



PREMIER INDUSTRIAL SPACE AVAILABLE  
**FOR LEASE**  
OTAY MESA, CALIFORNIA

8409 & 8511 KERNS STREET | OTAY MESA, CALIFORNIA

# SIEMPRE VIVA BUSINESS PARK

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- Two (2) buildings totaling approximately 474,032 s.f.
- 69,301 s.f. available for lease
- Fast Access:
  - Brand new 905 completion
- State-of-the-art warehouse distribution buildings





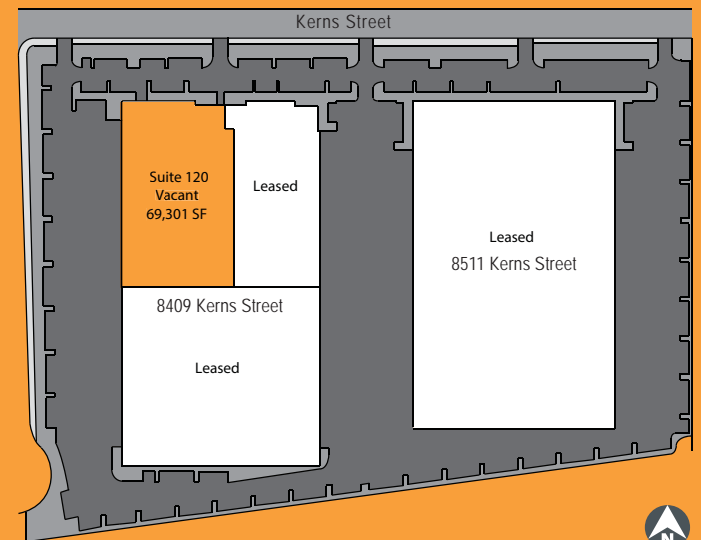


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SITE PLANS

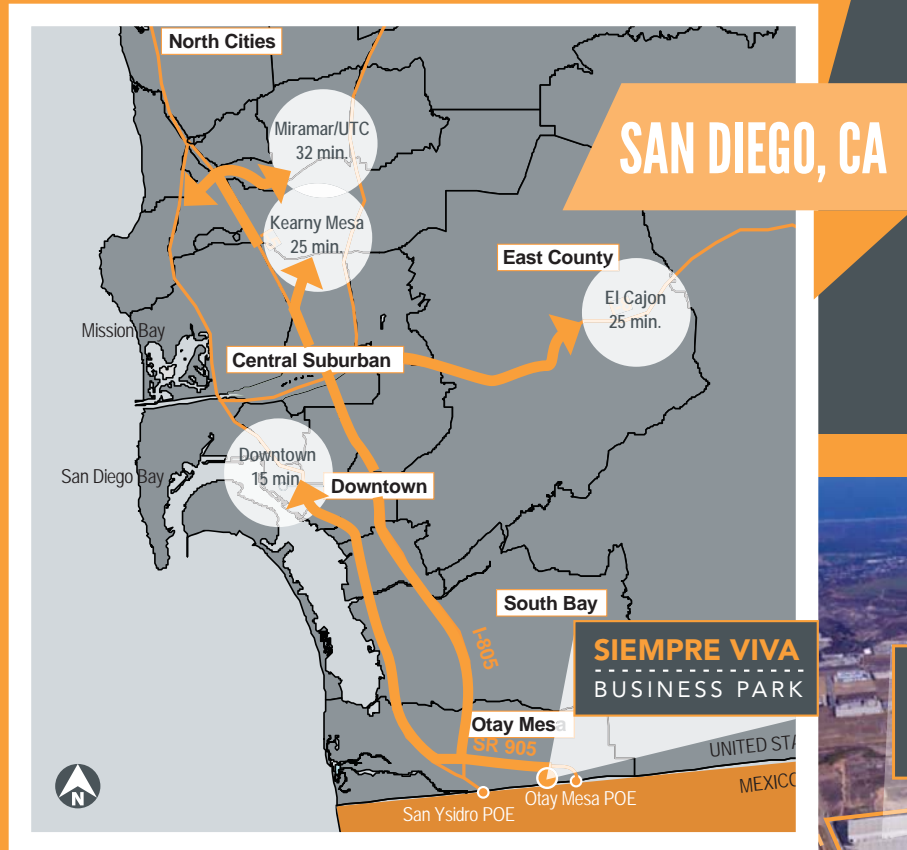
Property features

- State-of-the-art warehouse distribution building
- Minimum 36' clear height in warehouse
- 52' x 56' column spacing
- ESFR fire sprinklers
- Parking ratio of 1/1,000 s.f.
- 800 amps of 277/480 volt power, 3-phase
- Large concrete truck courts offer excellent durability and superior truck turning radius





# Drive Time Map



**Siempre Viva Business Park** offers the most cost effective, accessible and flexible industrial spaces in Otay Mesa. This project is located on the busiest land border crossing in the world and is only one mile away from the new cross border international airport terminal for Tijuana Airport.



