



CENTERPOINTE COURT

7720 KENAMAR COURT, SAN DIEGO, CA 92121



FOR SALE OR LEASE

EVAN MCDONALD
First Vice President
License No. 01813359
Dir +1 858 677 5339





PROPERTY FEATURES

- ▶ Freestanding ±60,431 SF Industrial/Flex building
- ▶ Owner/User or Investment Opportunity
- ▶ ± 32,516 SF leased through 6/1/2022 (Contact Broker)
- ▶ Situated on approximately 2.78 acres
- ▶ 50% office; 50% warehouse; office is 2 stories
- ▶ 7 oversized grade level doors
- ▶ Concrete tilt, steel frame, glass curtain wall
- ▶ 277/480v Power
- ▶ 22' clear height in warehouse
- ▶ Fully sprinklered
- ▶ 3.4/1,000 parking ratio
- ▶ Miramar Industrial submarket location; immediate freeway access
- ▶ Built in 1985; recently renovated
- ▶ Zoned IL-2-1; APN # 343-321-24

AVAILABLE FEATURES

- ▶ ± 21,944-27,915 SF Available for lease
- ▶ 50% Office/50% Warehouse
- ▶ 4 oversized grade level doors
- ▶ **Lease rate: \$1.05/SF NNN (Nets ±\$0.21/PSF)**
- ▶ **Sale price: \$9,670,000 (\$160 PSF)**



