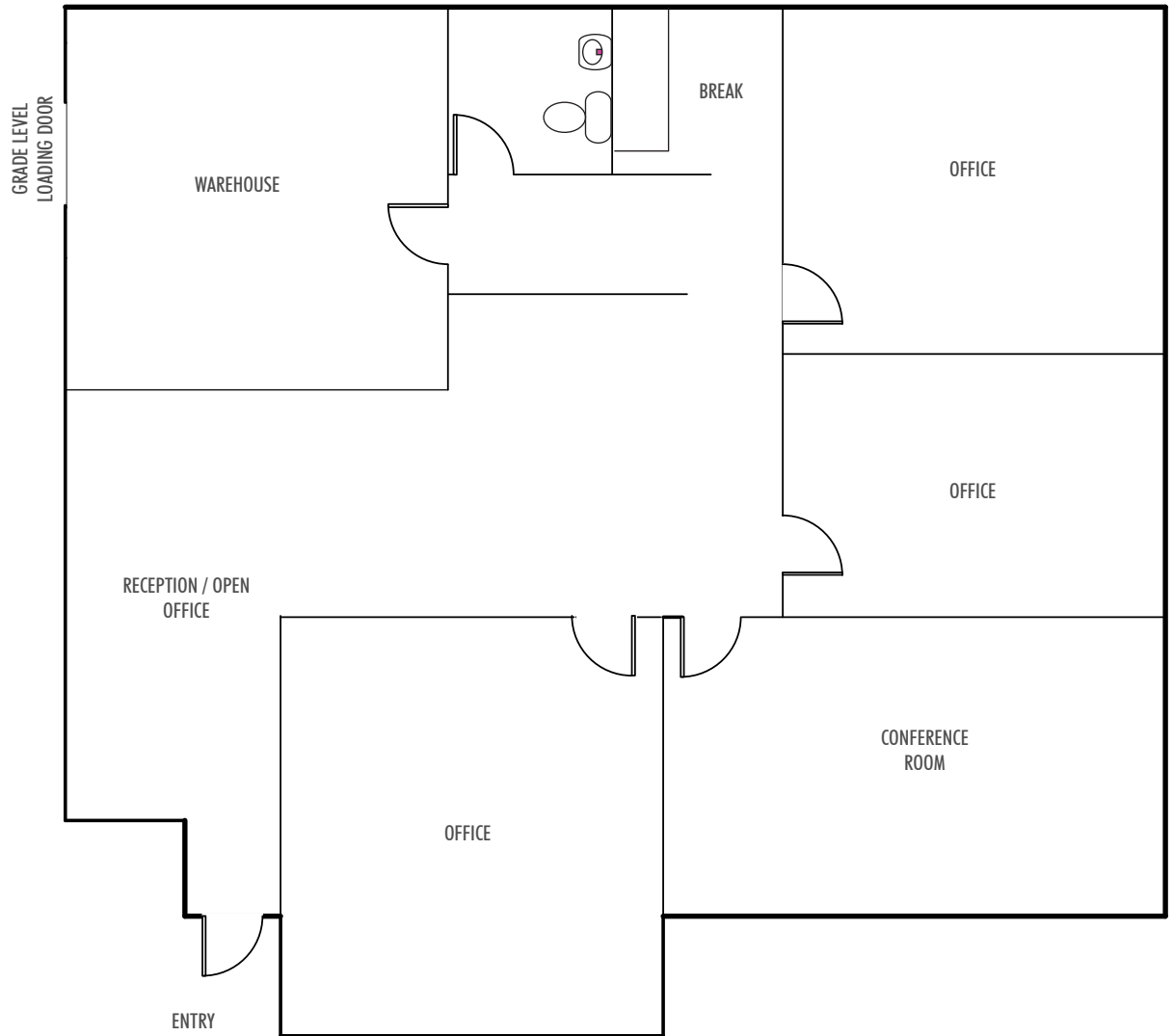
7290 ENGINEER RD, SUITE D | ± 1,460 SF



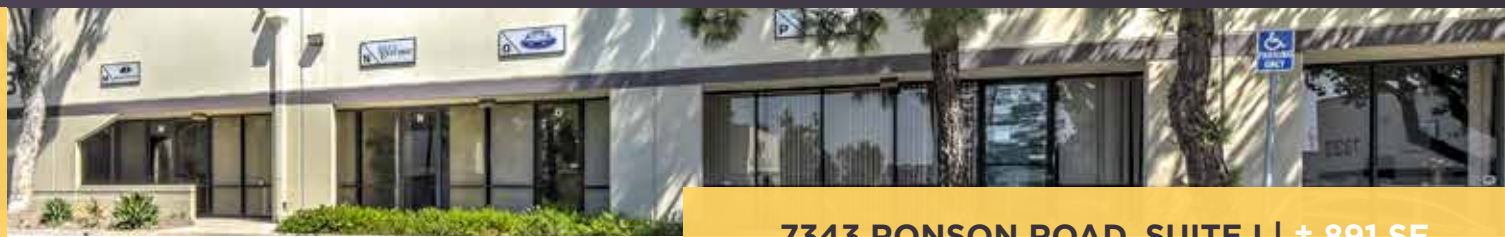
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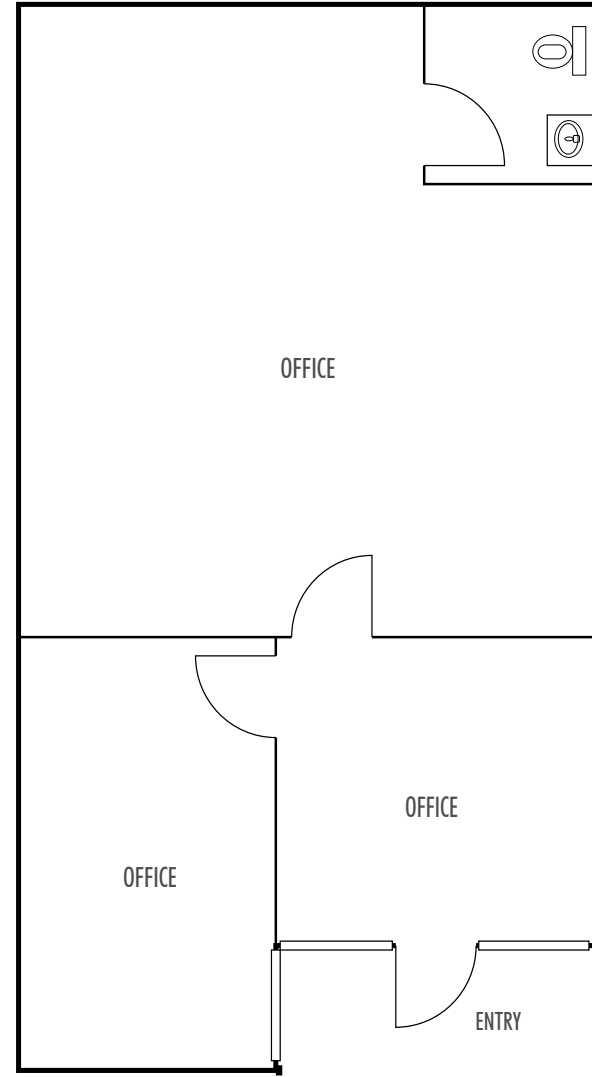
