

CABRILLO

BUSINESS PARK

5450 - 5490 COMPLEX STREET | SAN DIEGO, CA 92123



AVAILABLE FOR LEASE
MULTI-TENANT INDUSTRIAL / FLEX SUITES

H.G. FENTON COMPANY

CBRE

 CUSHMAN &
WAKEFIELD

PROJECT HIGHLIGHTS

- Approximately ±110,000 SF (6)-building multi-tenant flex / industrial park located in heart of Kearny Mesa
- High image office / industrial suites with flexible suite options
- Approximately ±14' clear height
- 2.46/1,000 SF parking ratio and additional street parking
- Spectrum Fiber available
- Sprinklers in select suites
- EV charging stations
- Picnic areas throughout project
- Immediate access to Clairemont Mesa Blvd, Kearny Mesa's main thoroughfare
- Excellent freeway access to Highways 53 & 163 and Interstates 805 & 15
- Nearby amenities include abundance of retail, restaurants, and transit system



PROJECT CONNECTIVITY



CALIFORNIA
163

CALIFORNIA
52

INTERSTATE
CALIFORNIA
15

CALIFORNIA
52

CALIFORNIA
163

KEARNY VILLA ROAD

CABRILLO
BUSINESS PARK

TOPAZ WAY

COMPLEX STREET

AVAILABILITY

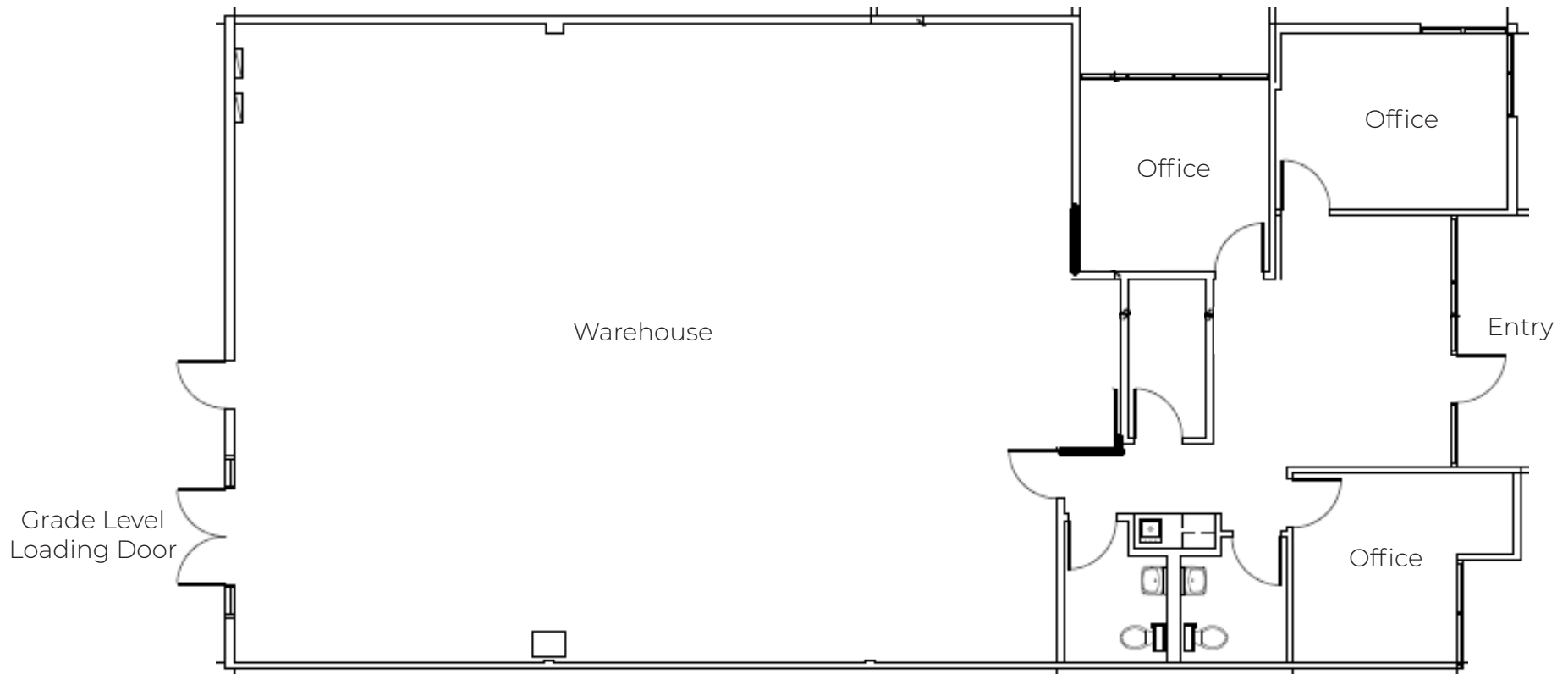


NNNs = \$0.73/sf

ADDRESS	SF	AVAILABILITY	RATE	BUILD OUT
5466 Complex St, Suite 208	±3,197 SF	Immediately	\$1.80 NNN	Corner suite with street frontage. Approximately 30% office / 70% warehouse with (1) grade level loading door. Suite has 200 amps.
5482 Complex St, Suite 111	±4,065 SF	January 1, 2027	\$1.80 NNN	Street frontage suite. Approximately 25% office / 75% warehouse with (1) grade level loading door. Two restrooms in the suite.

