

MULTI-TENANT INDUSTRIAL PARK FOR LEASE



SOUTHPORT WAY

WEST 28TH STREET

HOOVER AVENUE

outhport Industrial Park

PROFESSIONALLY
OWNED & MANAGED BY

H.G. FENTON COMPANY

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Voit

REAL ESTATE SERVICES

MPG

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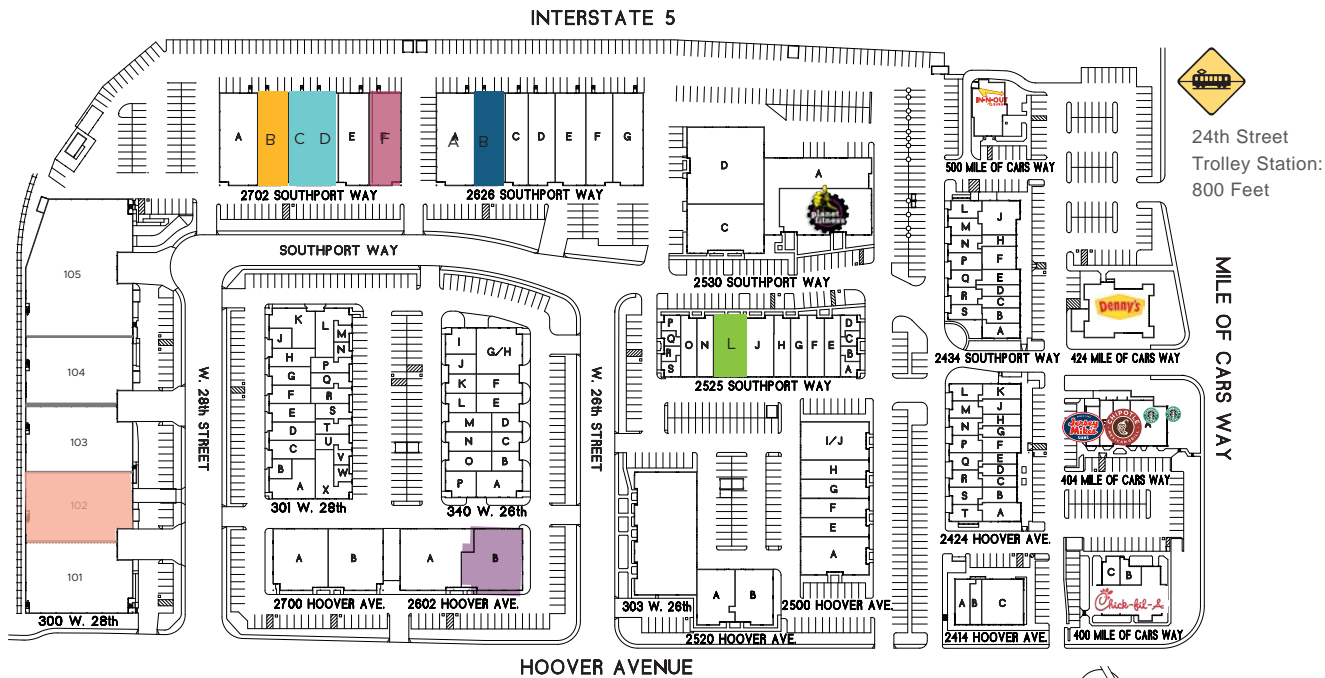
SOUTHPORT INDUSTRIAL CENTER

is a master-planned business park, is located on Interstate 5 at the 24th Street exit, a major entrance to National City. The Park is just five miles south of downtown San Diego, Lindbergh Field and 10 miles north of the U.S./Mexico international border.

Over 2,000 daytime employees and one million square feet of industrial space are within walking distance. The Center displays pylon signage to over 110,000 average daily cars on I-5 in addition to the 22,500 daily cars using West 24th Street.

