

Fairmount Business Park

SAN DIEGO, CA 92120

**LEASING INCENTIVES
OFFERED!**

**on select suites



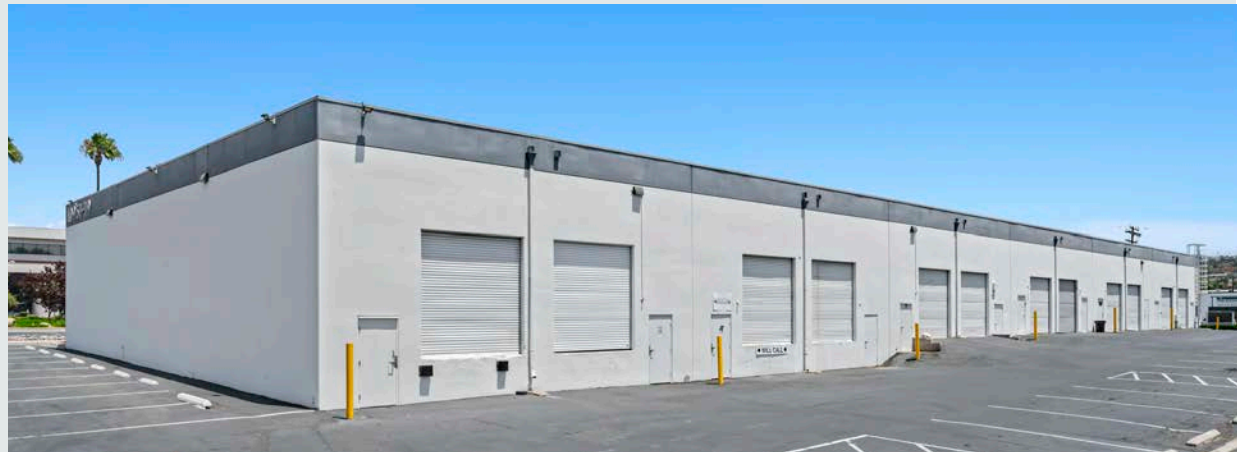
AVAILABLE FOR LEASE:
SHOWROOM / INDUSTRIAL / FLEX SUITES

H.G. FENTON COMPANY

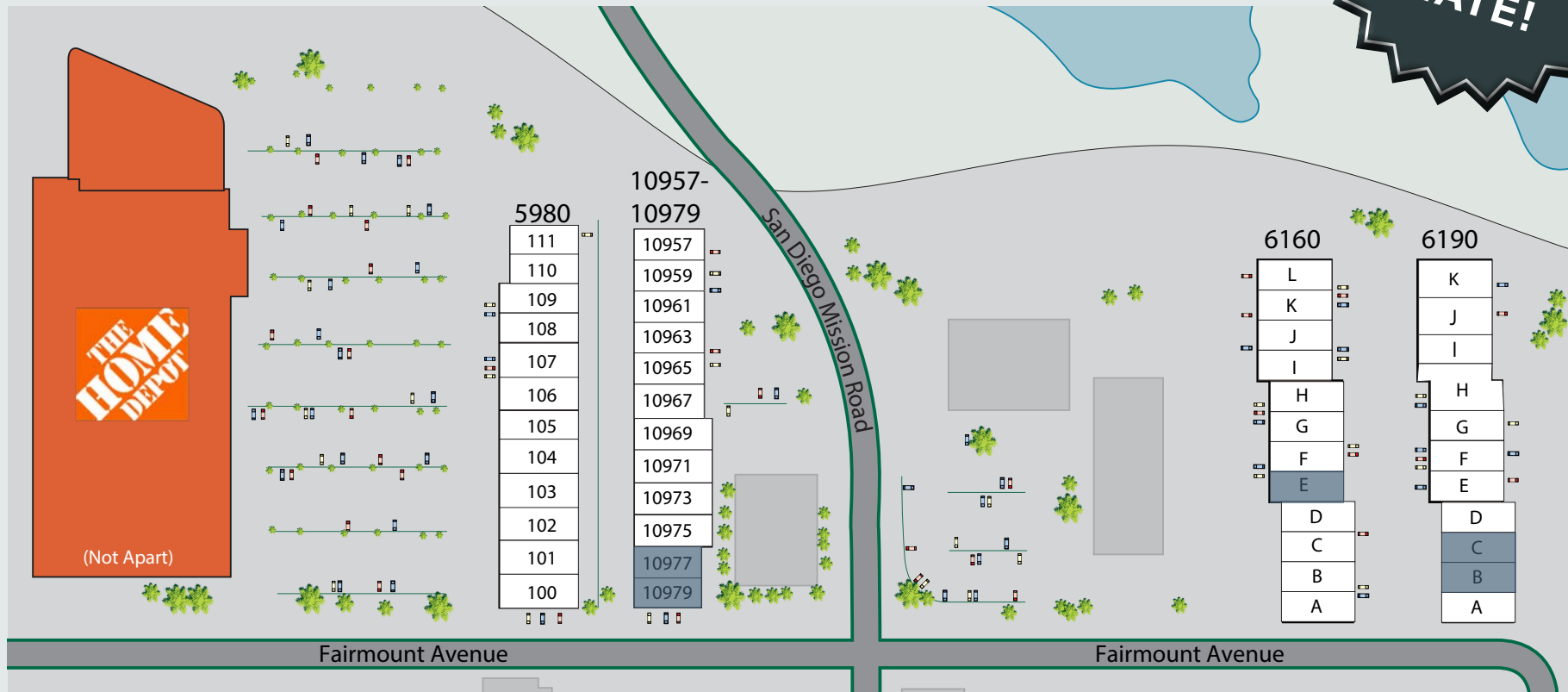
CBRE

Project Highlights

- ◇ High image multi-tenant building park
- ◇ ±113,000 SF spanning (4) buildings
- ◇ Grade level and dock high loading
- ◇ ±18' - 20' warehouse clear height
- ◇ Functional office upgrades
- ◇ Abundance of nearby retail amenities
- ◇ Approximately 2.7/1,000 SF parking ratio
- ◇ Immediate access to Interstates 8 & 15



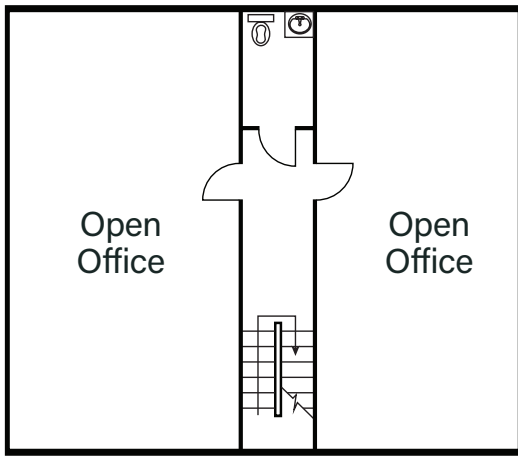
Availability



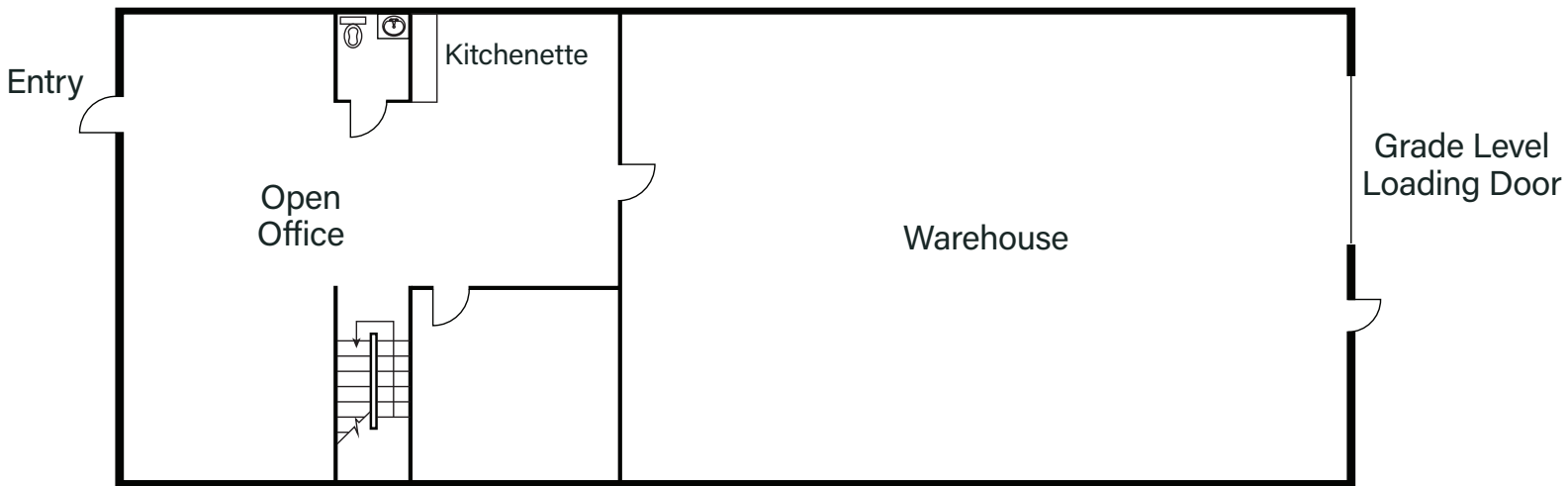
ADDRESS	SF	RATE	COMMENTS	AVAILABILITY
10977 San Diego Mission Road	±2,147 SF	\$1.65/SF NNN (NNNs = ±\$.48)	±40% office / 60% warehouse with (1) grade level loading door.	Immediately
10979 San Diego Mission Road*	±2,445 SF	\$1.65/SF NNN (NNNs = ±\$.48)	±70% office / 30% warehouse with (1) grade level loading door.	August 1, 2026
6160 Fairmount Avenue, Suite E	±2,839 SF	\$1.70/SF NNN (NNNs = ±\$.31)	±30% office / 70% warehouse with (1) grade level loading door.	Immediately
6190 Fairmount Avenue, Suite B **LEASING INCENTIVES OFFERED!	±2,839 SF	\$1.70/SF NNN (NNNs = ±\$.31)	±40% office / 60% warehouse with (1) grade level loading door. Can be combined with Suite C for ±5,678 SF.	Immediately
6190 Fairmount Avenue, Suite C **LEASING INCENTIVES OFFERED!	±2,839 SF	\$1.70/SF NNN (NNNs = ±\$.31)	±40% office / 60% warehouse with (1) grade level loading door. Can be combined with Suite B for ±5,678 SF.	Immediately

