

8709 Kerns Street

SAN DIEGO, CA 92154 • OTAY MESA

FOR LEASE



PROPERTY FEATURES

- ±28' Clear Height
- 1,200 amps 3-phase 277/480 volt 4-Wire
- ESFR
- Class A Warehouse Distribution
- Built in 2002
- Reinforced Concrete Tilt-Up Construction
- Single Story; No Mezzanine
- Parking (1.4 per 1,000 SF)
- ±59,760 SF
- ±1.11 Acre Secured Yard
- ±6% Build Out
- 16 Dock High Doors
- 2 Grade Level Doors
- Available Now
- Rate: Contact Broker (NNNs = \$0.33/SF)

NEW TENANT INCENTIVE!
\$0.59 PSF FOR 1ST YEAR



OWNED AND OPERATED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

BRANT ABERG

858.546.5464

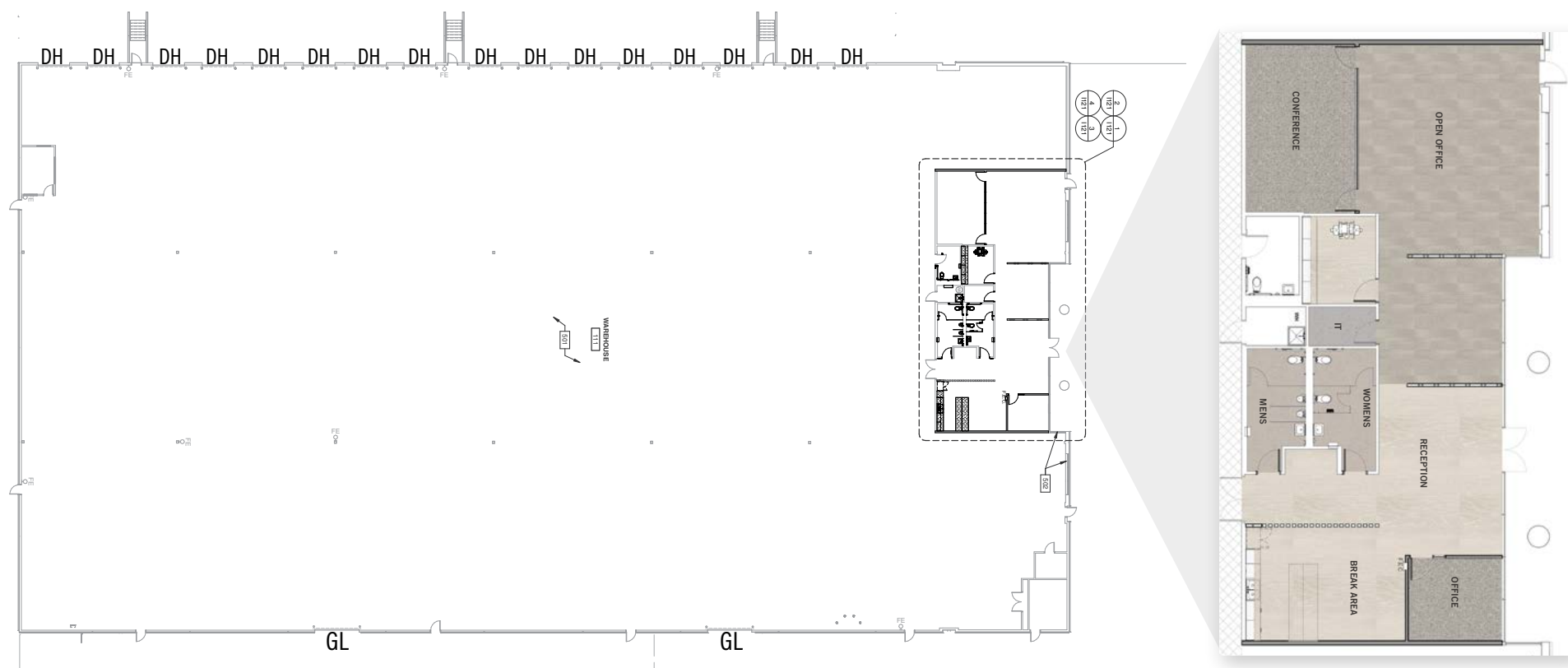
brant.aberg@cushwake.com

CA Lic 01773573

 **CUSHMAN & WAKEFIELD**

Site Plan

FOR LEASE



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Asset Profile

FOR LEASE



Class A Industrial / ± 59,760



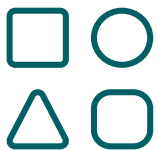
Expansive 28' clear height, 16 dock high loading positions, & 2 grade level loading doors.



