

For Lease

PACIFIC RIM COMMERCE CENTER

\$0.89
SF NNN

★ **14 Docks!**



PROJECT HIGHLIGHTS

- 2-Building - Multi-Tenant/Distribution and Manufacturing Facility
- Corporate image and visibility
- ESFR sprinkler system
- 2.2/1,000 SF parking ratio
- Abundant dock loading, concrete truck yard
- 24' Clear height
- 400 Amps, 480/277 volt, 3 phase power
- Excellent street frontage
- Directly off SR-905/Siempre Viva Rd on/off ramp
- ¼ Mile to border crossing
- Adjacent to Border & Customs/CHP Facilities
- Walking distance to numerous amenities

9654 Heinrich Hertz Dr, San Diego, CA 92154



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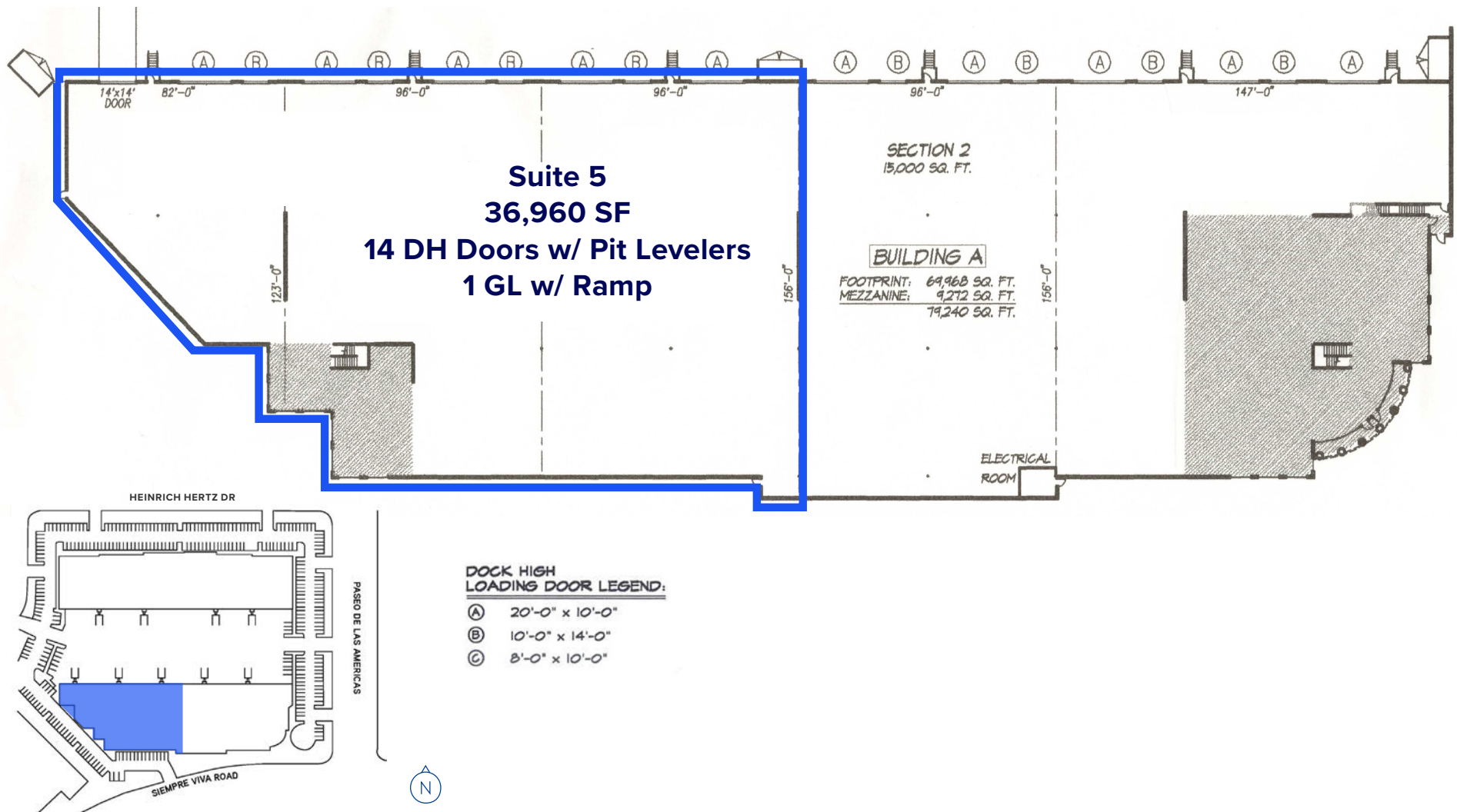
**BEST DOCK COUNT
IN OTAY MESA!**