7330 OPPORTUNITY ROAD, SUITE J | ± 1,581 SF



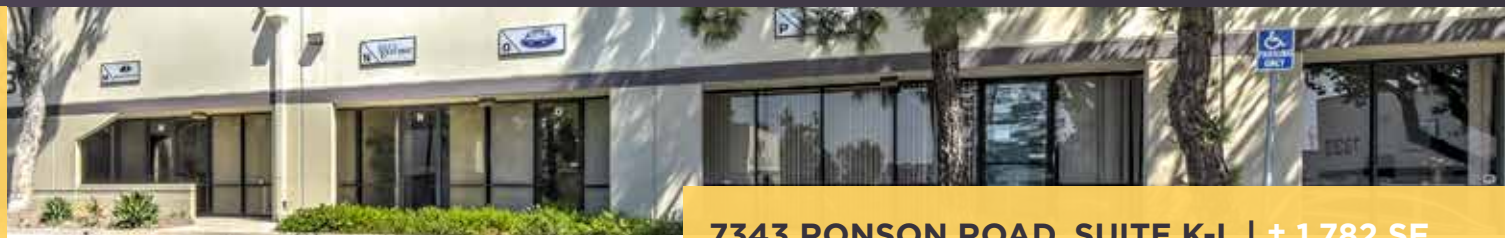
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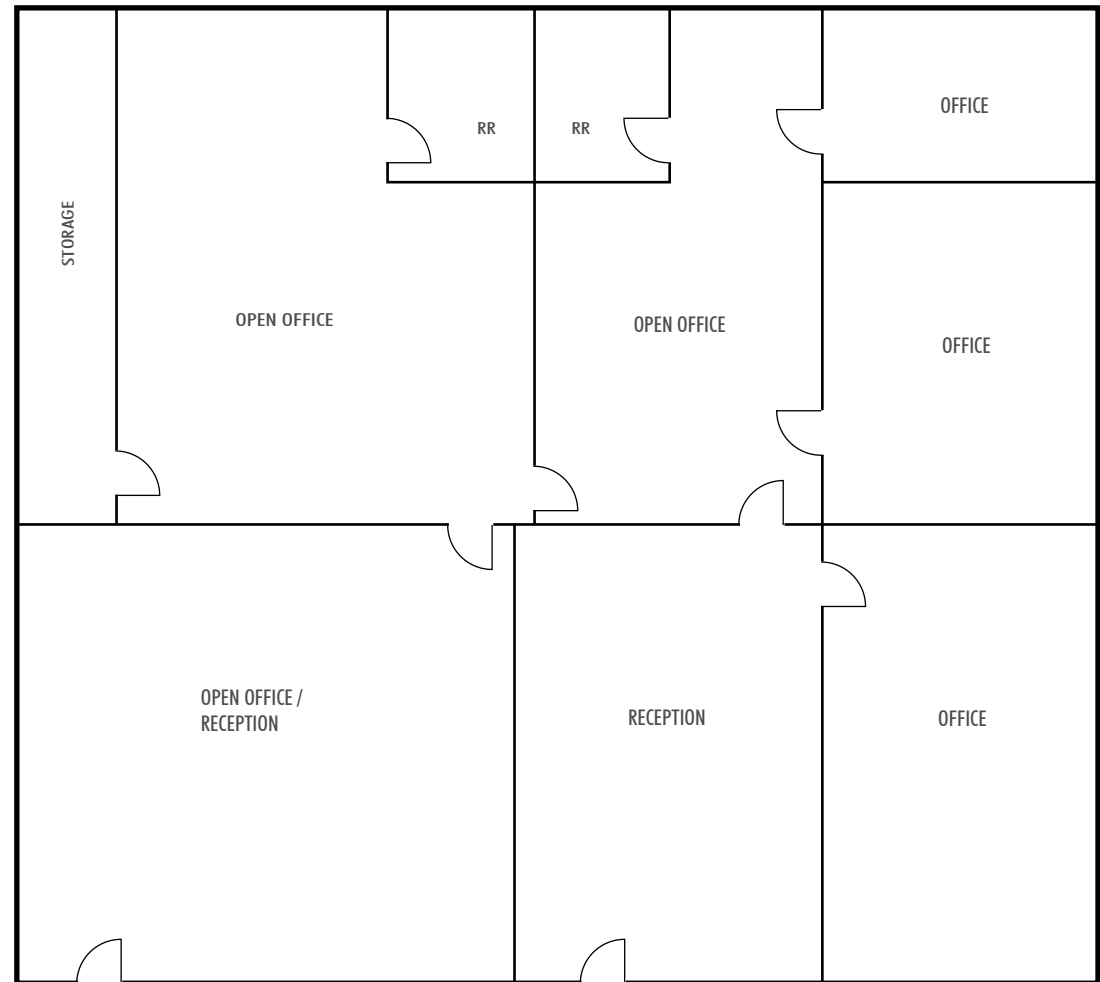
7343 RONSON ROAD, SUITE I | ± 891 SF