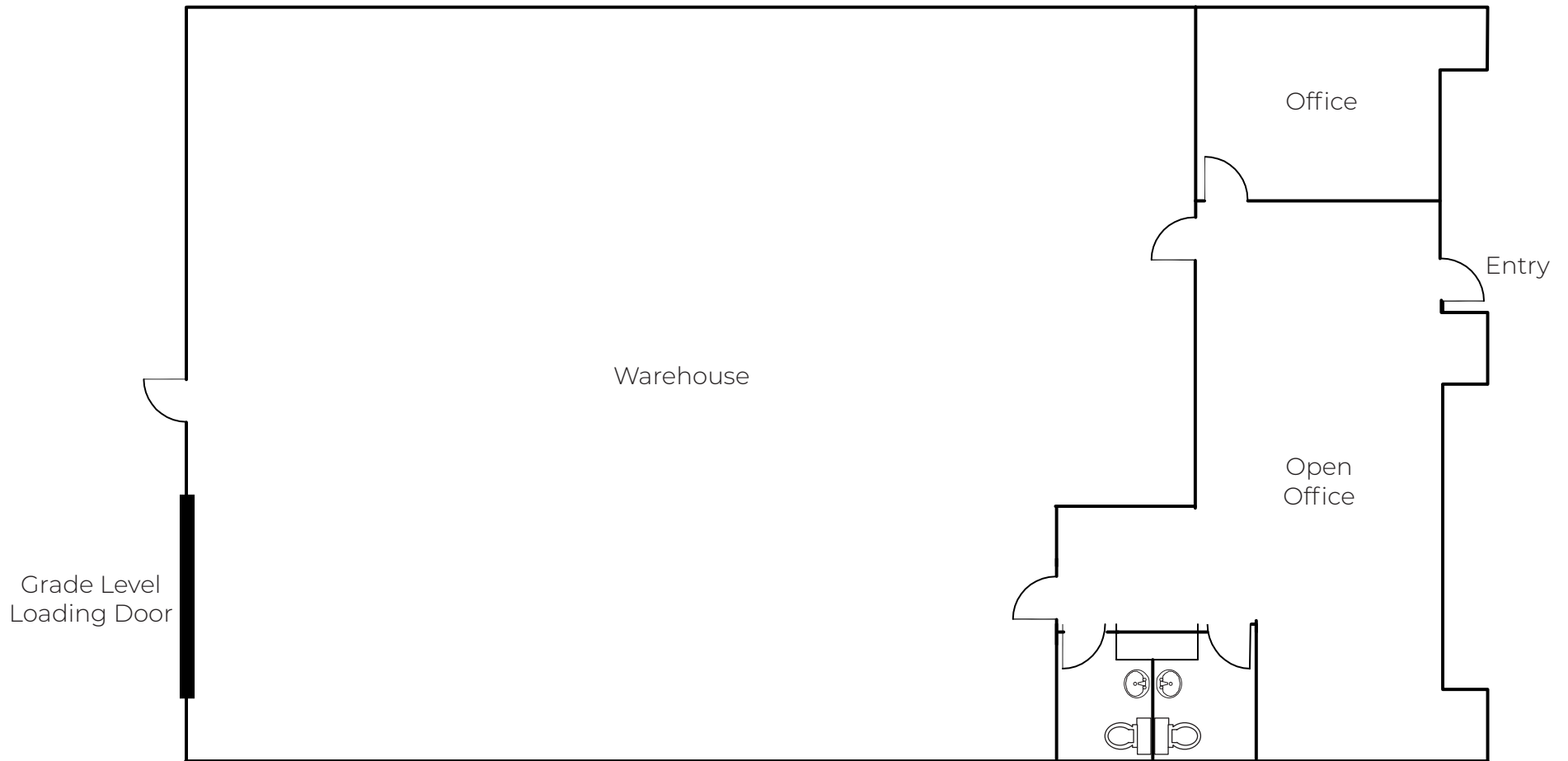
FLOOR PLAN

5466 Complex Street
Suite 208
±3,197 SF



FLOOR PLAN

5482 Complex Street
Suite 111
±4,065 SF



FOR MORE INFORMATION:

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