Floorplan

10977 SAN DIEGO MISSION ROAD
±2,147 SF



MEZZANINE

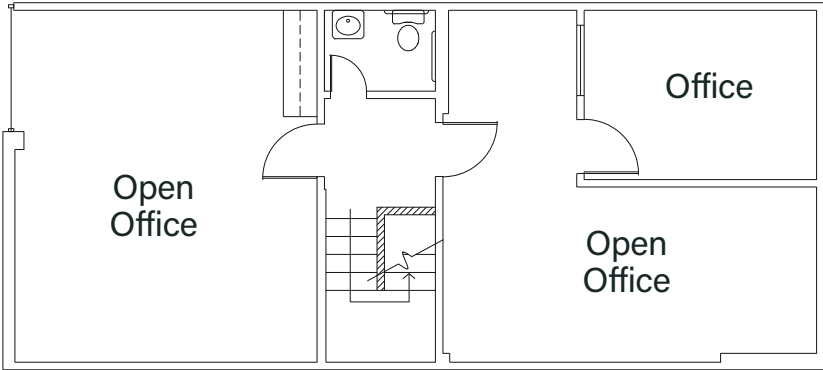


FIRST FLOOR

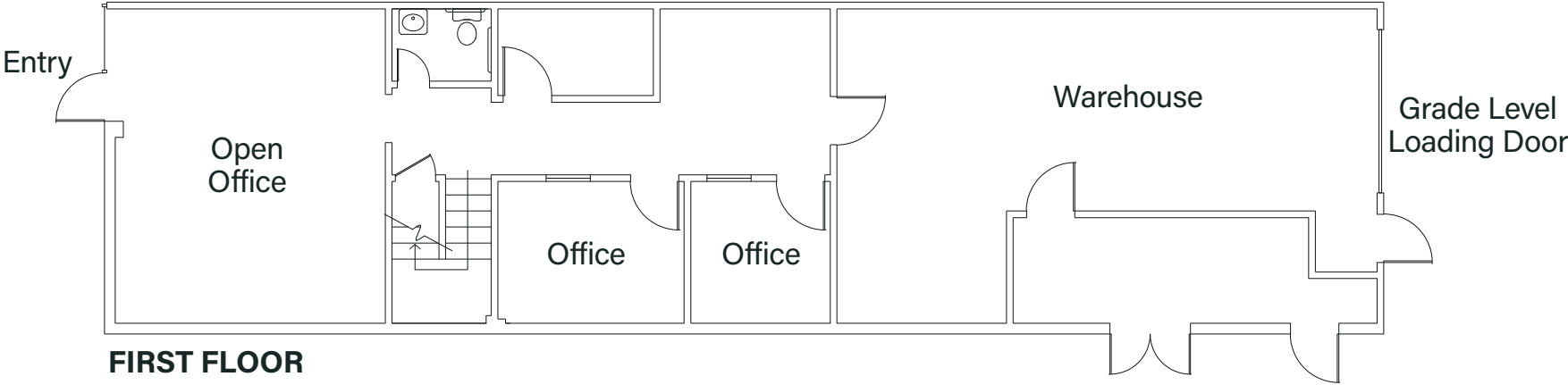
Floorplan

10979 SAN DIEGO MISSION ROAD

±2,445 SF



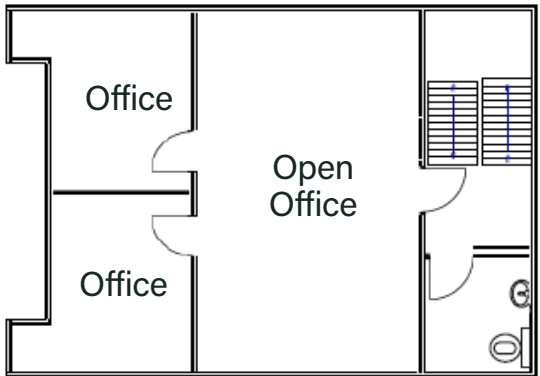
MEZZANINE



FIRST FLOOR

Floorplan

6160 FAIRMOUNT AVENUE, SUITE E
±2,839 SF



MEZZANINE



FIRST FLOOR

Floorplan

6190 FAIRMOUNT AVENUE, SUITE B
±2,839 SF

LEASING INCENTIVES OFFERED!

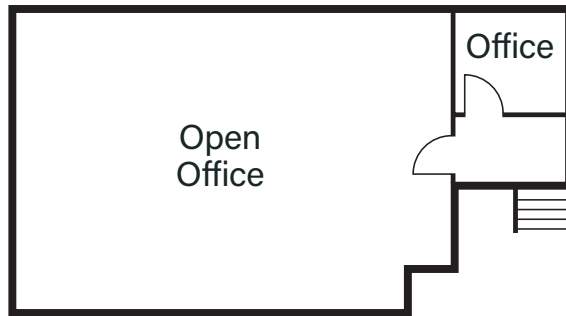
