

MULTI-TENANT INDUSTRIAL PARK FOR LEASE



Southport Industrial Park

PROFESSIONALLY OWNED & MANAGED BY

H.G. FENTON COMPANY

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REAL ESTATE SERVICES

MPG

MOSSMER
PERRY GROUP



SOUTHPORT INDUSTRIAL CENTER

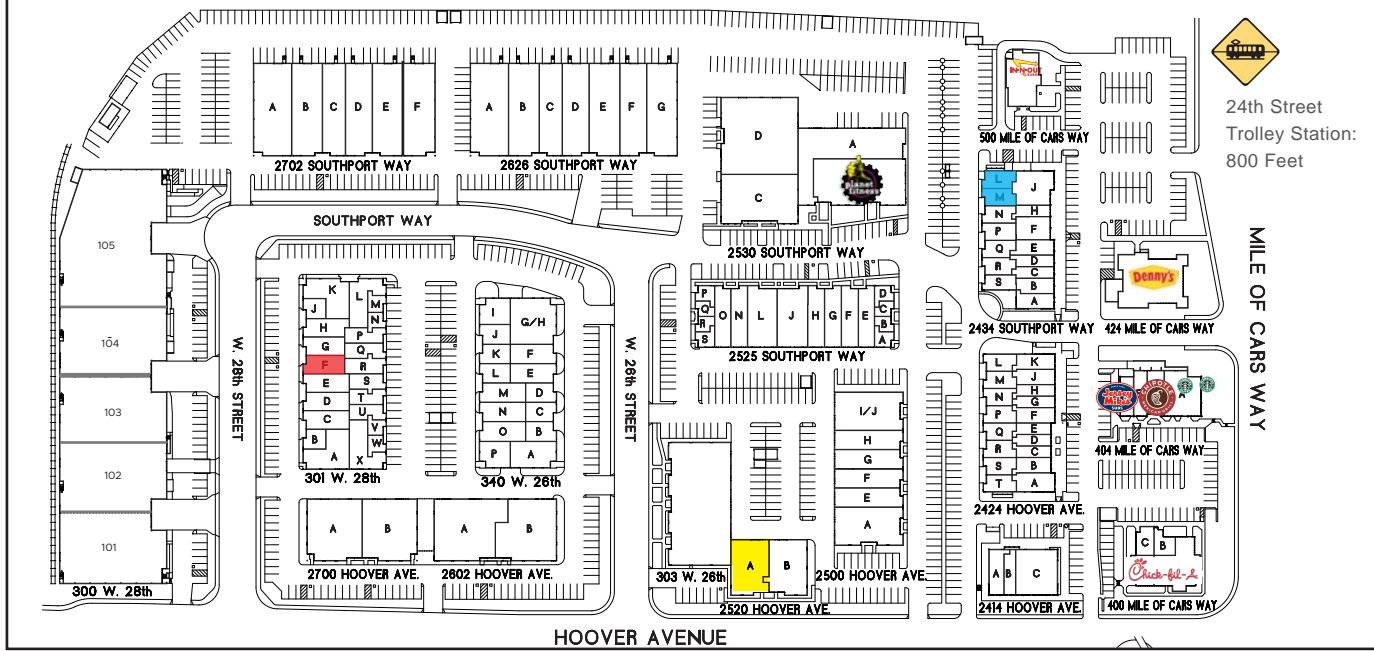
is a master-planned business park, is located on Interstate 5 at the 24th Street exit, a major entrance to National City. The Park is just five miles south of downtown San Diego, Lindbergh Field and 10 miles north of the U.S./Mexico international border.

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
- » ±1,308 to ±3,953 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

INTERSTATE 5



UNIT	SQUARE FEET	% OFFICE	CLEAR HEIGHT	LOADING		AVAILABLE	MONTHLY ASKING RATE / PSF
				DH	GL		
2520 Hoover Ave							
A	3,593	20%	23'	-	1	Now	\$1.85 NNN
2434 Southport Way							
L/M	1,970	100%	-	-	-	Now	\$2.25 NNN
301 W 28th Street							
F	1,308	20%	-	13'	1	Now	\$1.95 NNN

As of March 2026

(Industrial NNN Estimated at \$0.28 per square foot per month | Retail NNN Estimated at \$0.52 per square foot per month)