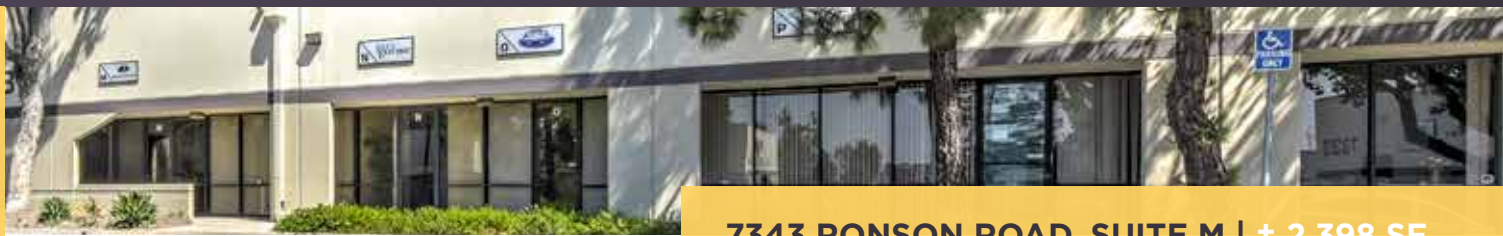
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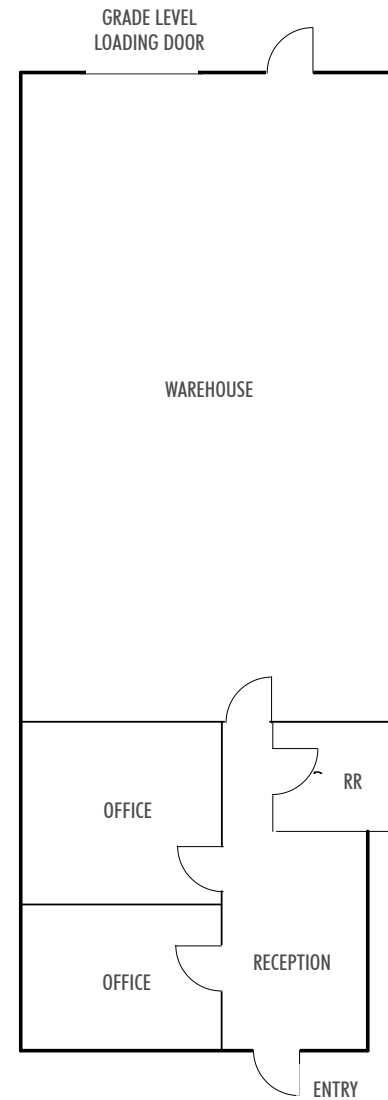
7343 RONSON ROAD, SUITE K-L | ± 1,782 SF



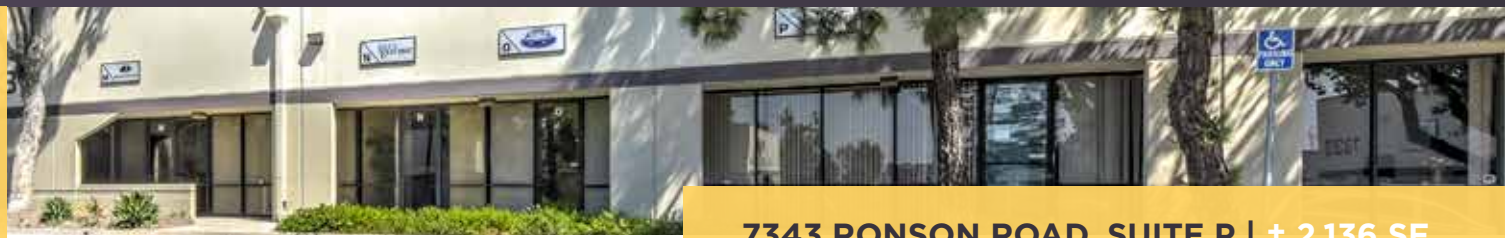
