

**FOR LEASE**

Owned and Operated by  **LINK**

# AIRWAY BUSINESS CENTER

7520 Airway Road, San Diego, CA 92154

**±44,674 SF**



## LEASING INFO & CONTACT

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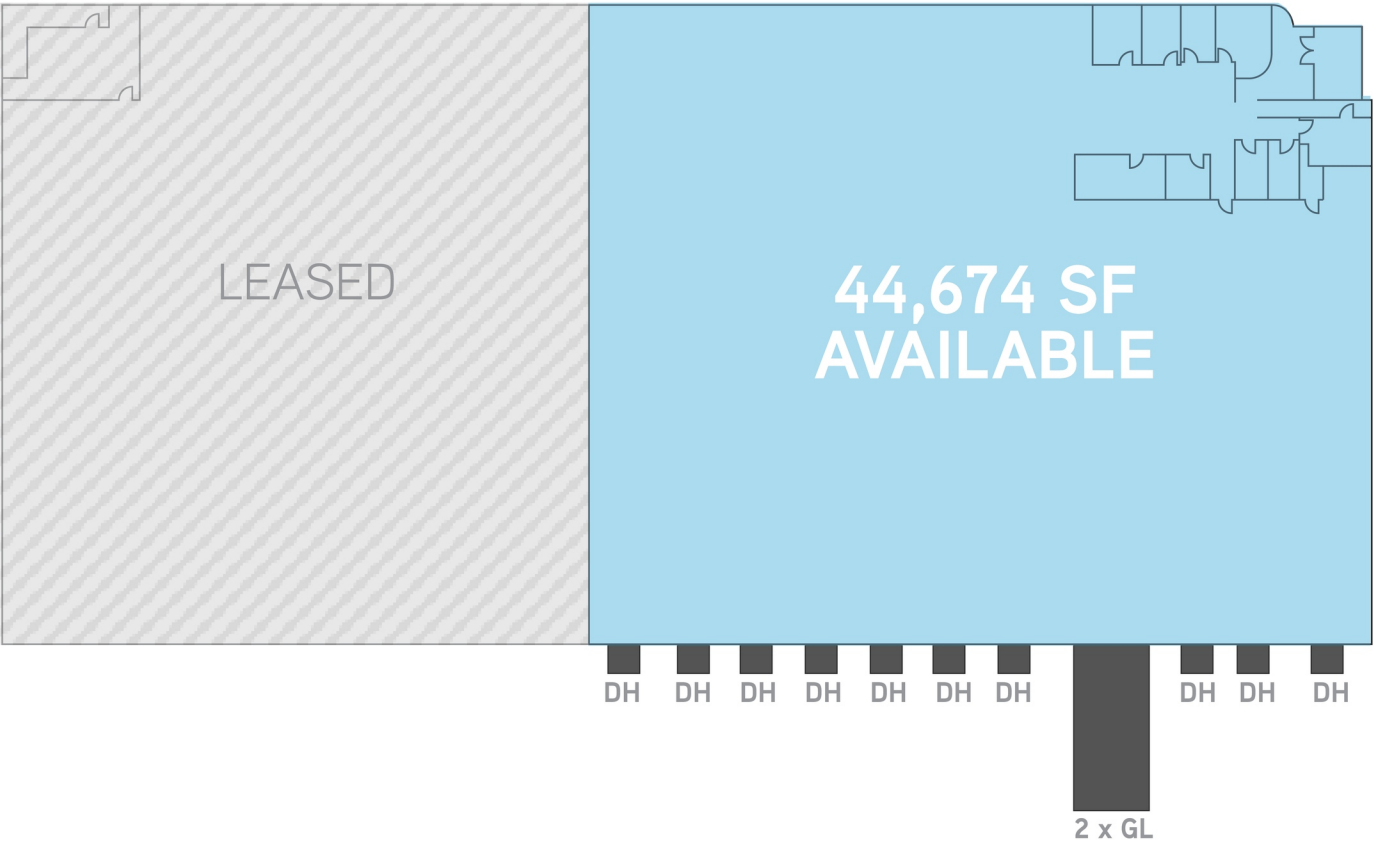
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**Colliers**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

FLOOR PLAN



7520 AIRWAY ROAD, SUITE B - SUITE HIGHLIGHTS

|                   |                           |
|-------------------|---------------------------|
| Total Size        | 44,674 SF                 |
| Office            | Approx. 10% (flexible)    |
| Dock High Doors   | Ten (10)                  |
| Grade Level Doors | Two (2)                   |
| Power             | 2,800 amps 277/480V 3p    |
| Sprinklers        | High Haz 0.60/3,000 GPM   |
| Column Spacing    | 56' w x 47' d             |
| Parking           | 2.3/1,000                 |
| Clear Height      | 24' - 27'                 |
| Trucks            | Drive around truck design |

|            |                         |
|------------|-------------------------|
| Lease Rate | \$1.30/SF Per Month NNN |
| Nets       | \$0.32/SF Per Month     |





DRIVE TIMES

|             |                           |
|-------------|---------------------------|
| 30 Minutes  | To University Town Center |
| 20 Minutes  | To Downtown San Diego     |
| 20 Minutes  | To Downtown San Diego     |
| 28 Minutes  | To East County            |
| 5 Minutes   | To U.S. - Mexico Border   |
| 7 Minutes   | To Chula Vista            |
| 15 Minutes  | To 32nd St Naval Station  |
| 105 Minutes | To Orange County          |
| 130 Minutes | To Port of Los Angeles    |

