

RARE INDUSTRIAL/FLEX BUILDING WITH EXCESS FENCED YARD IN KEARNY MESA

NOW VACANT!
Landlord Wants to
Make a Deal

Your Name Here



VIDEO TOUR

5155 Mercury Point
San Diego, CA 92111



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

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The site is ± 1.1 acres with $\pm 27,000$ SF of secured fenced parking on both sides and the rear, drive-around access, two gates, front parking, and street parking on Mercury Point.

The $\pm 10,000$ SF building has $\pm 8,400$ SF on the ground floor, plus $\pm 1,600$ SF of improved HVAC office space on the second floor, and 800 SF of mezzanine storage not included in RSF.

There is heavy power available: 800 amps, 480/277 volt, 3-phase power, and a step-down transformer for 120/208 volt.

Current Ground Floor improvements:

- $\pm 2,400$ RSF of front office space with one private office, breakroom, storage, and four restrooms
- $\pm 4,000$ SF of training/meeting rooms
- $\pm 2,000$ SF of warehouse space with two 12'x12' grade-level doors

The training/meeting rooms can be converted back to warehouse space, yielding $\pm 6,000$ SF of warehouse and $\pm 4,000$ SF of total office space.



Building SF: $\pm 10,000$ SF



Total Lot SF: $\pm 46,714$ SF ($\pm 27,000$ SF Fenced Parking)



Open Parking in Front of the Building
Abundant Street Parking on Mercury Point



[Zoning: IS-1-1](#)



Available for Lease Now



Lease Rate: \$25,000/month . NNN
Low NNN \$1,750/month for Taxes & Property Insurance



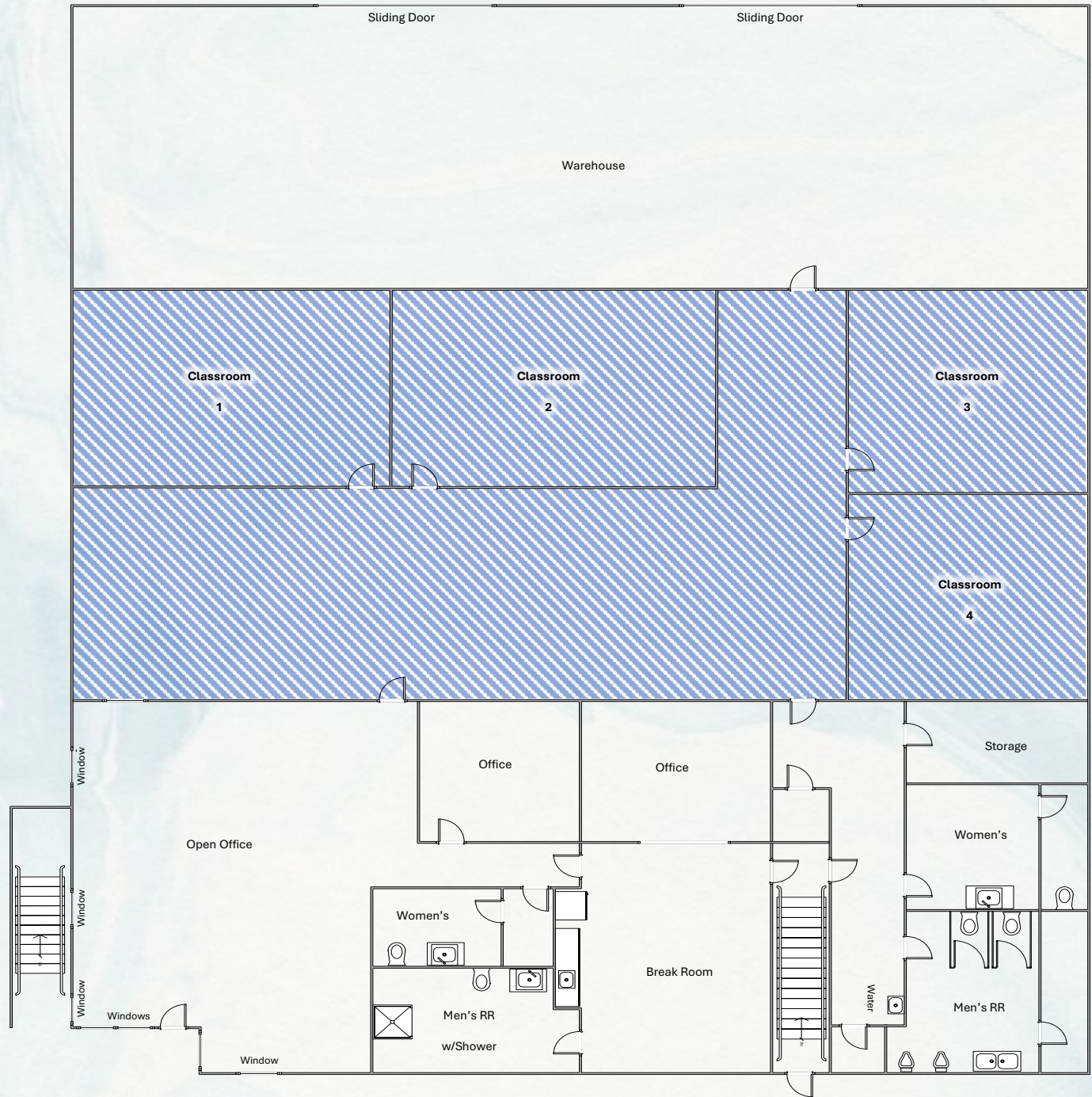
[Call Agent to Schedule a Tour](#)