Tenant Incentive:

One (1) Month of Free Rent Per Year of Term

**Minimum 3-Year Lease Term

Broker Incentive:

4% Procuring Broker Commission



MEZZANINE



FIRST FLOOR

Floorplan

6190 FAIRMOUNT AVENUE, SUITE C
±2,839 SF

LEASING INCENTIVES OFFERED!

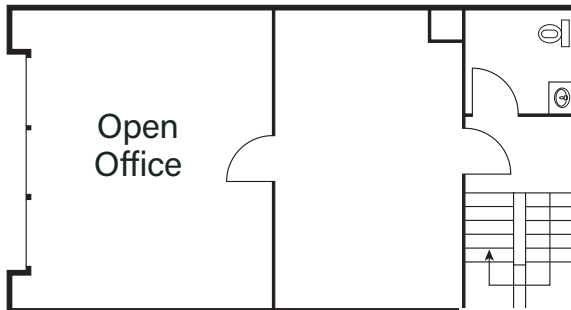
Tenant Incentive:

One (1) Month of Free Rent Per Year of Term

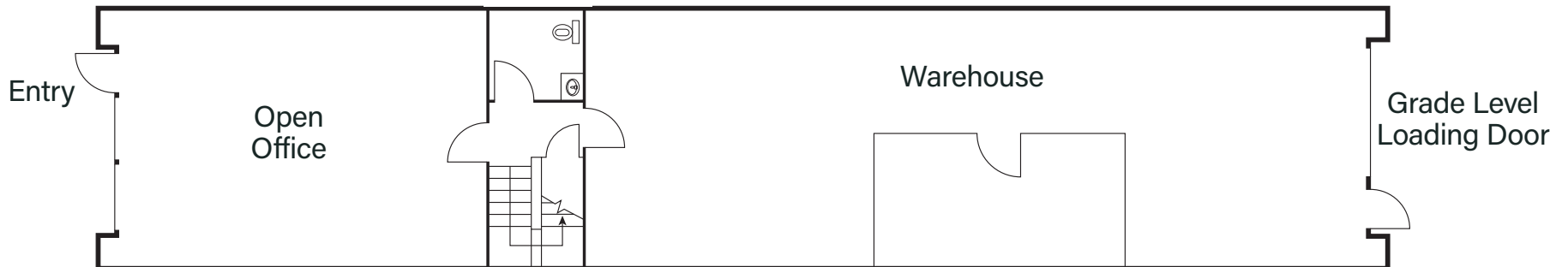
**Minimum 3-Year Lease Term

Broker Incentive:

4% Procuring Broker Commission



MEZZANINE



FIRST FLOOR

Location

<5 miles

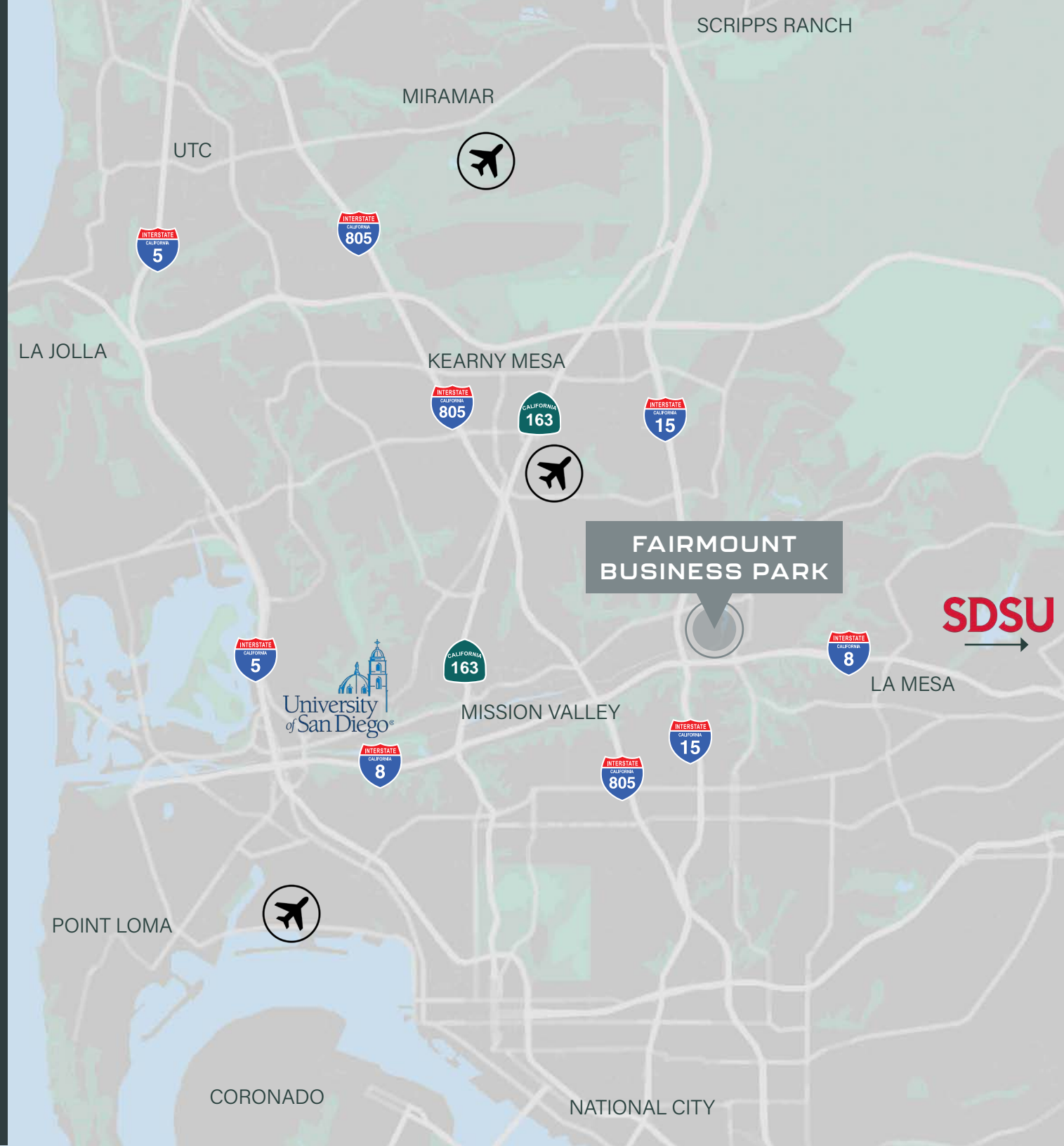
Mission Valley, Fashion Valley, Kearny Mesa, Montgomery-Gibbs Airport

<10 miles

El Cajon, National City, Miramar, San Diego International Airport, Coronado

<15 miles

MCAS Miramar, Chula Vista, UTC, Poway, Rancho Bernardo



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