

# MULTI-TENANT INDUSTRIAL PARK FOR LEASE



SOUTHPORT WAY

WEST 28TH STREET

HOOVER AVENUE



## Southport Industrial Park

PROFESSIONALLY OWNED & MANAGED BY

H.G. FENTON COMPANY

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**Voit**

REAL ESTATE SERVICES

**MPG**

MOSSMER  
PERRY GROUP



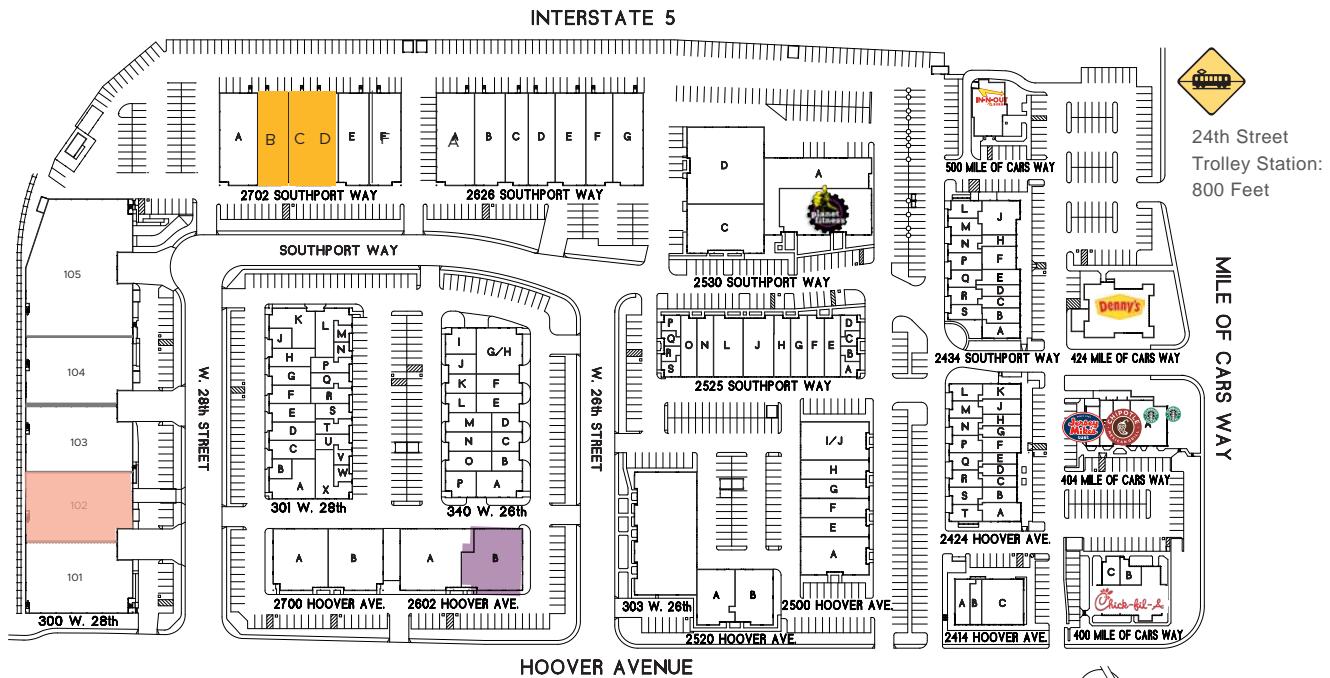
## SOUTHPORT INDUSTRIAL CENTER

is a master-planned business park, is located on Interstate 5 at the 24th Street exit, a major entrance to National City. The Park is just five miles south of downtown San Diego, Lindbergh Field and 10 miles north of the U.S./Mexico international border.

Over 2,000 daytime employees and one million square feet of industrial space are within walking distance. The Center displays pylon signage to over 110,000 average daily cars on I-5 in addition to the 22,500 daily cars using West 24th Street.

