

CABRILLO

BUSINESS PARK

5450 - 5490 COMPLEX STREET | SAN DIEGO, CA 92123

AVAILABLE FOR LEASE
MULTI-TENANT INDUSTRIAL / FLEX SUITES

H.G. FENTON COMPANY

CBRE
CUSHMAN &
WAKEFIELD

PROJECT HIGHLIGHTS

- + Approximately 109,661 SF (6) building multi-tenant flex / industrial park
- + High image office / industrial suites with flexible suite options
- + Approximately 14' clear height
- + 2.46/1,000 SF parking ratio
- + Spectrum Fiber available
- + Sprinklers
- + EV charging stations
- + Immediate access to Clairemont Mesa Blvd, Highways 52 & 163, and Interstates 805 and 15



AVAILABILITY



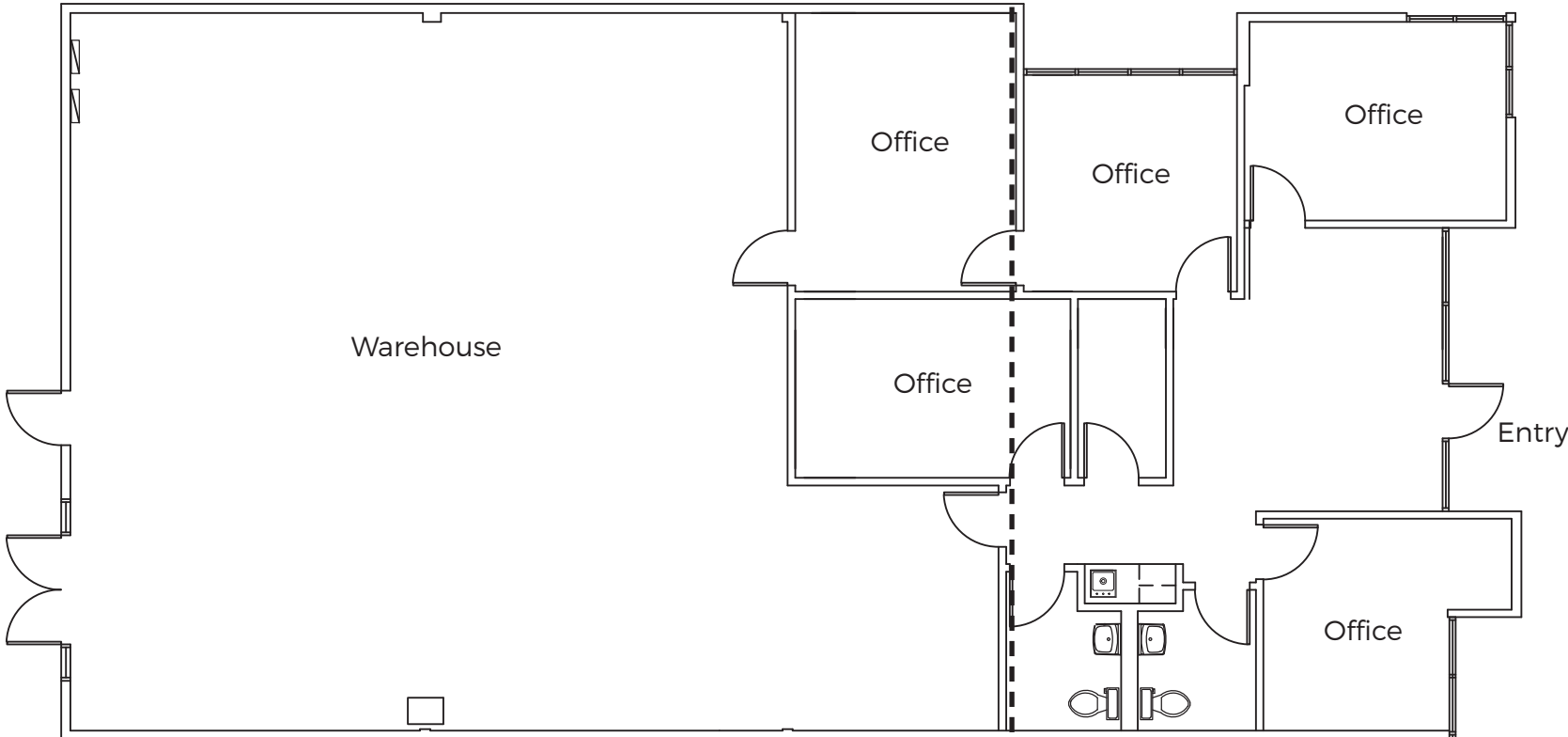
ADDRESS	SF	AVAILABILITY	RATE	BUILD OUT
5466 Complex St, Suite 208	±3,197 SF	August 1, 2026	\$1.85 NNN	Corner suite with street frontage. Approximately 45% office / 55% warehouse with potential for (1) grade level loading door. Heavy power capabilities (to be verified by Tenant). Potential to reduce office buildout to ±30%.
5482 Complex St, Suite 107	±2,339 SF	Immediately	\$1.85 NNN	Street frontage suite. Approximately 30% office / 70% warehouse with (1) grade level loading door.
5482 Complex St, Suite 115	±803 SF	August 1, 2026	\$1.85 NNN	Corner suite. 100% office with open office area, kitchenette, and (2) private offices.

