

MULTI-TENANT INDUSTRIAL SPACE AVAILABLE FOR LEASE



KEARNY MESA
WEST BUSINESS PARK



KEARNY MESA

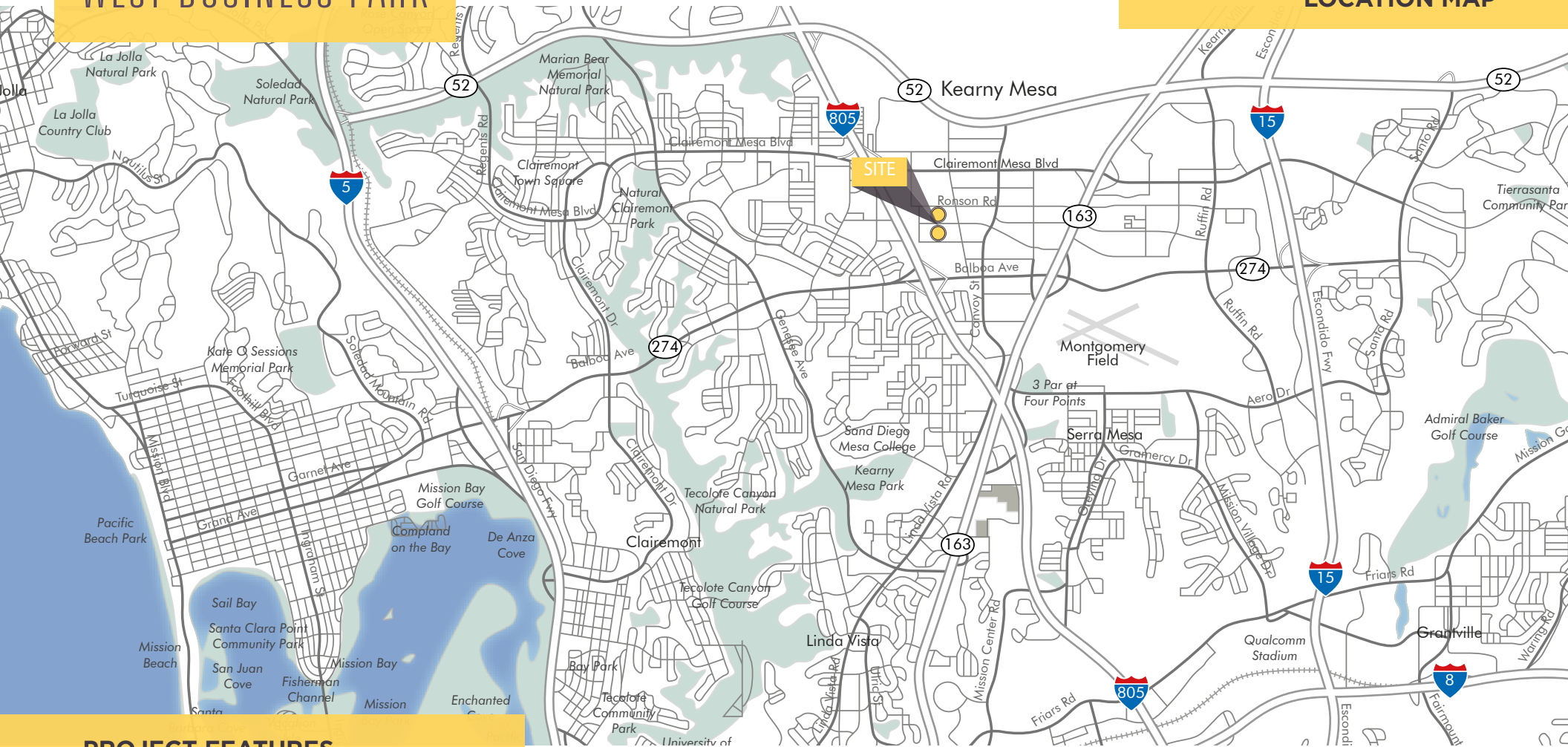
WEST BUSINESS PARK



KEARNY MESA WEST BUSINESS PARK



LOCATION MAP



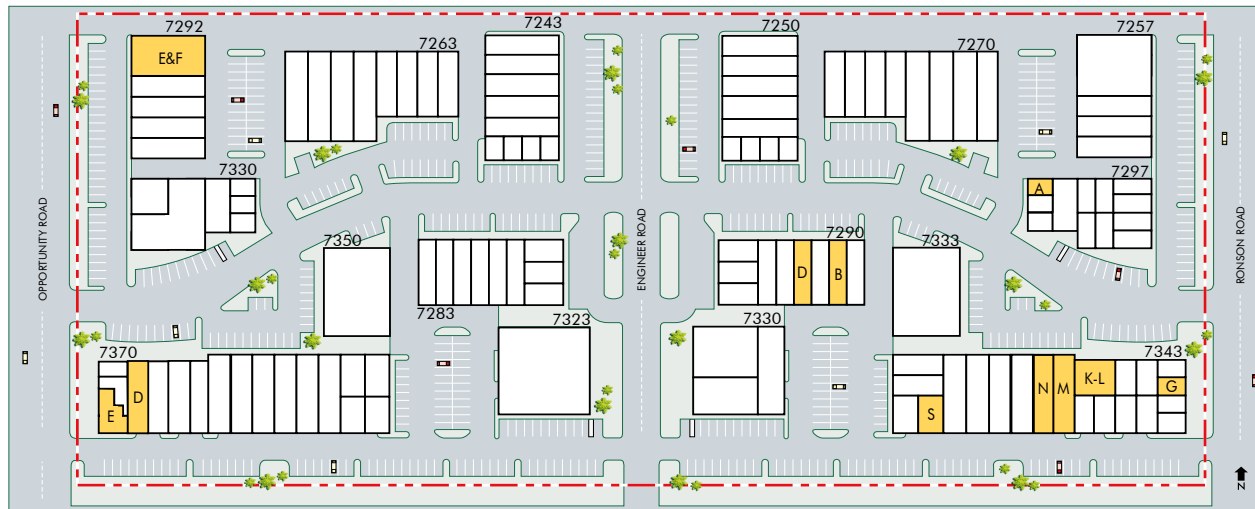
PROJECT FEATURES

- Industrial, office and flex suites between 728 and 4,024 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