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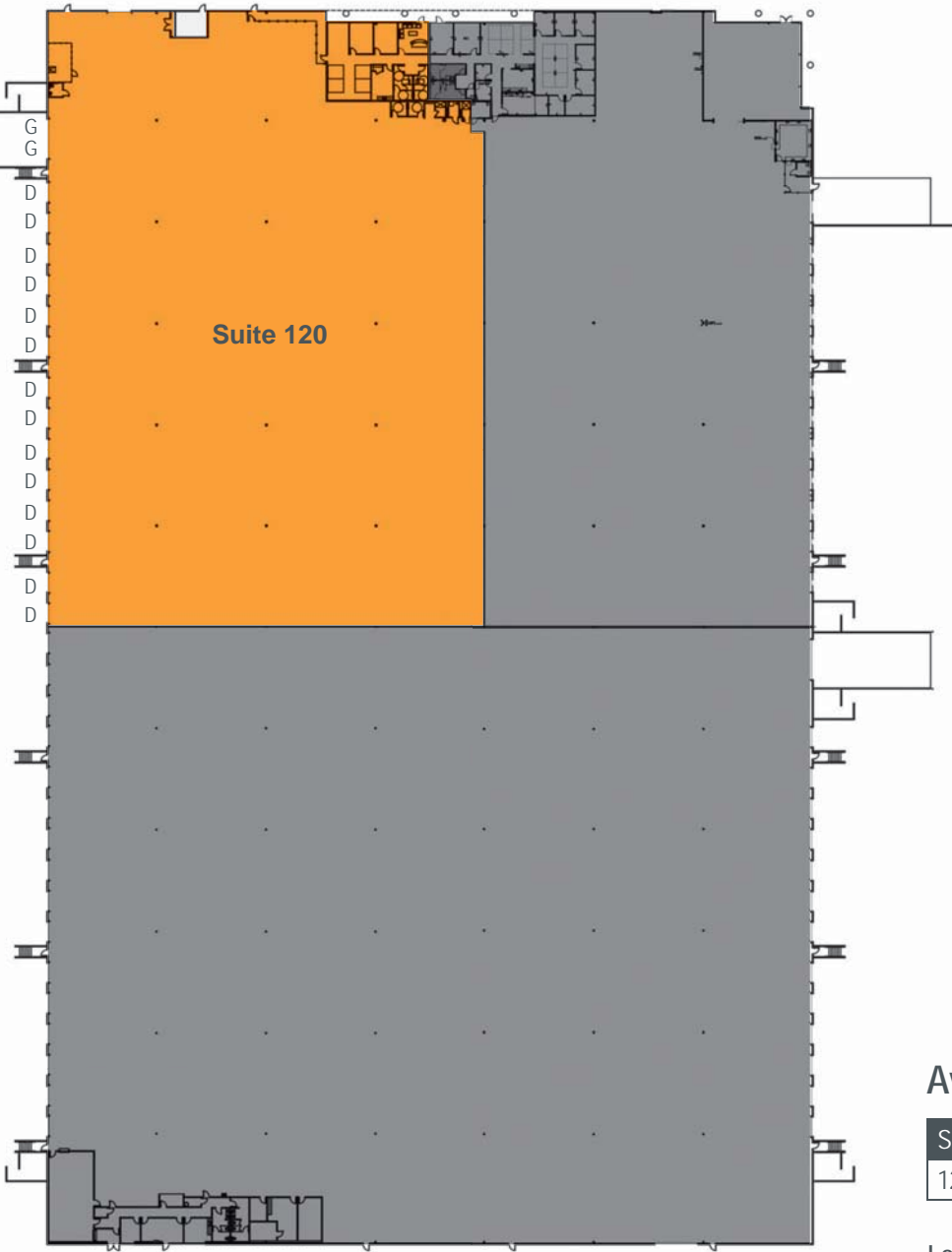
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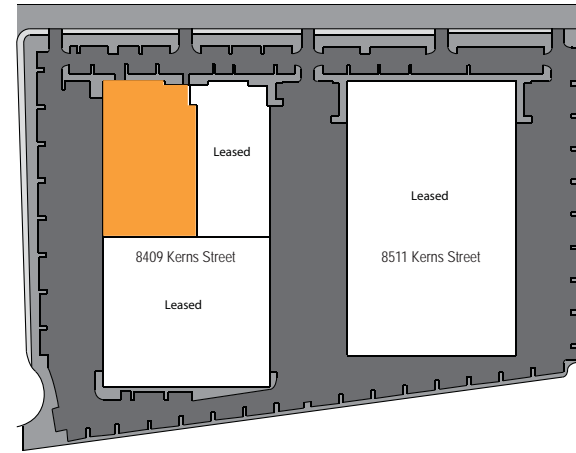
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**Legend**

- D= dock high loading door
- G= grade level loading door
- = available for lease
- = leased



**Available Industrial Suites**

Suite	Total SF	% Office	% Warehouse	Lease Rate*	# of dock positions	# of grade doors
120	69,301	2,079 (3%)	67,222 (97%)	\$0.50 NNN	14	2

Low Operating Expenses: Currently estimated to be \$0.12/s.f./month