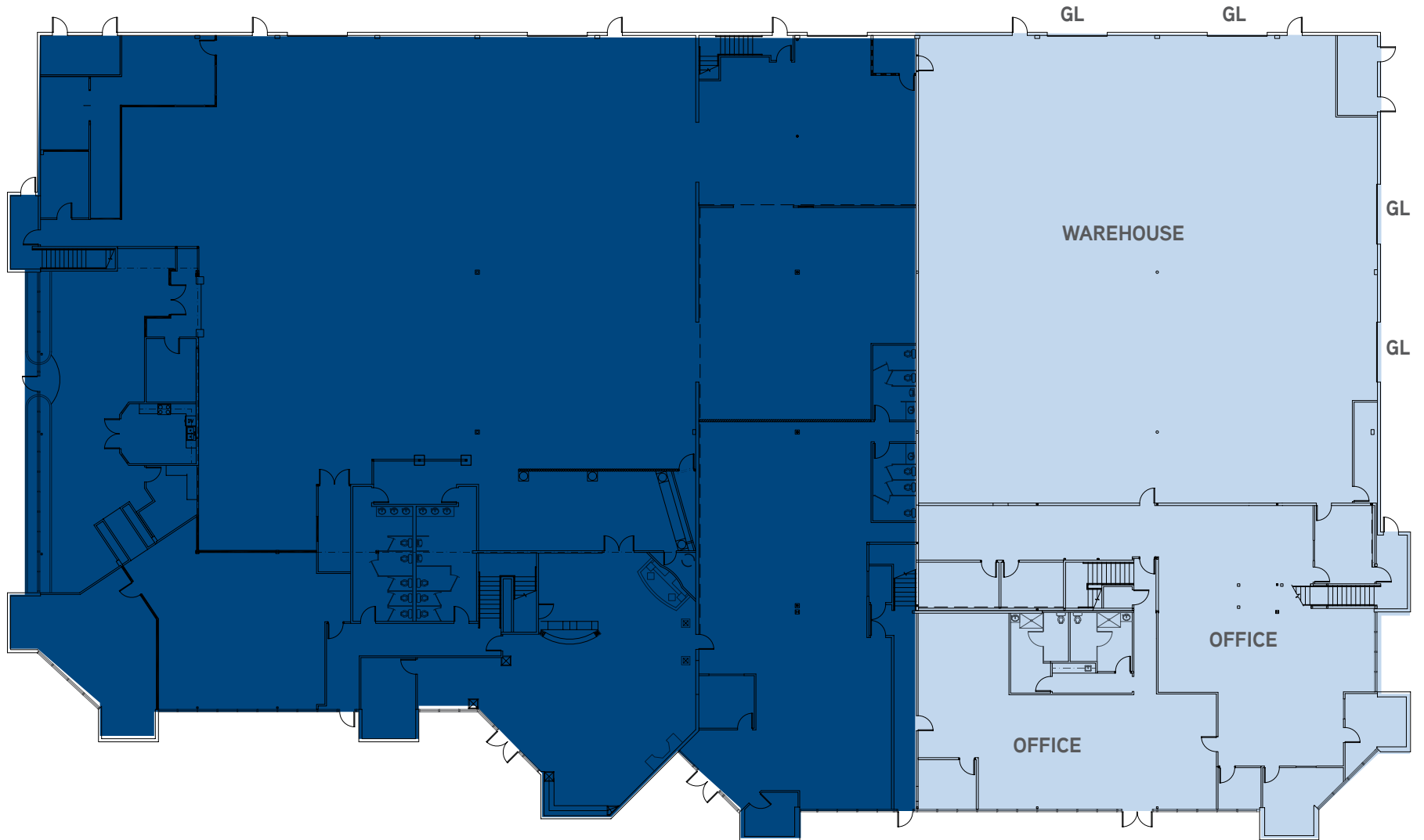


FLOOR PLANS

FIRST FLOOR PLAN

LEASED THROUGH 6/1/2022

AVAILABLE NOW



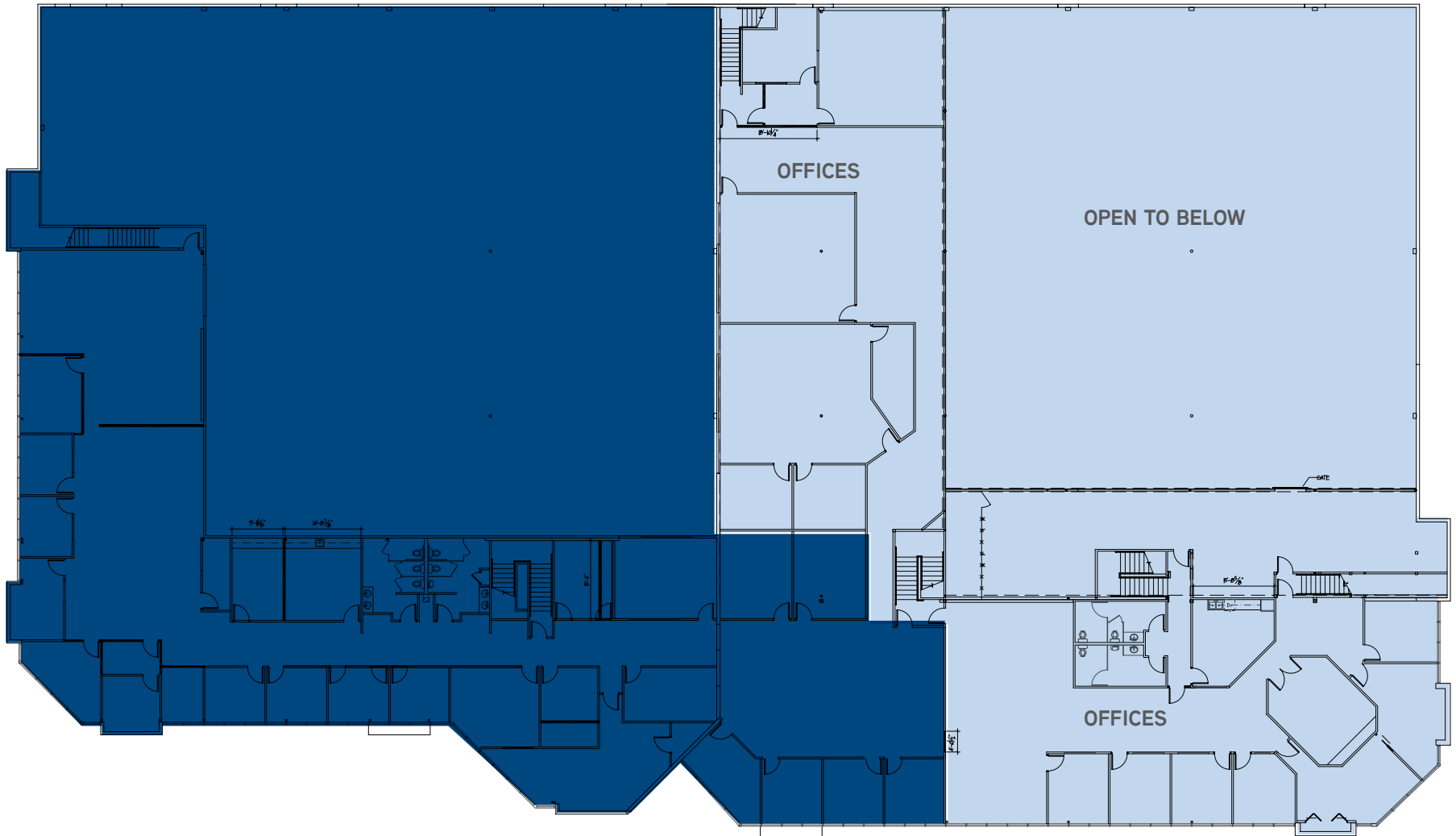


FLOOR PLANS

MEZZANINE PLAN

LEASED THROUGH 6/1/2022

AVAILABLE NOW



LA JOLLA

UTC

UCSD / TORREY PINES

CARROLL ROAD

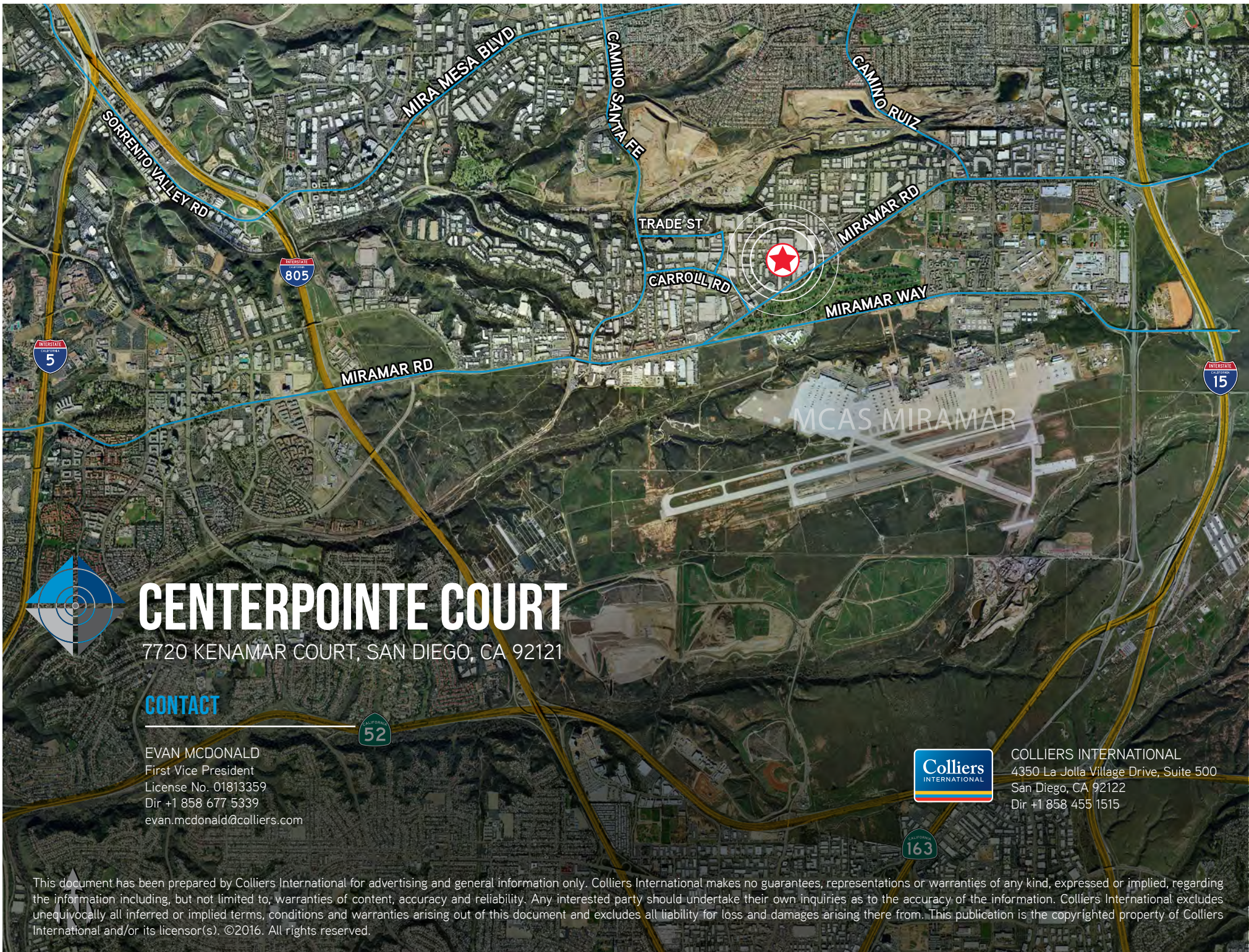
MIRAMAR ROAD

KENAMAR DR

7720 KENAMAR CT

KENAMAR CT





CENTERPOINTE COURT

7720 KENAMAR COURT, SAN DIEGO, CA 92121

CONTACT

EVAN MCDONALD
First Vice President
License No. 01813359
Dir +1 858 677 5339
evan.mcdonald@colliers.com



COLLIERS INTERNATIONAL
4350 La Jolla Village Drive, Suite 500
San Diego, CA 92122
Dir +1 858 455 1515

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.