KEARNY MESA WEST BUSINESS PARK



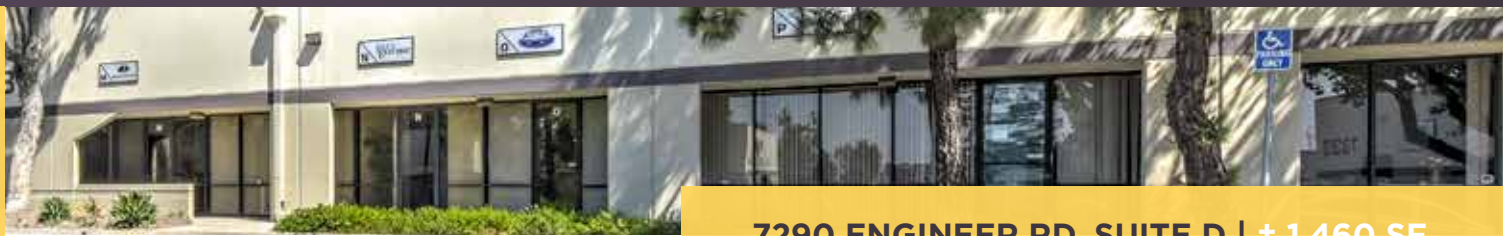
SITE PLAN + AVAILABILITY



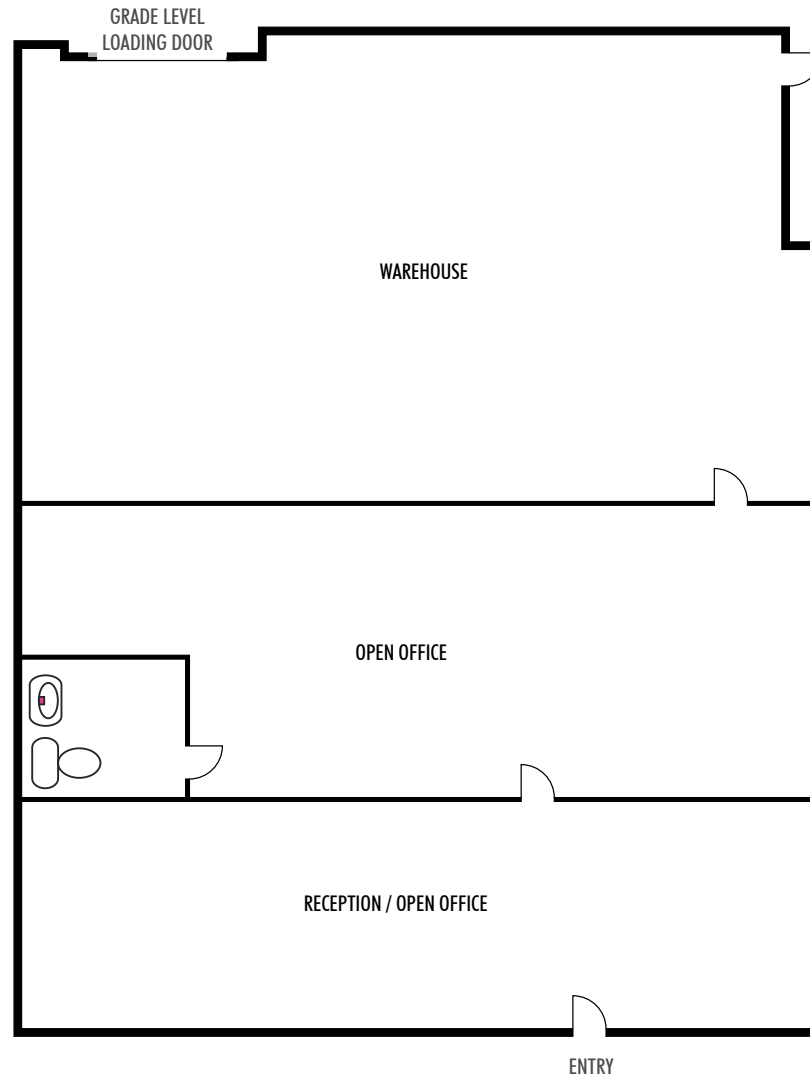
Modified Gross rates do not include a CAM Fee = Approximately \$0.23 PSF/Month

ADDRESS	SF	RATE	COMMENTS
7290 Engineer Road, Suite B	1,460	\$1.60 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	\$1.60 MG	Approximately 50% office/ 50% warehouse, open office, reception, (1) restroom, and (1) grade level loading door.
7292 Opportunity Road, Suites E&F	4,024	\$1.60 MG	Approximately 35% office/ 65% warehouse, (3) private offices, open office, (2) restrooms, and (2) grade level loading doors. Available August 1, 2019.
7343 Ronson Road, Suite G	728	\$1.60 MG	100% office with reception, (3) private offices, and (1) restroom. Available June 1, 2019.
7297 Ronson Road, Suite A	742	\$1.60 MG	100% office with (3) private offices, open office, and (1) restroom. Available July 1, 2019.
7343 Ronson Road, Suites K-L	1,782	\$1.60 MG	100% office with (3) private offices, open office, and (2) restrooms.
7343 Ronson Road, Suite M	2,398	\$1.60 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	\$1.60 MG	Approximately 60% office/ 40% warehouse, (5) private offices, reception, kitchenette, (1) restroom and (1) grade level loading door.
7343 Ronson Road, Suite S	1,068	\$1.60 MG	Approximately 20% office/ 80% warehouse, (2) private offices, reception, (1) restroom and (1) grade level loading door.
7370 Opportunity Road, Suites D&I	1,782	\$1.60 MG	Approximately 80% office/ 20% warehouse, (2) private offices, open office, reception, (1) restroom and (1) grade level roll up door. Available July 1, 2019.
7370 Opportunity Road, Suite E	1,112	\$1.60 MG	100% office with (3) private offices, reception, conference room and (1) restroom.