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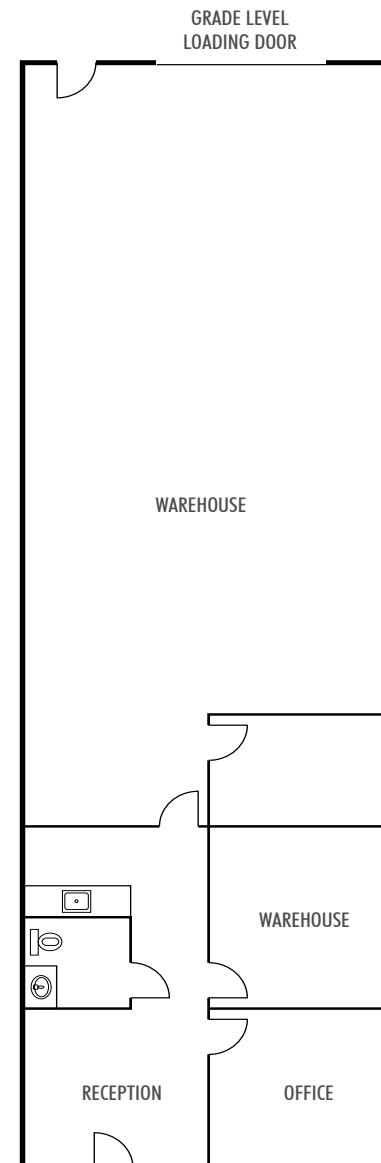
7343 RONSON ROAD, SUITE M | ± 2,398 SF



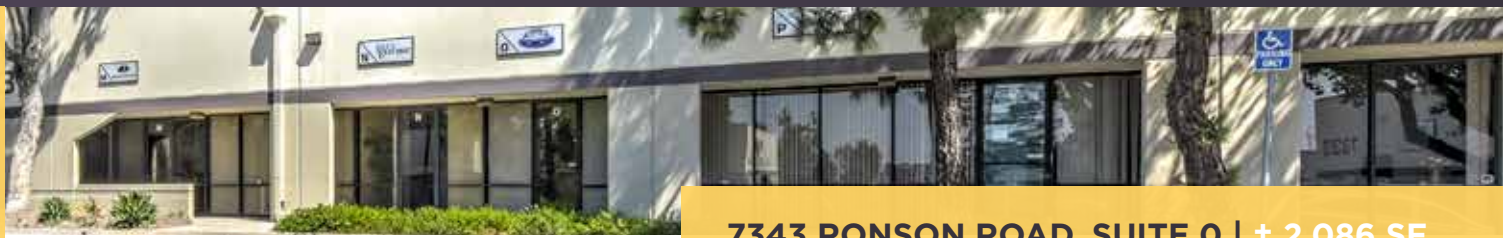
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