±36,960 SF | Suite 5 Available

PROPERTY HIGHLIGHTS | 9654 HEINRICH HERTZ DR, SUITE 5 | BLDG A

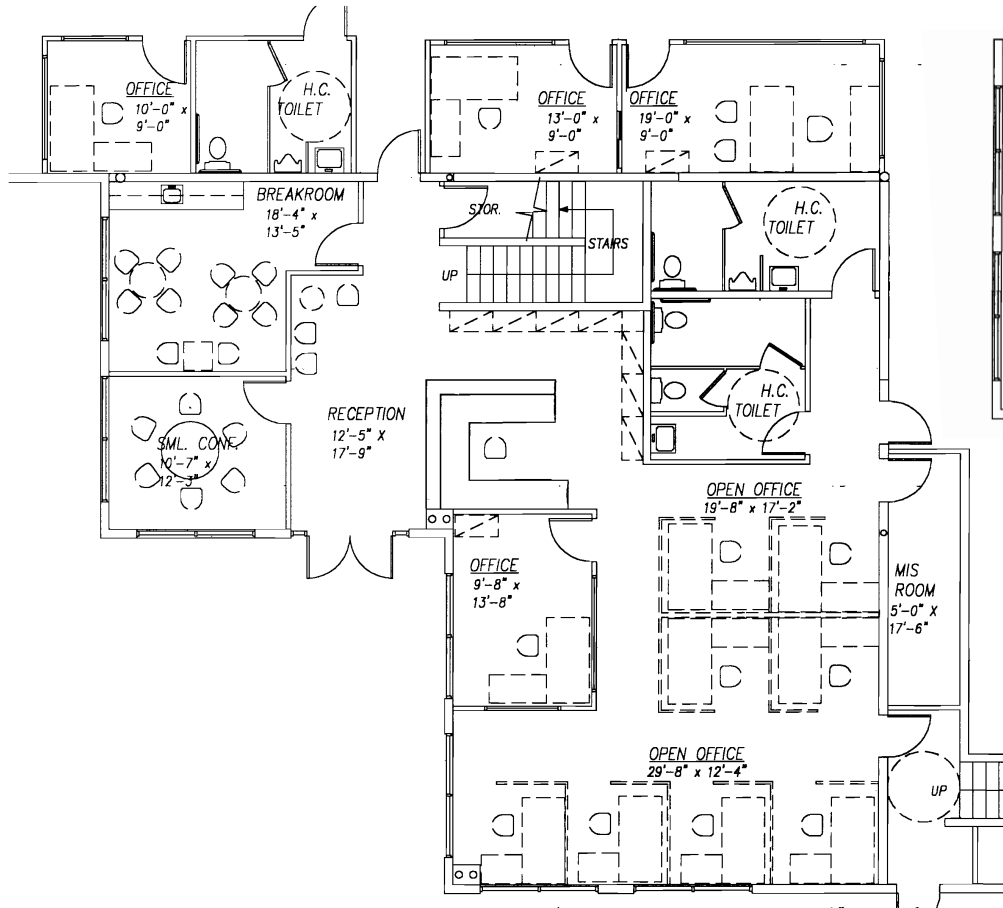
FOR LEASE

Address	Approximate SF	Lease Rate	Available	Notes
9654 Heinrich Hertz Dr Suite 5, Building A	36,960 SF	\$0.89/SF NNN (\$0.25/SF Nets)	Now	Corner Suite, Office SF TBD, 24' Clear Height, 14 Dock-High Doors w/ Pit Levelers, 1 Grade Door w/ Ramp

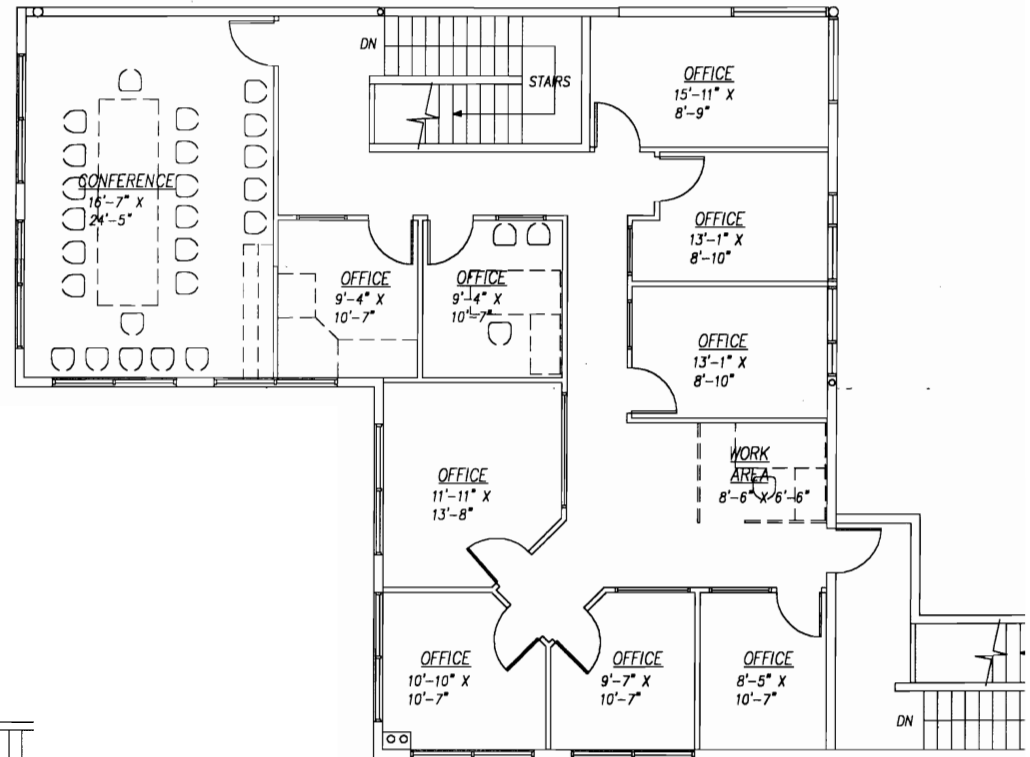


OFFICE LAYOUT | 9654 HEINRICH HERTZ DR, SUITE 5 | BLDG A

Office - 1st Floor



Office - 2nd Floor



PROPERTY PHOTOS | 9654 HEINRICH HERTZ DR, SUITE 5 | BLDG A



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