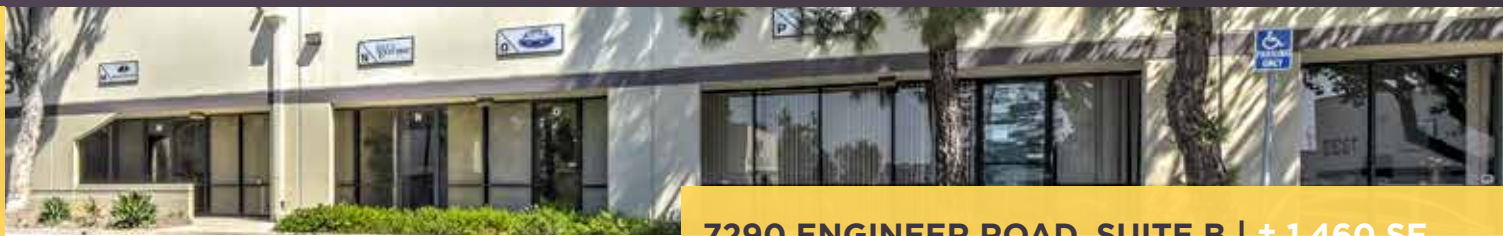
KEARNY MESA WEST BUSINESS PARK



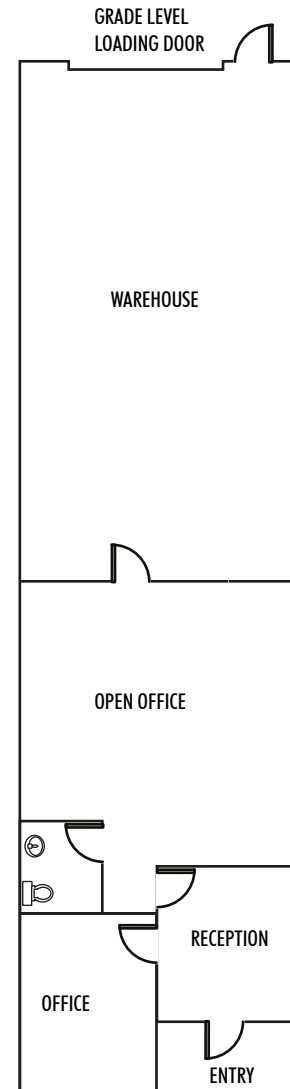
7290 ENGINEER RD, SUITE D | ± 1,460 SF



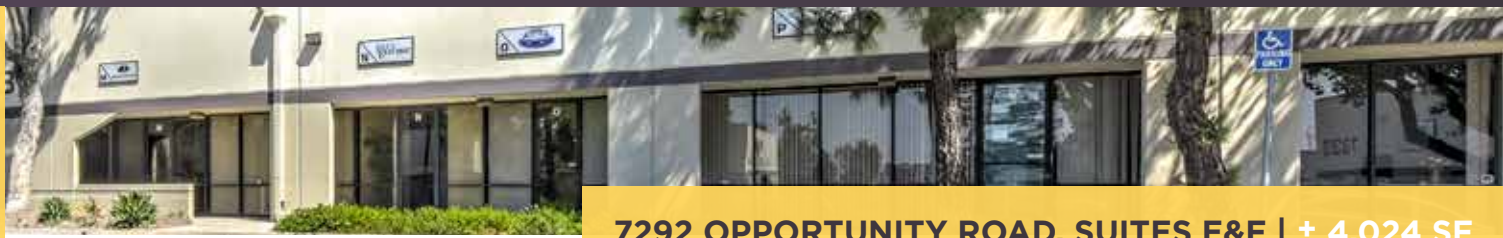
KEARNY MESA WEST BUSINESS PARK



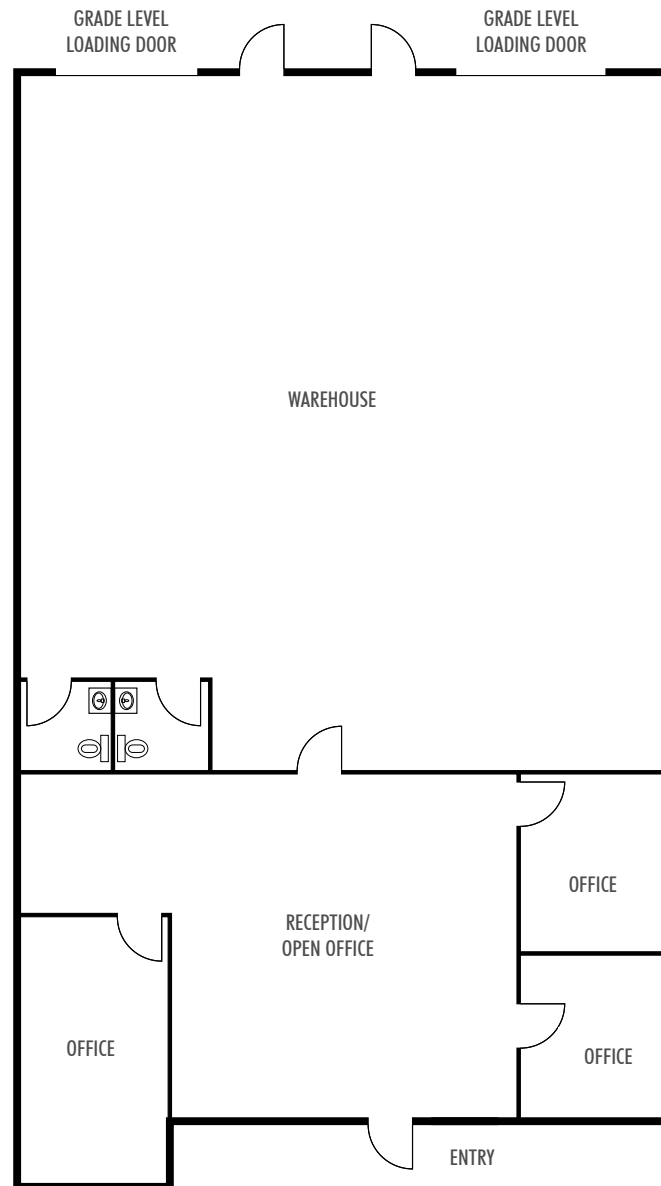
7290 ENGINEER ROAD, SUITE B | ± 1,460 SF