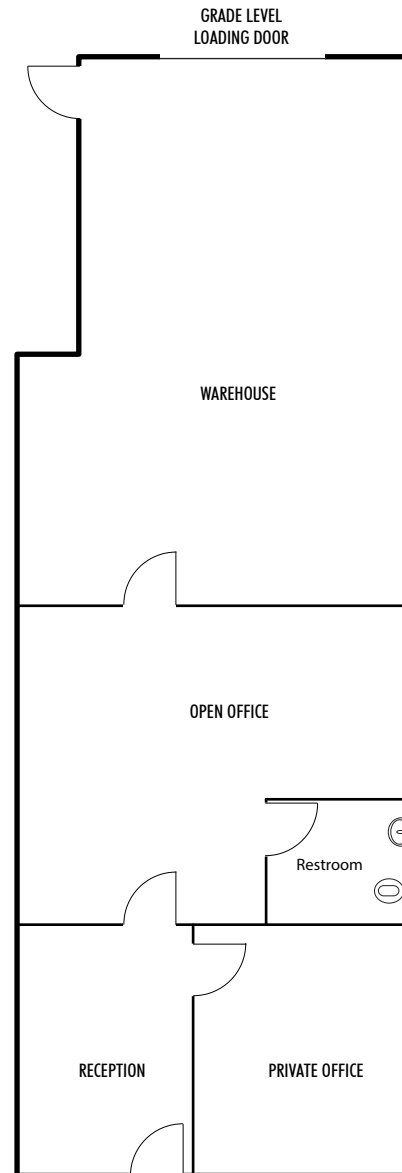
7343 RONSON ROAD, SUITE P | ± 2,136 SF



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7343 RONSON ROAD, SUITE 0 | ± 2,086 SF



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