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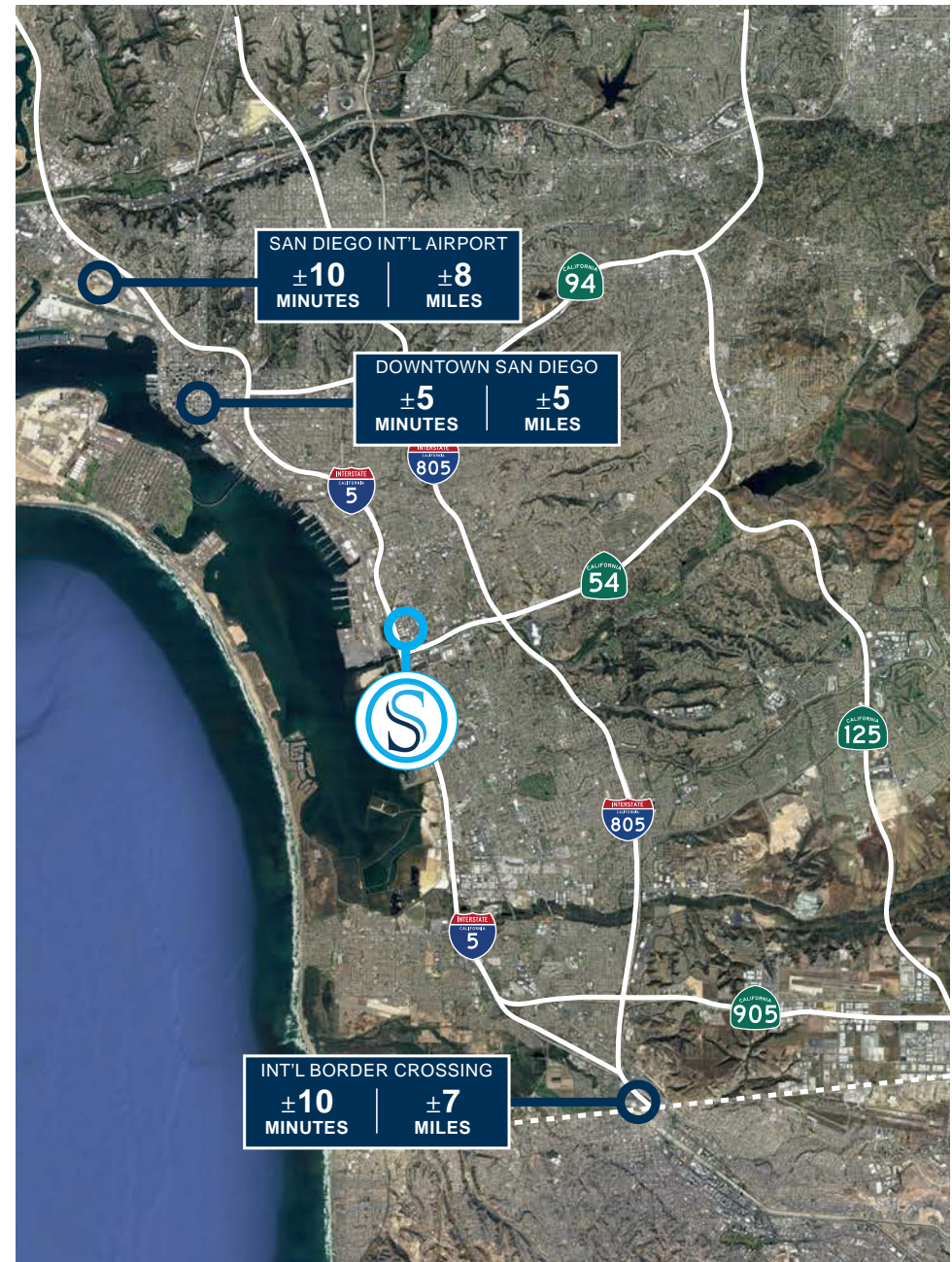
Southport Industrial Park

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:



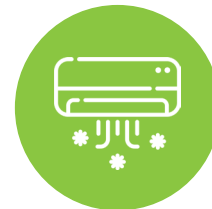
Direct suite access without the need to share an elevator



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**