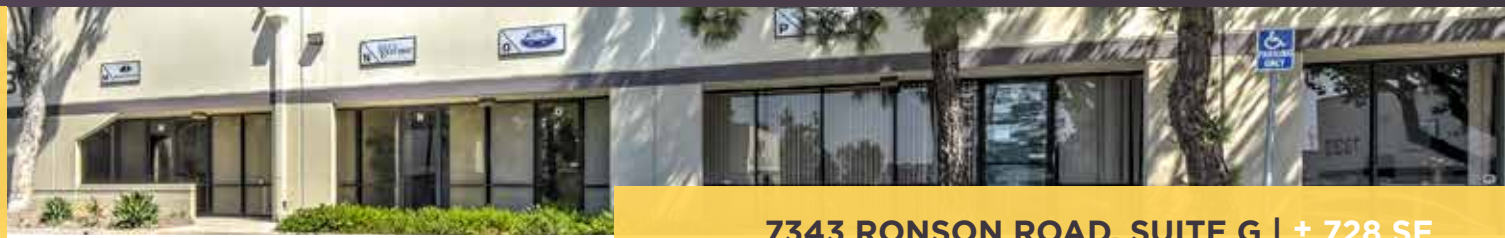
KEARNY MESA WEST BUSINESS PARK



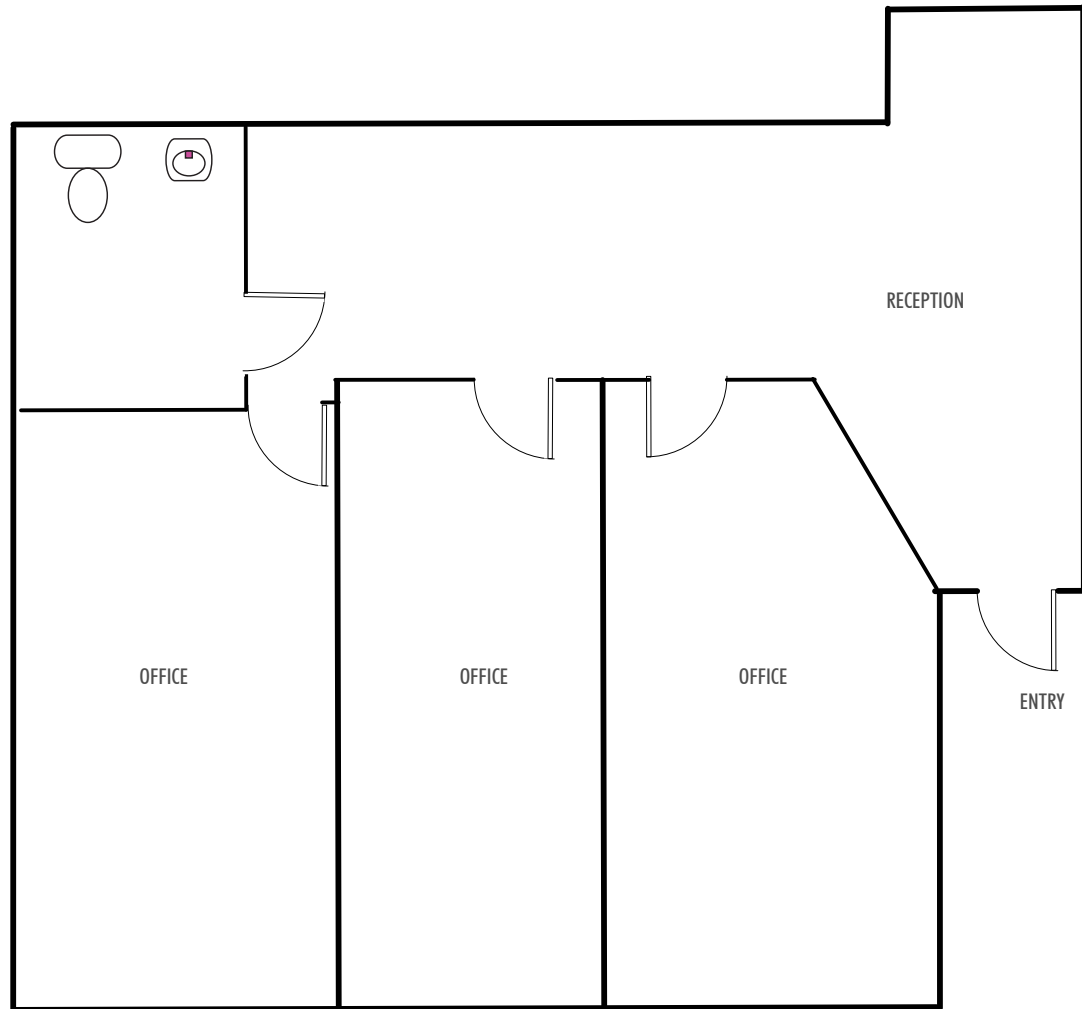
7292 OPPORTUNITY ROAD, SUITES E&F | ± 4,024 SF