PROPERTY FEATURES

- » 297,533 SF Multi-Tenant Industrial Park
- » ±4,860 to ±12,200 RSF available for lease
- » Exceptional 3.0/1,000 parking ratio
- » 15' clear height
- » Efficient space layouts
- » Immediate access to Interstate 5 & CA Hwy-54
- » Freeway visible signage on some suites
- » Fiber optic cable coming soon



UNIT	SQUARE FEET	% OFFICE	CLEAR HEIGHT	LOADING		AVAILABLE	MONTHLY ASKING RATE / PSF	
				DH	GL			
2702 SOUTHPORT WAY								
	B	4,880	20%	20'	1	1	NOW	\$1.85 NNN
	C/D	7,865	15%	20'	2	2	NOW	\$1.85 NNN
	F	5,445	20%	20'	-	1	8/7/26	\$1.85 NNN
300 W 28th STREET								
	102	12,200	20%	25'	1	-	NOW	\$1.70 NNN
2602 HOOVER AVENUE								
	B	6,480	30%	18'	-	2	NOW	\$1.85 NNN
2525 SOUTHPORT WAY								
	L	5,022	20%	15'	-	2	8/7/26	\$1.85 NNN
2626 SOUTHPORT WAY								
	B	4,860	20%	20'	1	1	8/7/26	\$1.85 NNN

As of September 2025

(Industrial NNN Estimated at \$0.28 per square foot per month)