FLOOR PLAN

5466 Complex Street
Suite 208

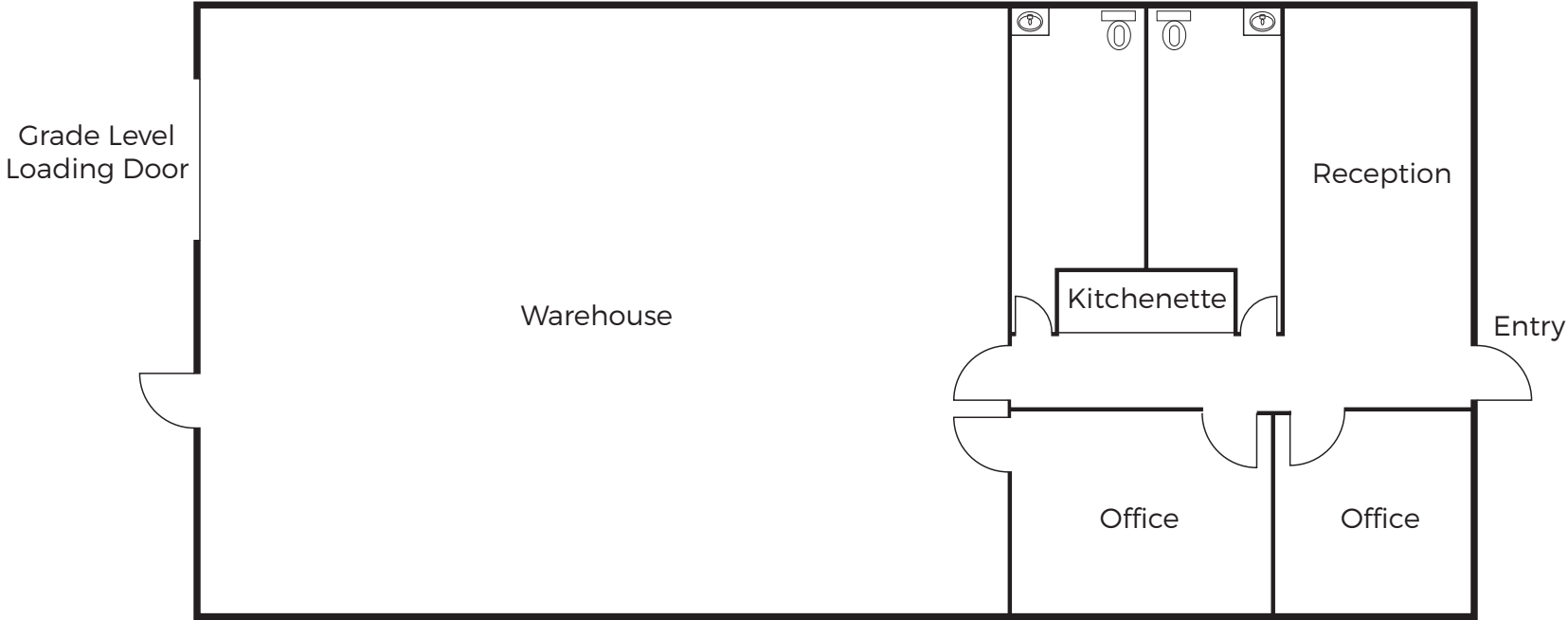
±3,197 SF

**Potential to reduce office buildout to ±30%



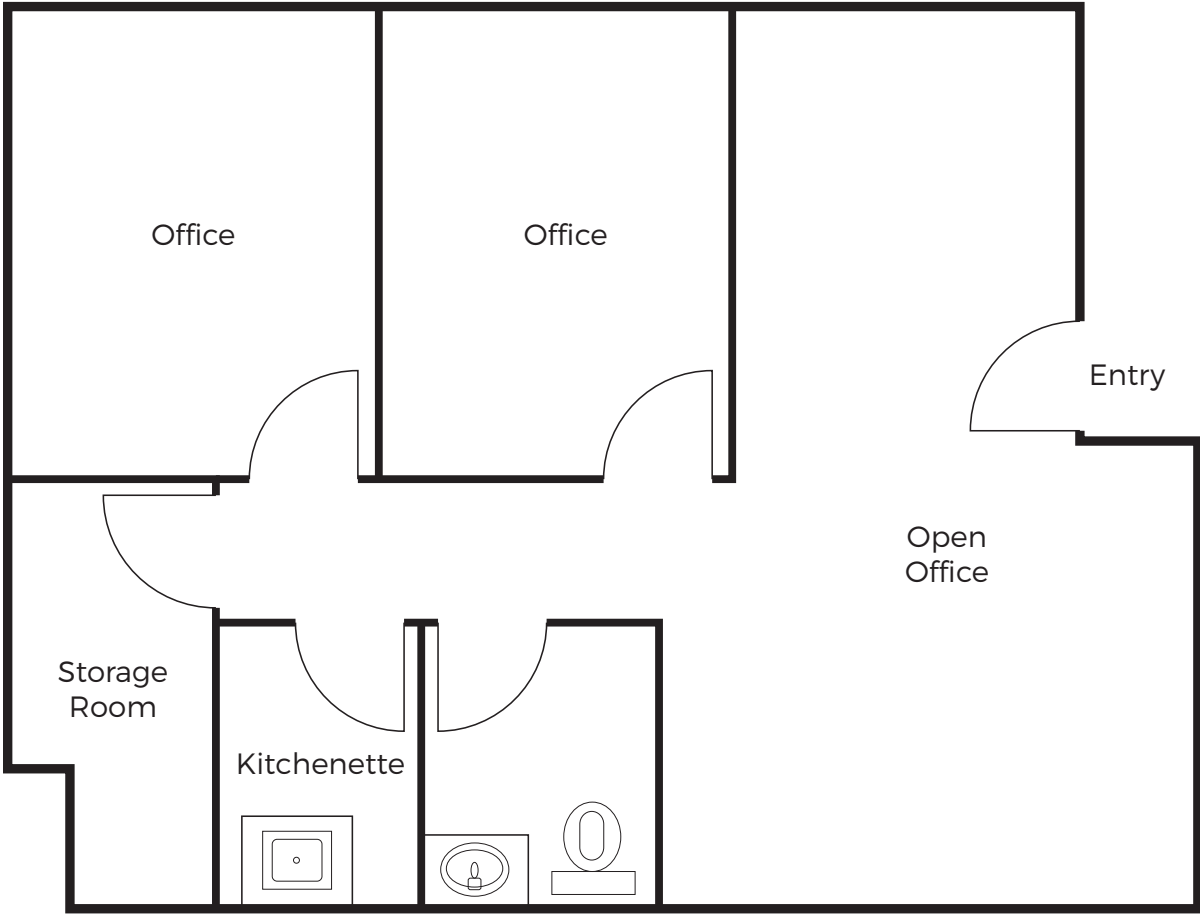
FLOOR PLAN

5482 Complex Street
Suite 107
±2,339 SF



FLOOR PLAN

5482 Complex Street
Suite 115
±803 SF



FOR MORE INFORMATION:

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