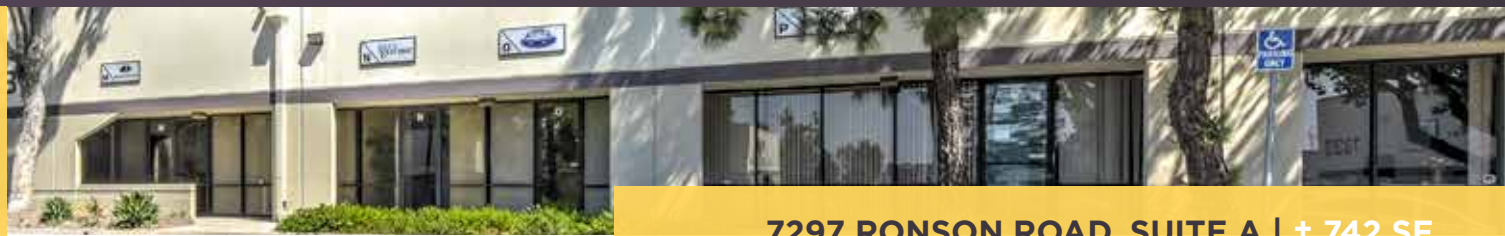
KEARNY MESA WEST BUSINESS PARK



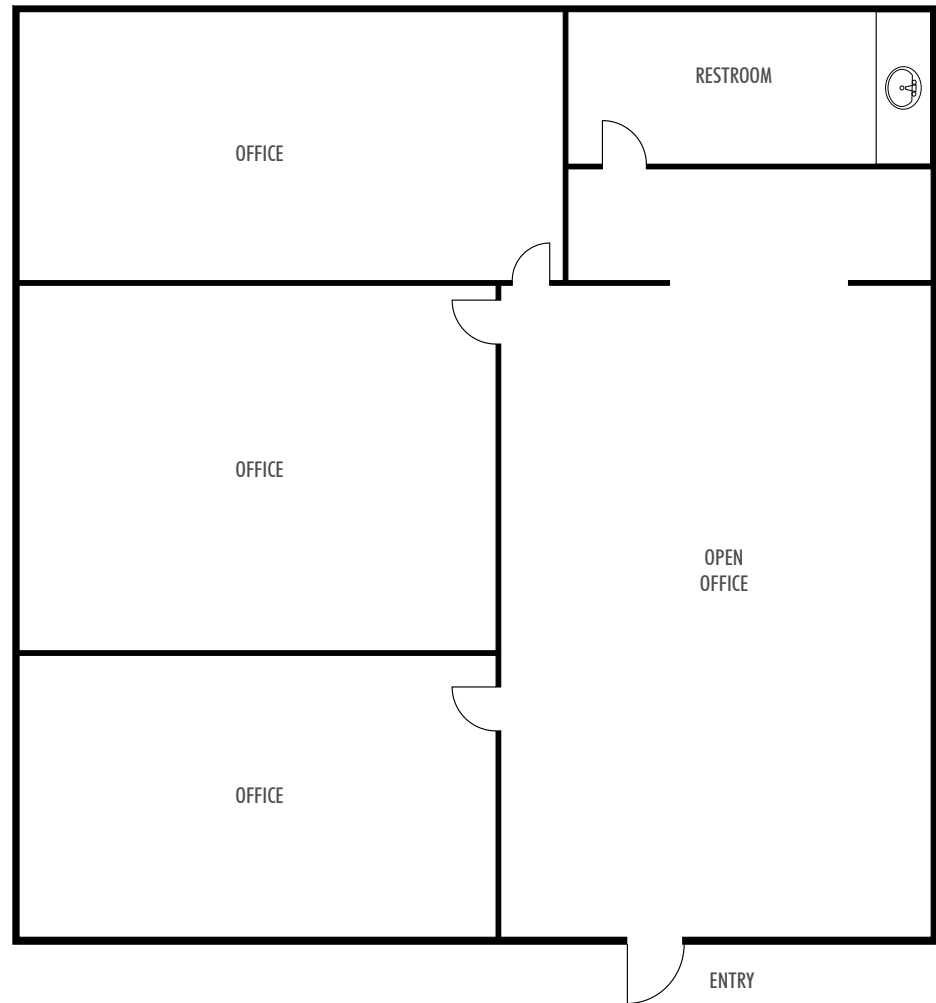
7343 RONSON ROAD, SUITE G | ± 728 SF



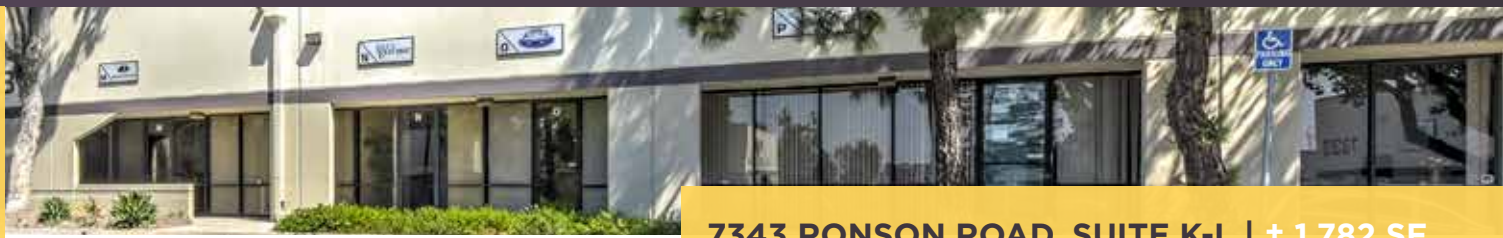
KEARNY MESA WEST BUSINESS PARK