## PROPERTY FEATURES

- » 297,533 SF Multi-Tenant Industrial Park
- » ±4,840 to ±12,200 RSF available for lease
- » Exceptional 3.0/1,000 parking ratio
- » 15' clear height
- » Efficient space layouts
- » Immediate access to Interstate 5 & CA Hwy-54
- » Freeway visible signage on some suites
- » Fiber optic cable coming soon



UNIT	SQUARE FEET	% OFFICE	CLEAR HEIGHT	LOADING		AVAILABLE	MONTHLY ASKING RATE / PSF
				DH	GL		
<b>2702 SOUTHPORT WAY</b>							
B	4,880	20%	20'	1	1	NOW	\$1.85 NNN
C/D	7,865	15%	20'	2	2	NOW	\$1.85 NNN
<b>300 W 28th STREET</b>							
102	12,200	20%	25'	1	-	NOW	\$1.70 NNN
<b>2602 HOOVER AVENUE</b>							
B	6,480	30%	18'	-	2	NOW	\$1.85 NNN

As of September 2025

(Industrial NNN Estimated at \$0.28 per square foot per month)

PROFESSIONALLY OWNED & MANAGED BY



FOR LEASE

# SOUTHPORT INDUSTRIAL PARK

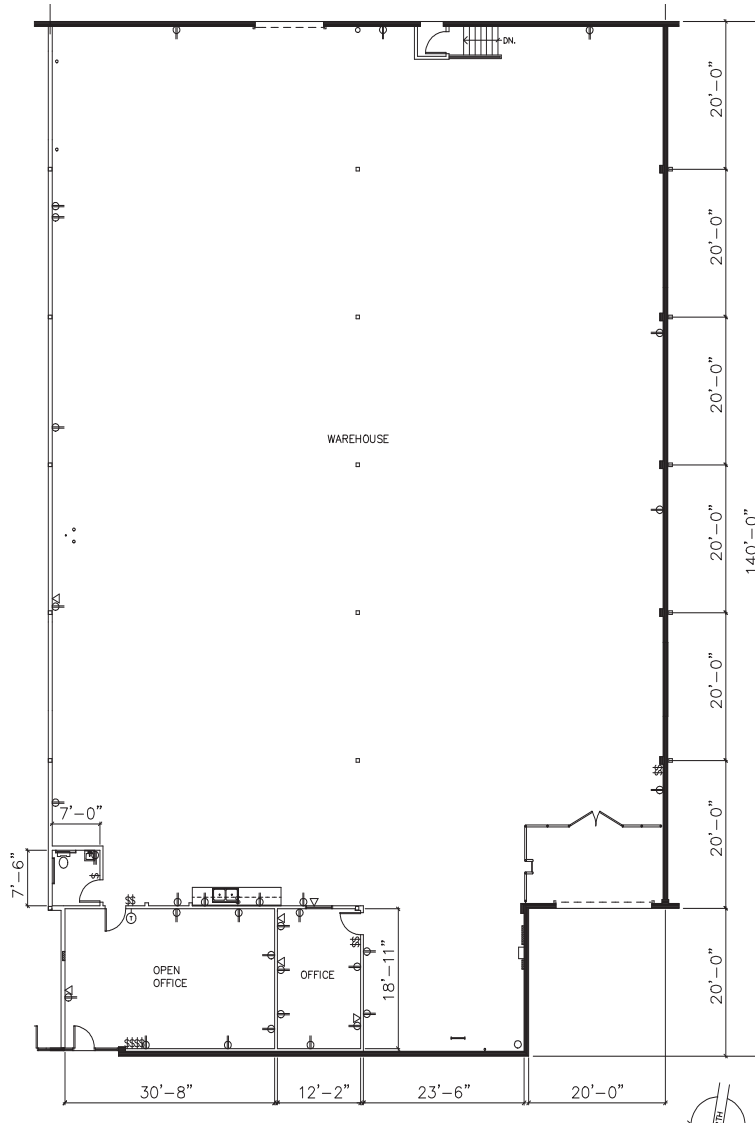
National City, CA 91950

# Voit

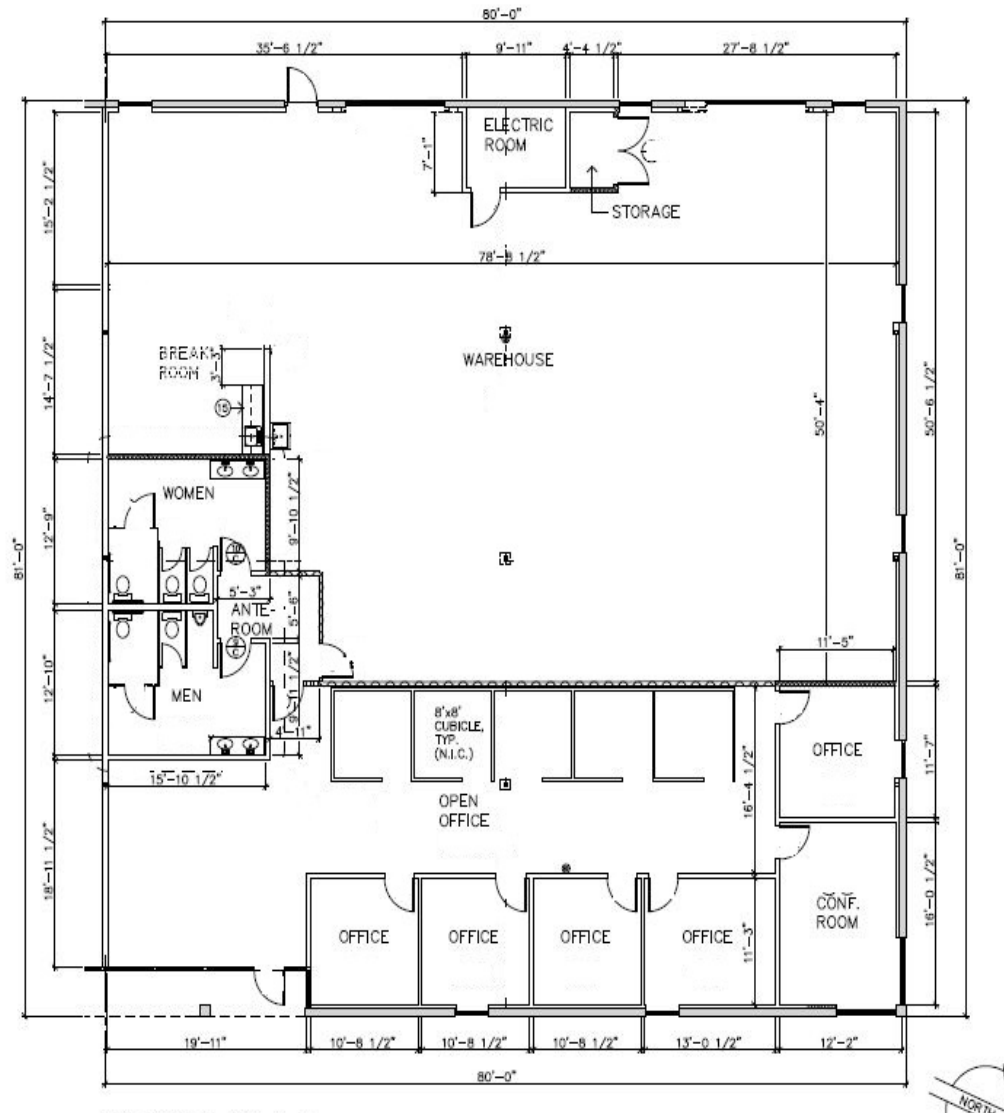
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# MPG

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300 West 28th Street, Suite 102 - 12,200 SF