The project consists of one **(1) single tenant free-standing building**



Immediate access to Otay Mesa Border Crossing



All **concrete** truck court



±1.11 Acre **secured yard**

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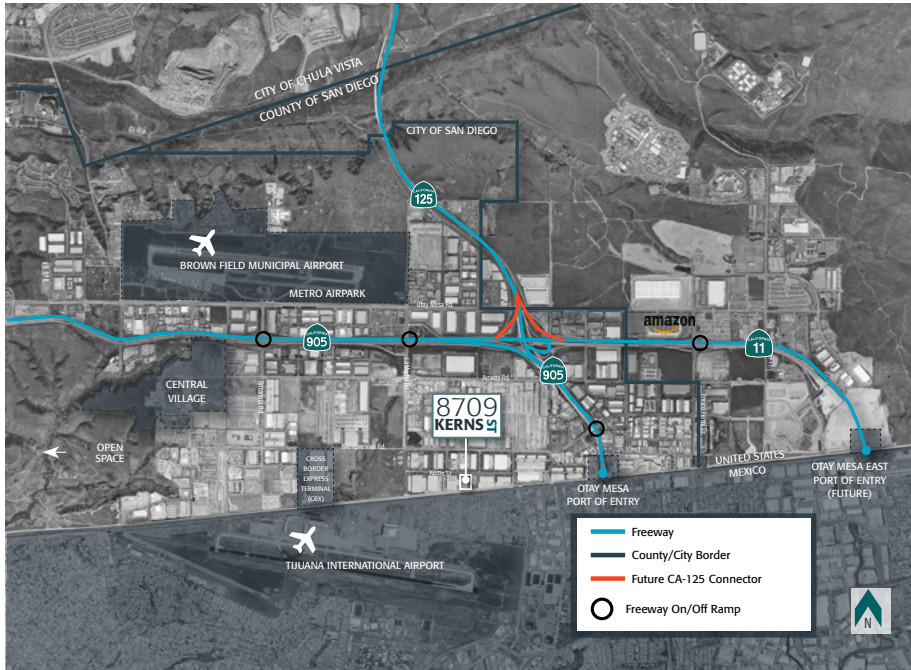
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Asset Location

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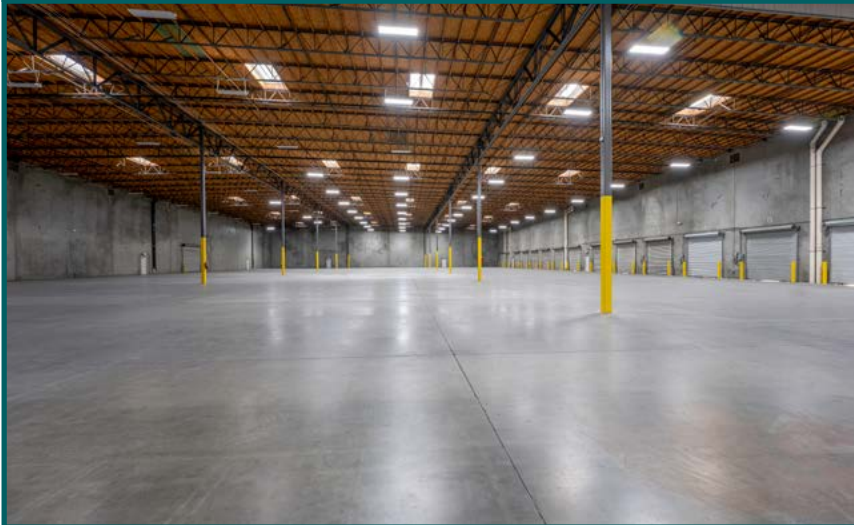
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 **CUSHMAN &
WAKEFIELD**

Corporate Neighbors

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