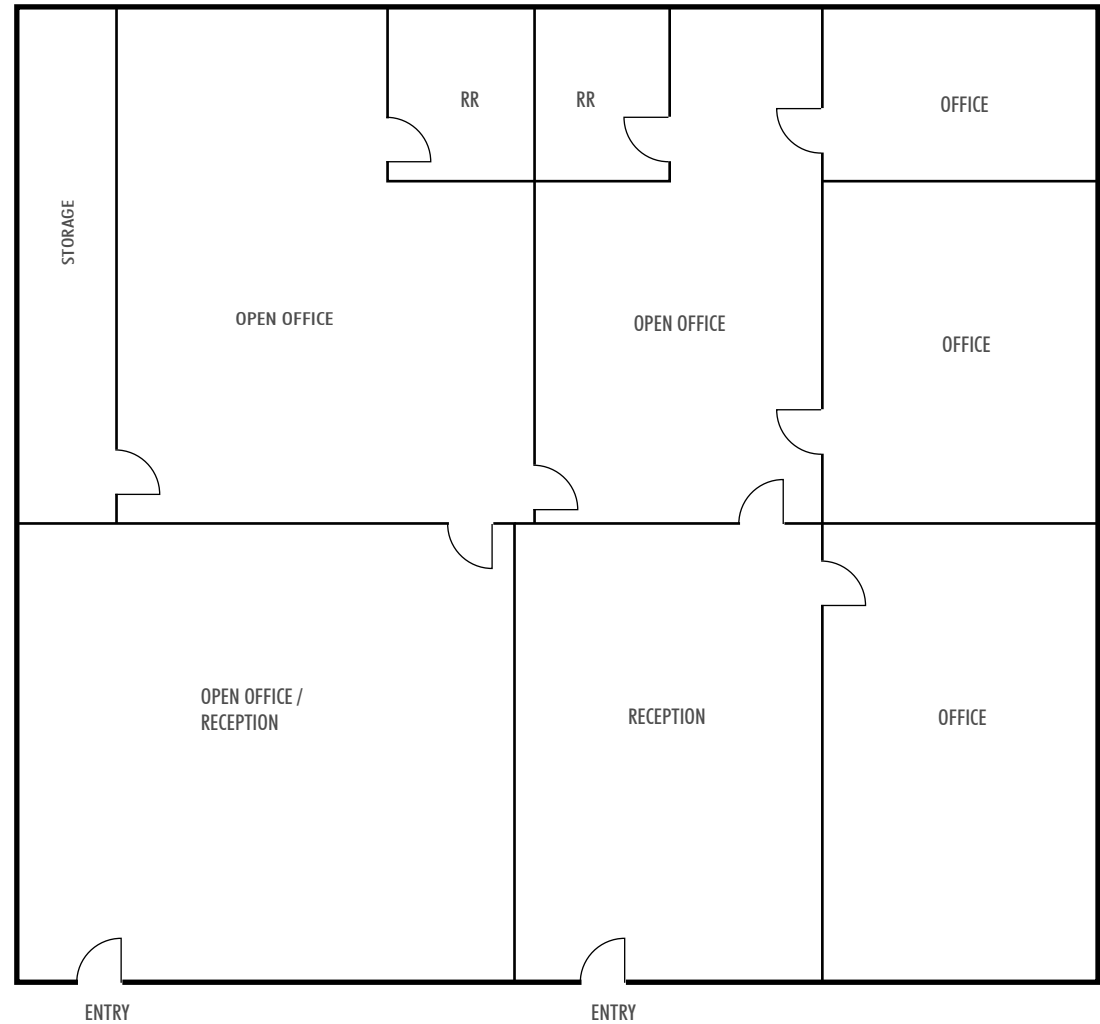
7297 RONSON ROAD, SUITE A | ± 742 SF



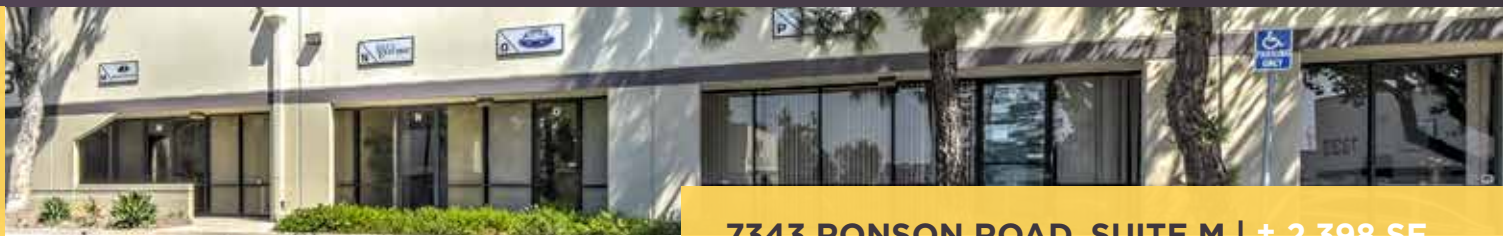
KEARNY MESA WEST BUSINESS PARK



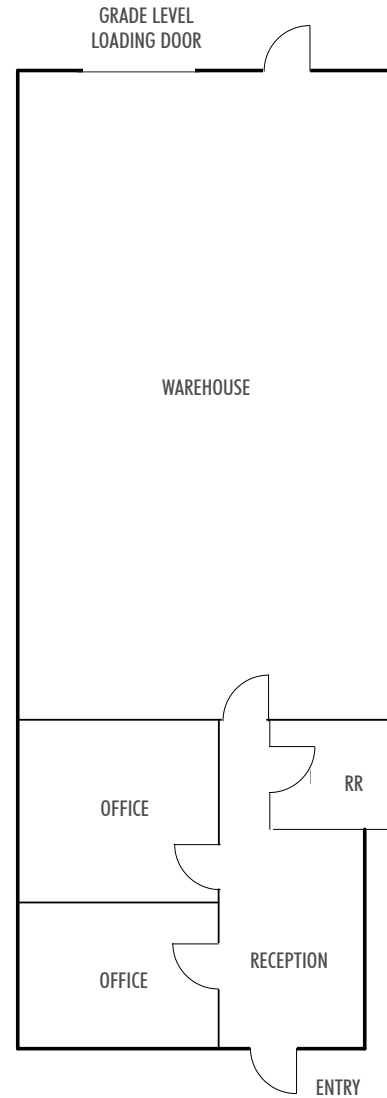
7343 RONSON ROAD, SUITE K-L | ± 1,782 SF