2602 Hoover Ave, Suite B - 6,480 SF

FOR LEASE

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National City, CA 91950

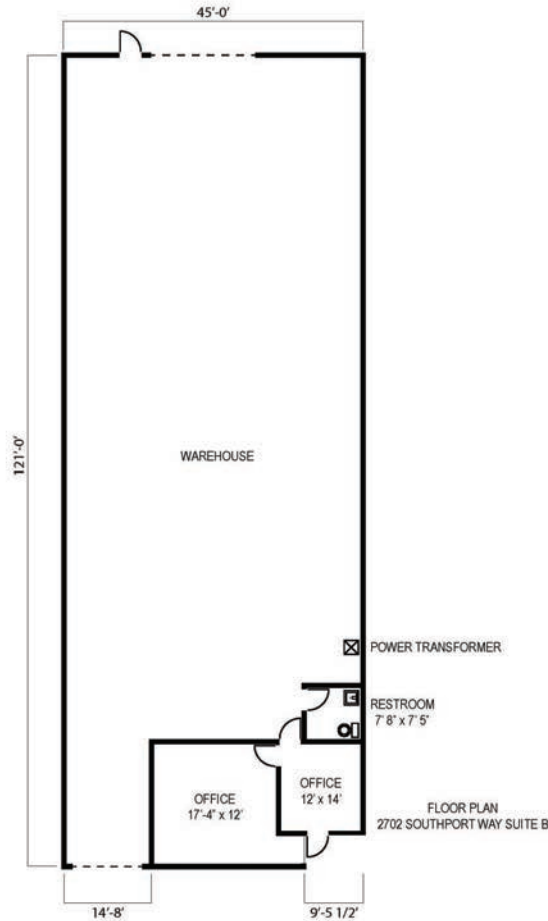
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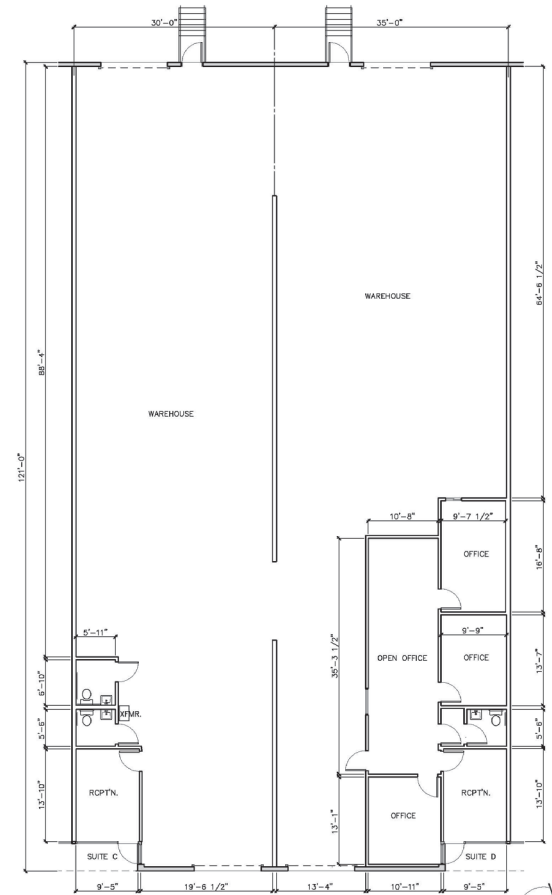
# MPG

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## 2702 SOUTHPORT WAY, SUITES B & C/D



