

# 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!  
1 MONTH FREE PER YEAR**



OWNED AND OPERATED BY

**EASTGROUP**  
PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

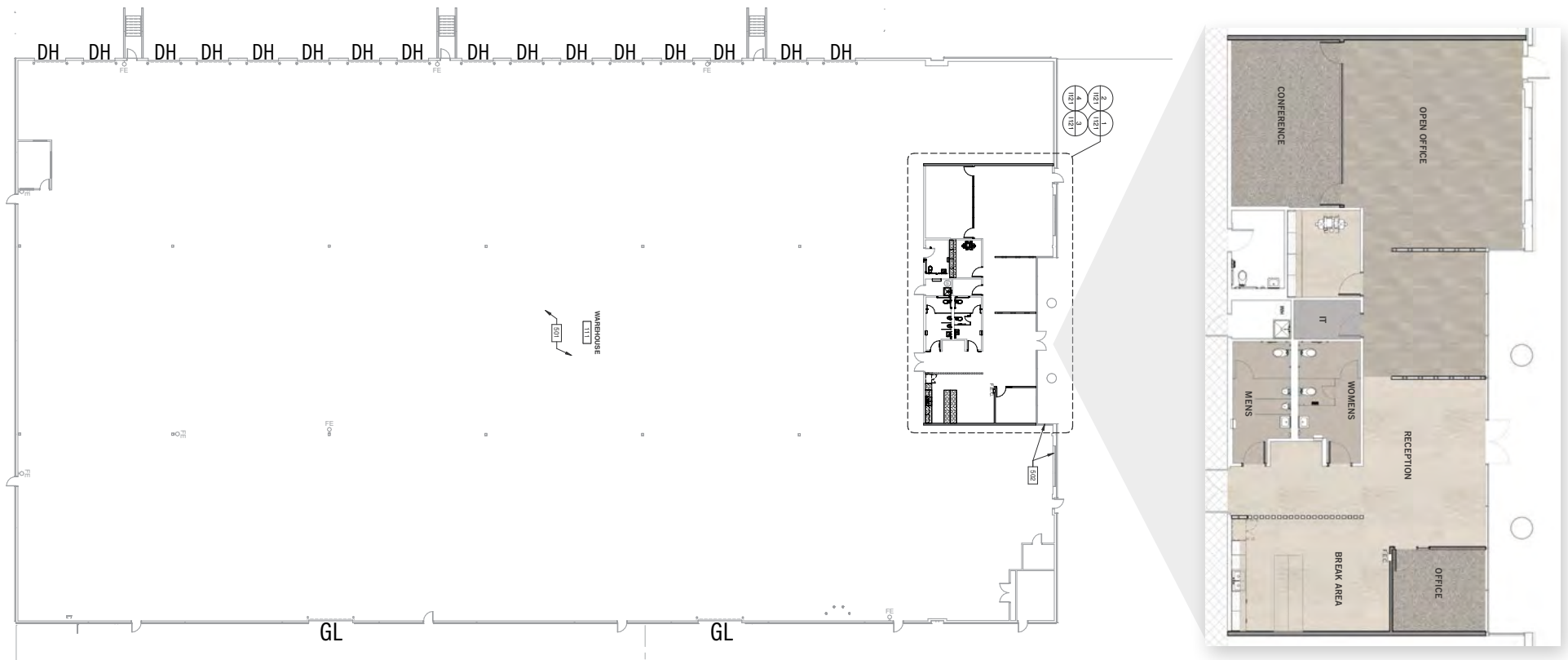
For more information, please contact:

**BRANT ABERG**  
858.546.5464  
[brant.aberg@cushwake.com](mailto:brant.aberg@cushwake.com)  
CA Lic 01773573

**CUSHMAN &  
WAKEFIELD**

# Site Plan

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# Asset Profile

**FOR LEASE**



**Class A Industrial / ± 59,760**



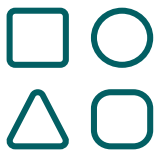
**Expansive 28' clear height, 16 dock high loading positions, & 2 grade level loading doors.**



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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# Asset Location

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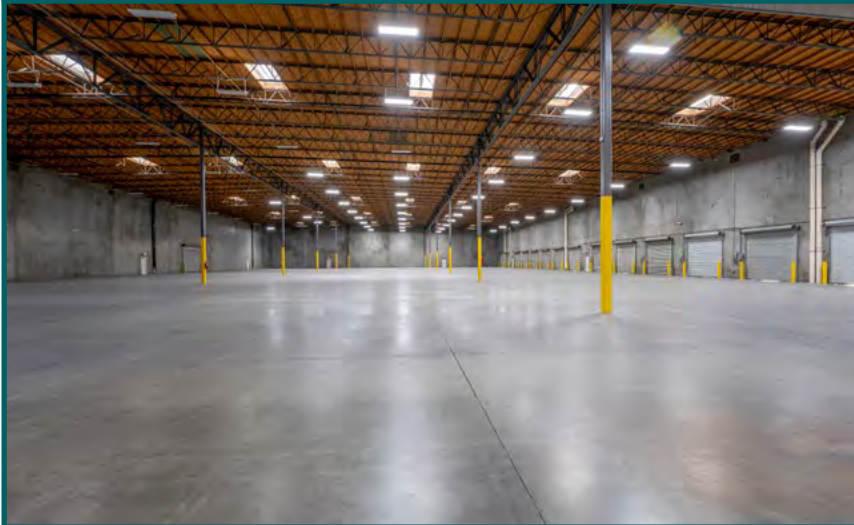
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# Corporate Neighbors

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