First Floor Floorplan

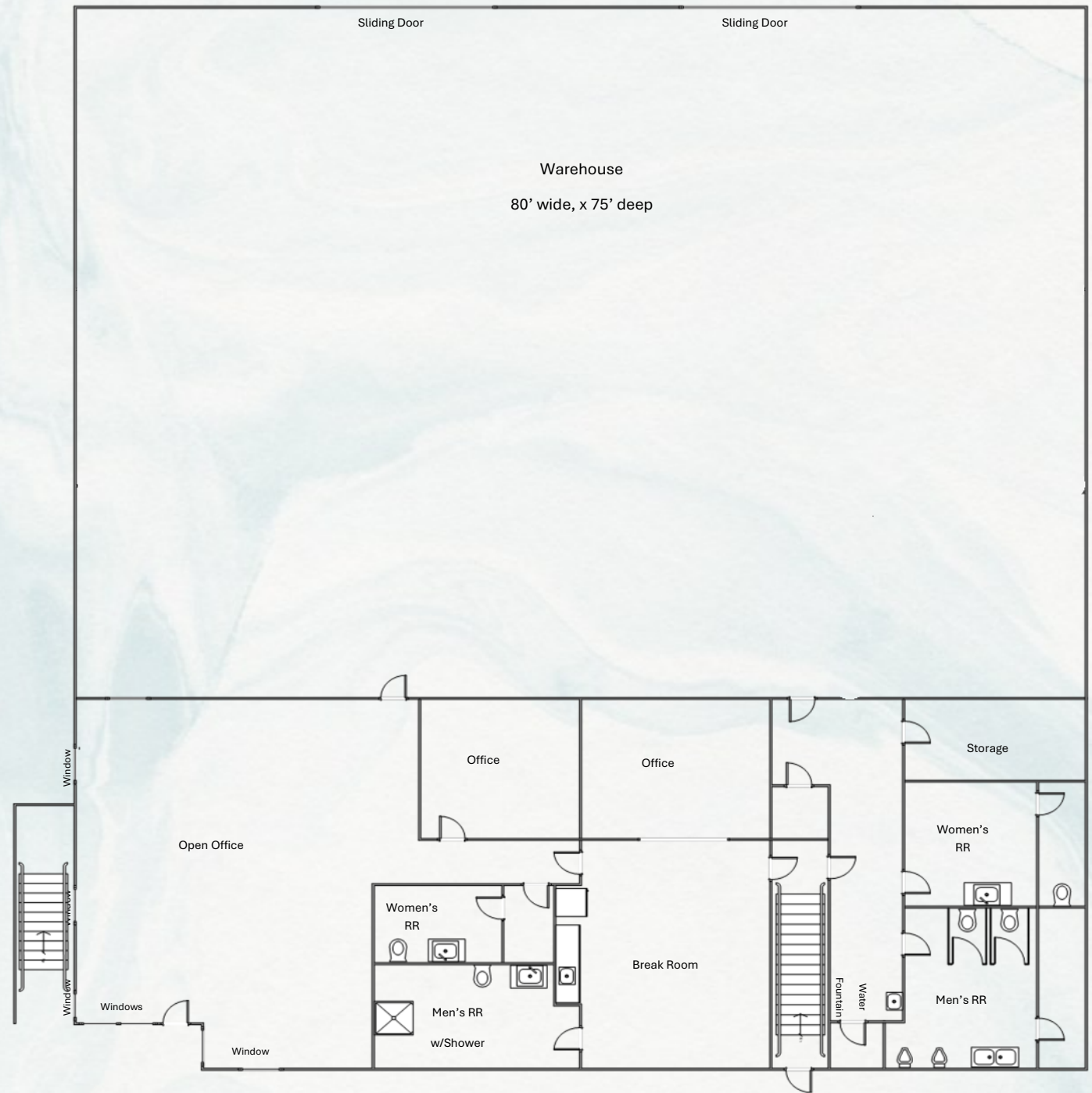


Area can be converted to warehouse



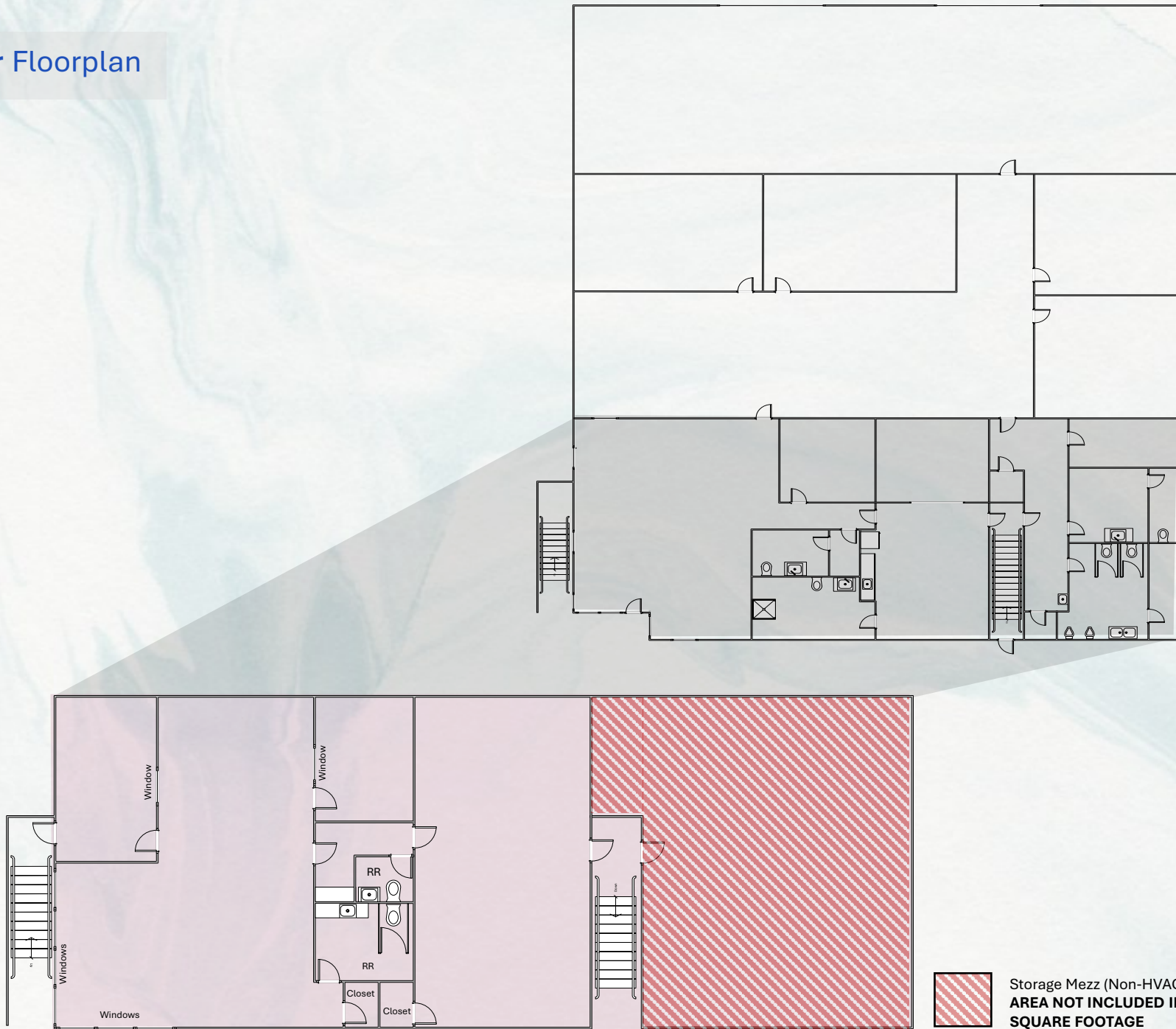
Floor Plan Are Not Fit to Scale;
For Reference Purposes Only

First Floor



Floor Plan Are Not Fit to Scale;
For Reference Purposes Only

Second Floor Floorplan



 Storage Mezz (Non-HVAC)
**AREA NOT INCLUDED IN RENTABLE
SQUARE FOOTAGE**

Floor Plan Are Not Fit to Scale;
For Reference Purposes Only



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Available for Lease Approximately June 2025



Lease Rate: \$25,000/month . NNN
Low NNN \$1,750/month for Taxes & Property Insurance



Call Agent to Schedule a Tour

Highest and Best Uses

Zoned: IS-1-1 ([View Link](#))



Building Supplies



Equipment Rental



Fleet Management



Plant Nursery



Light Manufacturing

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DRIVE TIMES

Mission Valley	13 mins
Miramar	15 mins
El Cajon	19 mins
Downtown	19 mins
Chula Vista Bayfront	22 mins
Escondido Promenade	27 mins
Otay Mesa Port of Entry	30 mins
Carlsbad	32 mins

MIRAMAR

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