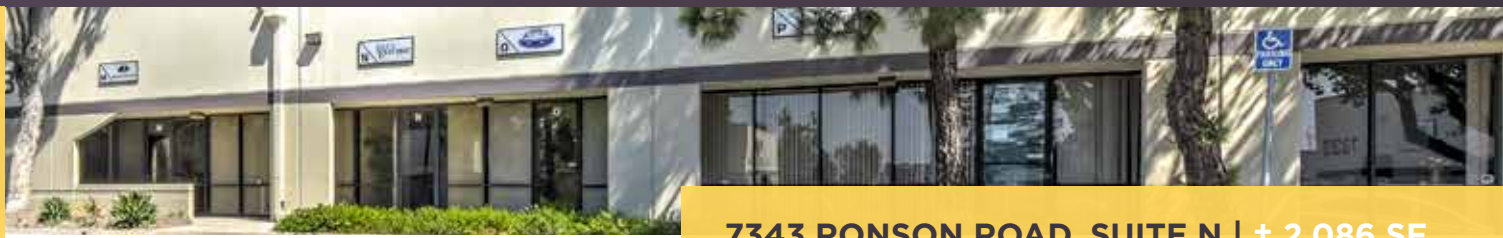
KEARNY MESA WEST BUSINESS PARK



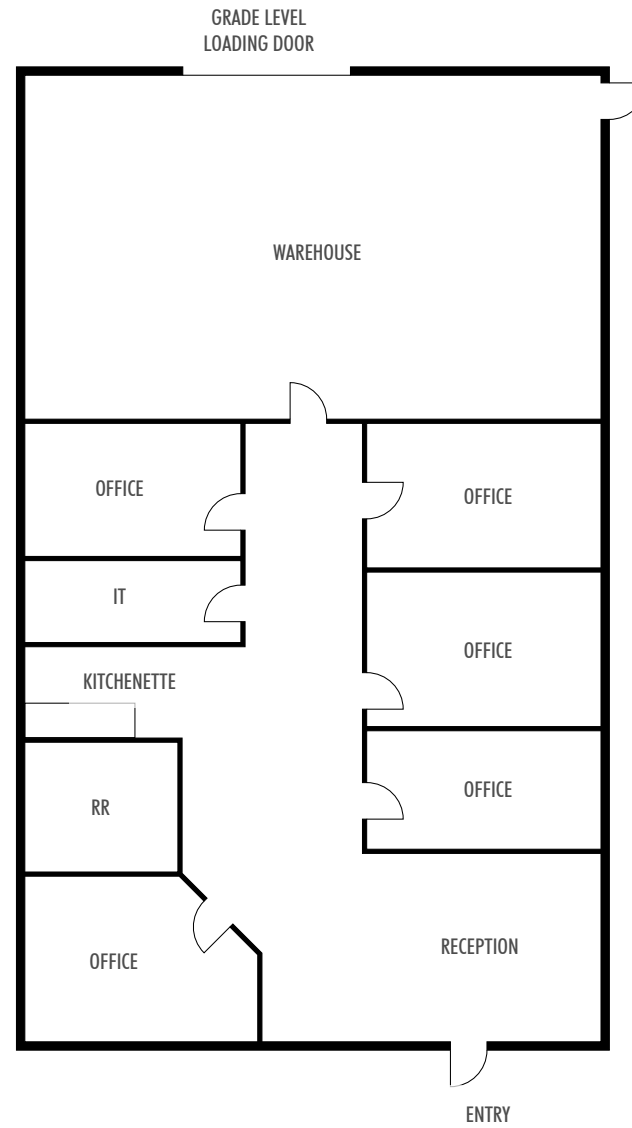
7343 RONSON ROAD, SUITE M | ± 2,398 SF



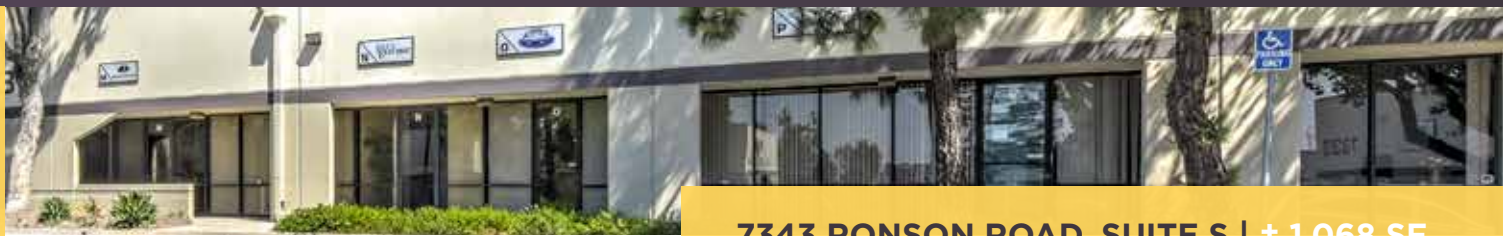
KEARNY MESA WEST BUSINESS PARK



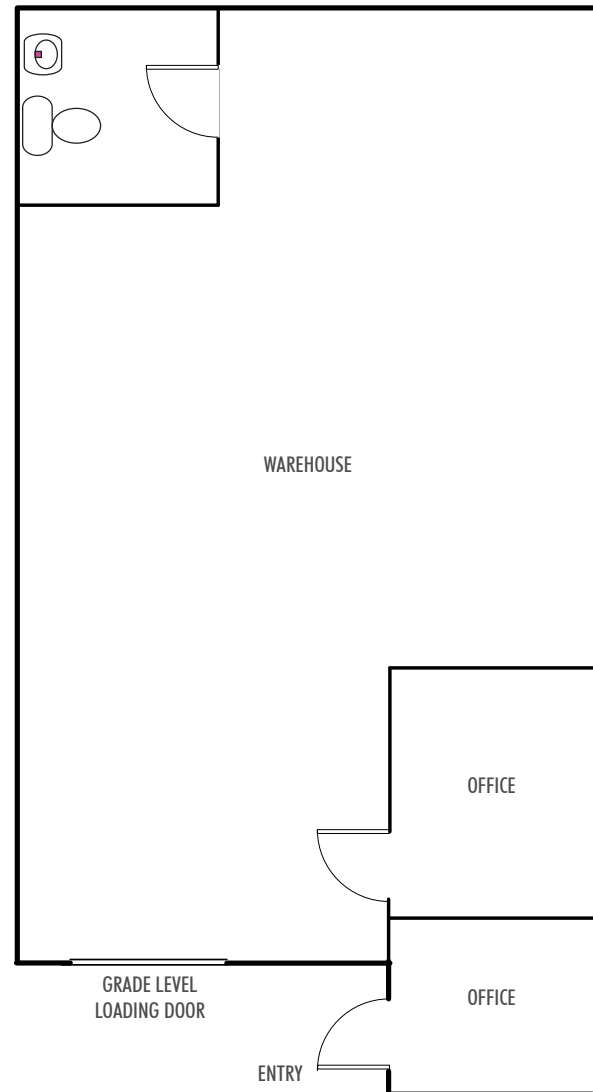
7343 RONSON ROAD, SUITE N | ± 2,086 SF



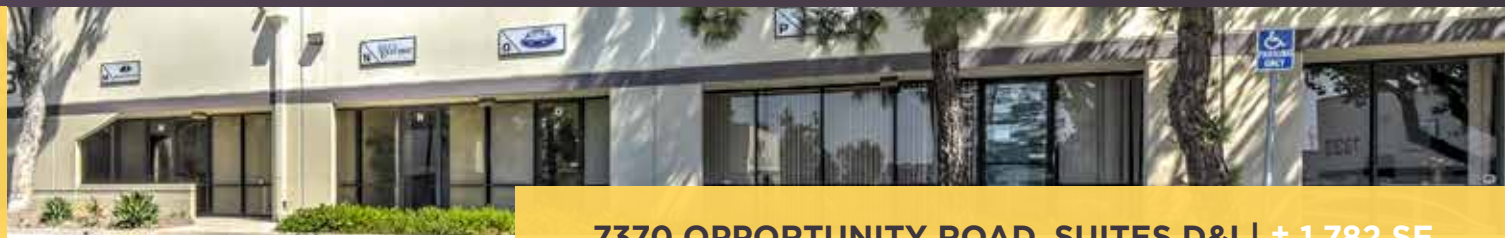
KEARNY MESA WEST BUSINESS PARK



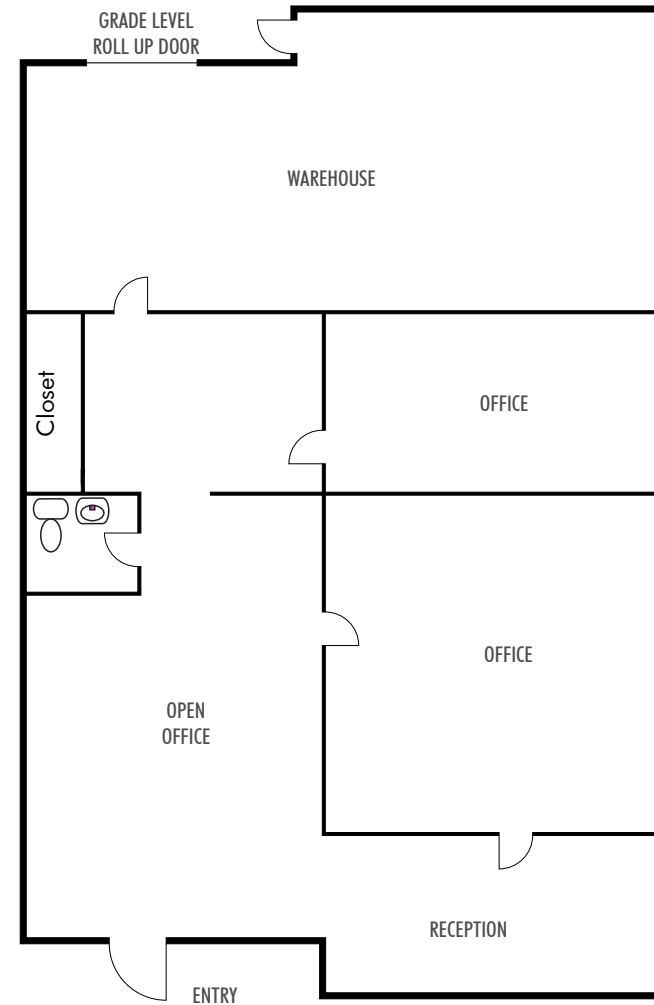
7343 RONSON ROAD, SUITE S | ± 1,068 SF



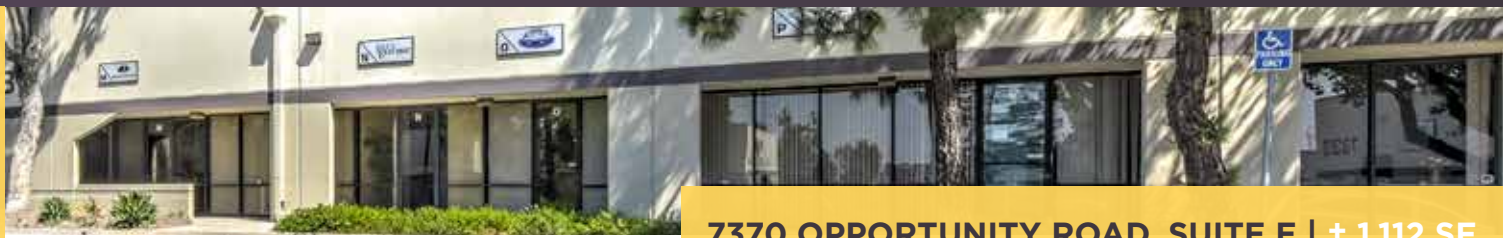
KEARNY MESA WEST BUSINESS PARK