PROFESSIONALLY OWNED & MANAGED BY



FOR LEASE

SOUTHPORT INDUSTRIAL PARK

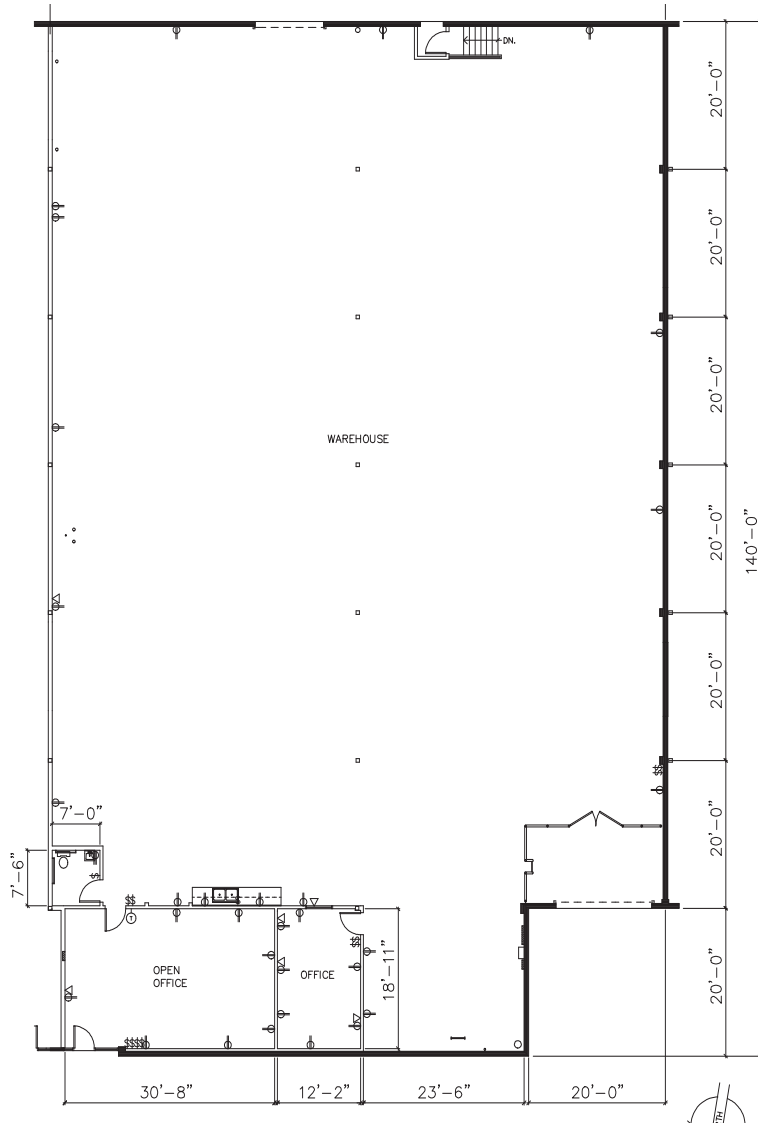
National City, CA 91950

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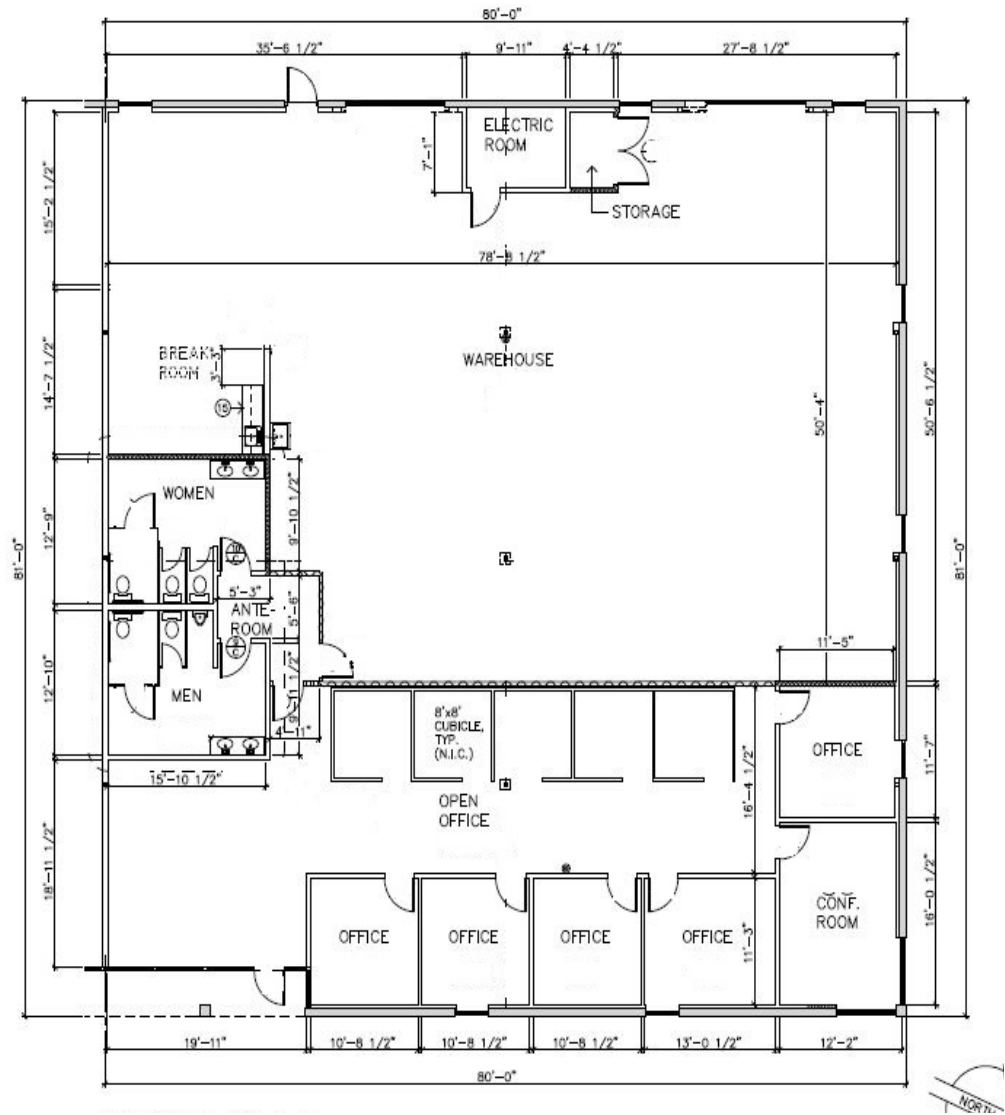
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300 West 28th Street, Suite 102 - 12,200 SF



2602 Hoover Ave, Suite B - 6,480 SF

Make your own choices about the safety of your operations with features including:



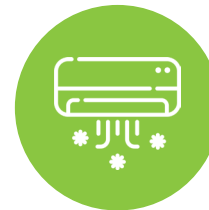
Direct suite access without the need to share an elevator



Dedicated entrance allowing unrestricted accessibility



Private, in-suite restrooms



*Separate HVAC systems with MERV-rated filters

**Only in suites that have HVAC systems*



Electronic signing and lease payment system



Vacant spaces thoroughly cleaned before move-in



Ample outdoor space allows for socially-distanced breaks



Parking in close proximity to building allows for easy pick-up and delivery

**Control Your Own Work Environment
Eliminate Impact by Others**