**Suite B - 4,880 SF**



**SUITES C/D - 7,865 SF**

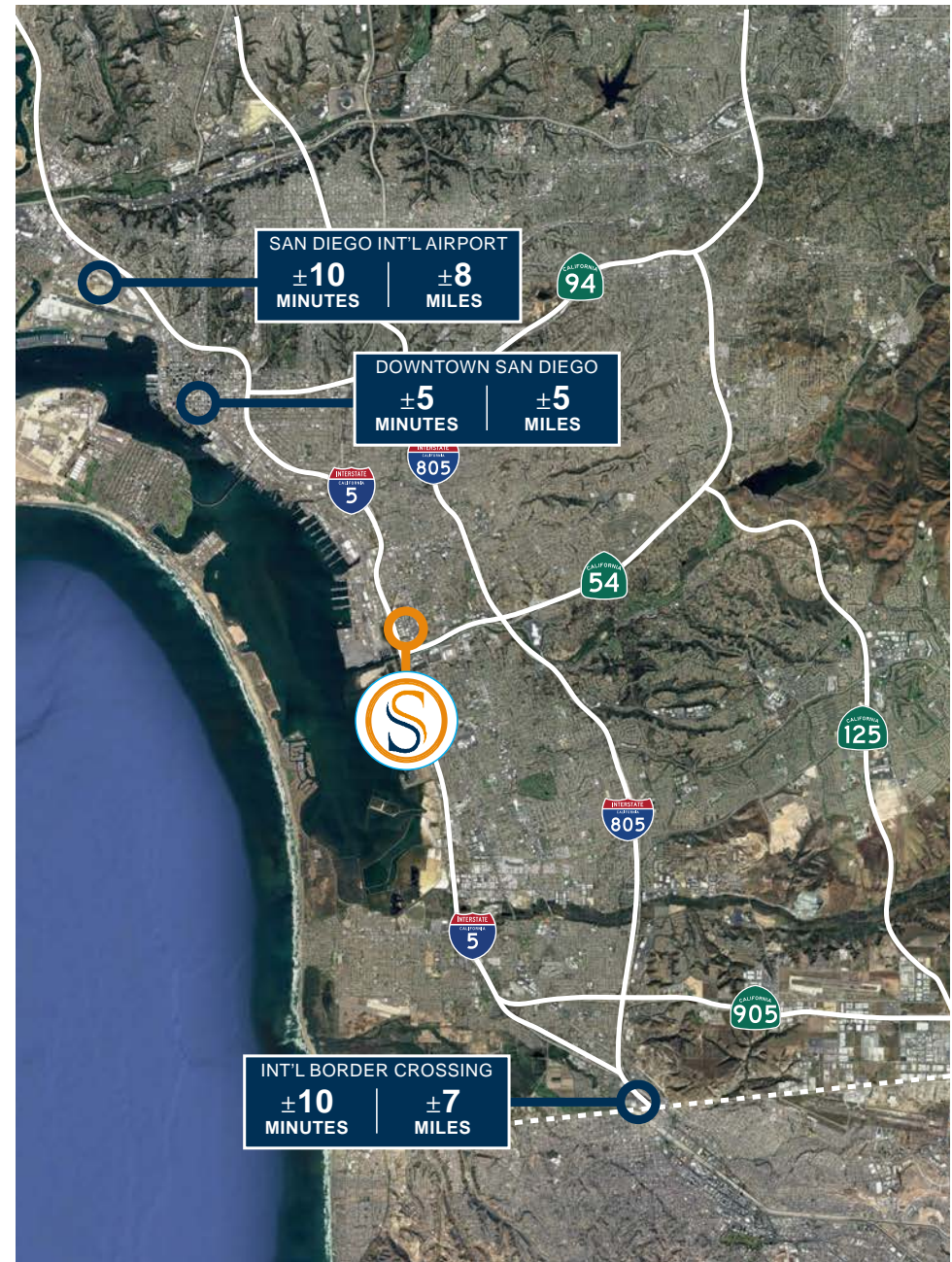
# Southport Industrial Park

## LOCATION AMENITIES

- » Numerous on-site retail amenities featuring In-N-Out Burger, Jersey Mike's, Starbucks, Denny's and Chic-Fil-A
- » Walking distance to 24th Street Trolley Station
- » Located within HubZone
- » Ten minutes to the Mexico Border crossing, San Diego International Airport, Downtown San Diego and the Pacific Fleet Homeport
- » On-site property Management



Provides pricing advantages in bidding for federal contracts



# Make your own choices about the safety of your operations with features including:



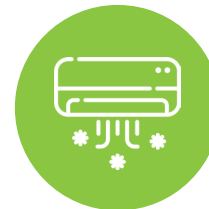
Direct suite access without the need to share an elevator



Dedicated entrance allowing unrestricted accessibility



Private, in-suite restrooms



\*Separate HVAC systems with MERV-rated filters

*\*Only in suites that have HVAC systems*



Electronic signing and lease payment system



Vacant spaces thoroughly cleaned before move-in



Ample outdoor space allows for socially-distanced breaks



Parking in close proximity to building allows for easy pick-up and delivery

**Control Your Own Work Environment  
Eliminate Impact by Others**