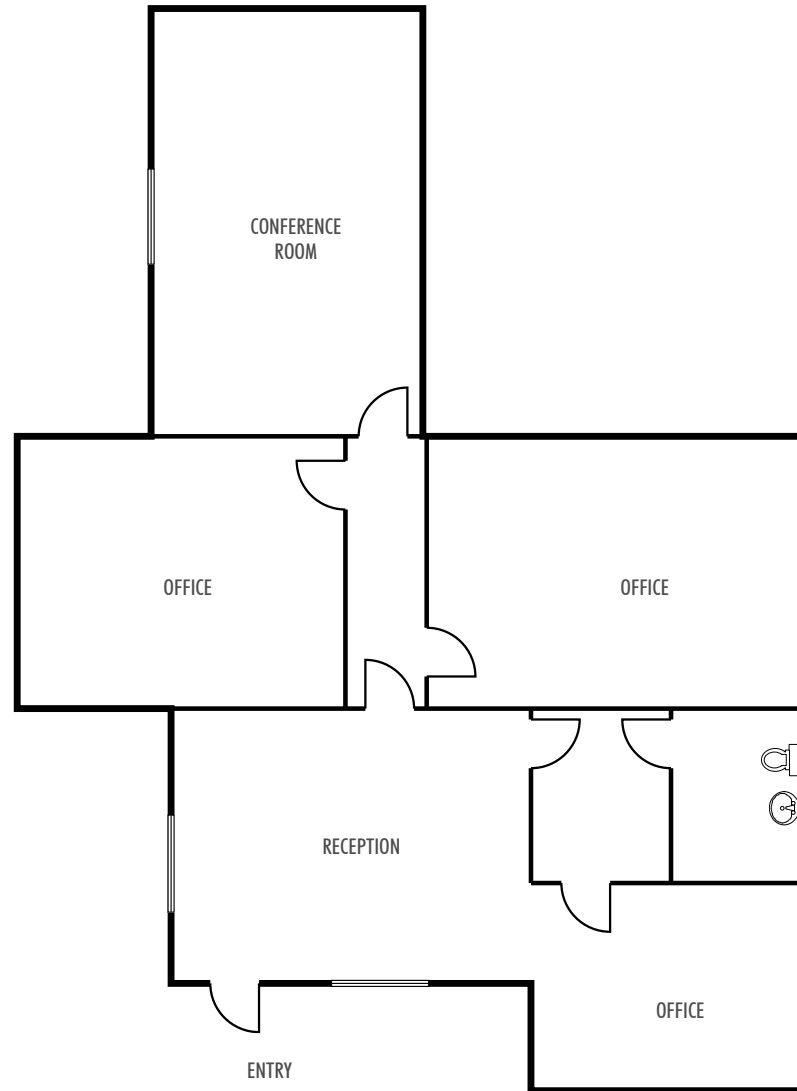
7370 OPPORTUNITY ROAD, SUITES D&I | ± 1,782 SF



KEARNY MESA WEST BUSINESS PARK



7370 OPPORTUNITY ROAD, SUITE E | ± 1,112 SF



KEARNY MESA WEST BUSINESS PARK

FOR MORE INFORMATION, PLEASE CONTACT:

RYAN SPARKS, SIOR

Vice President

Lic. 01784736

+1 858 546 2606

ryan.sparks@cbre.com

SEAN WILLIAMS, SIOR

Vice President

Lic. 01475415

+1 858 546 4625

sean.williams@cbre.com

PETE CARROCCIO

Associate

Lic. 02022898

+1 858 546 4679

pete.carroccio@cbre.com



© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.