

OCEAN VIEW HILLS CORPORATE CENTER

1462 CORPORATE CENTER DRIVE , SUITE 130

SAN DIEGO, CA 92154



±43,529 SF | FOR LEASE

KEARNY
Real Estate Company

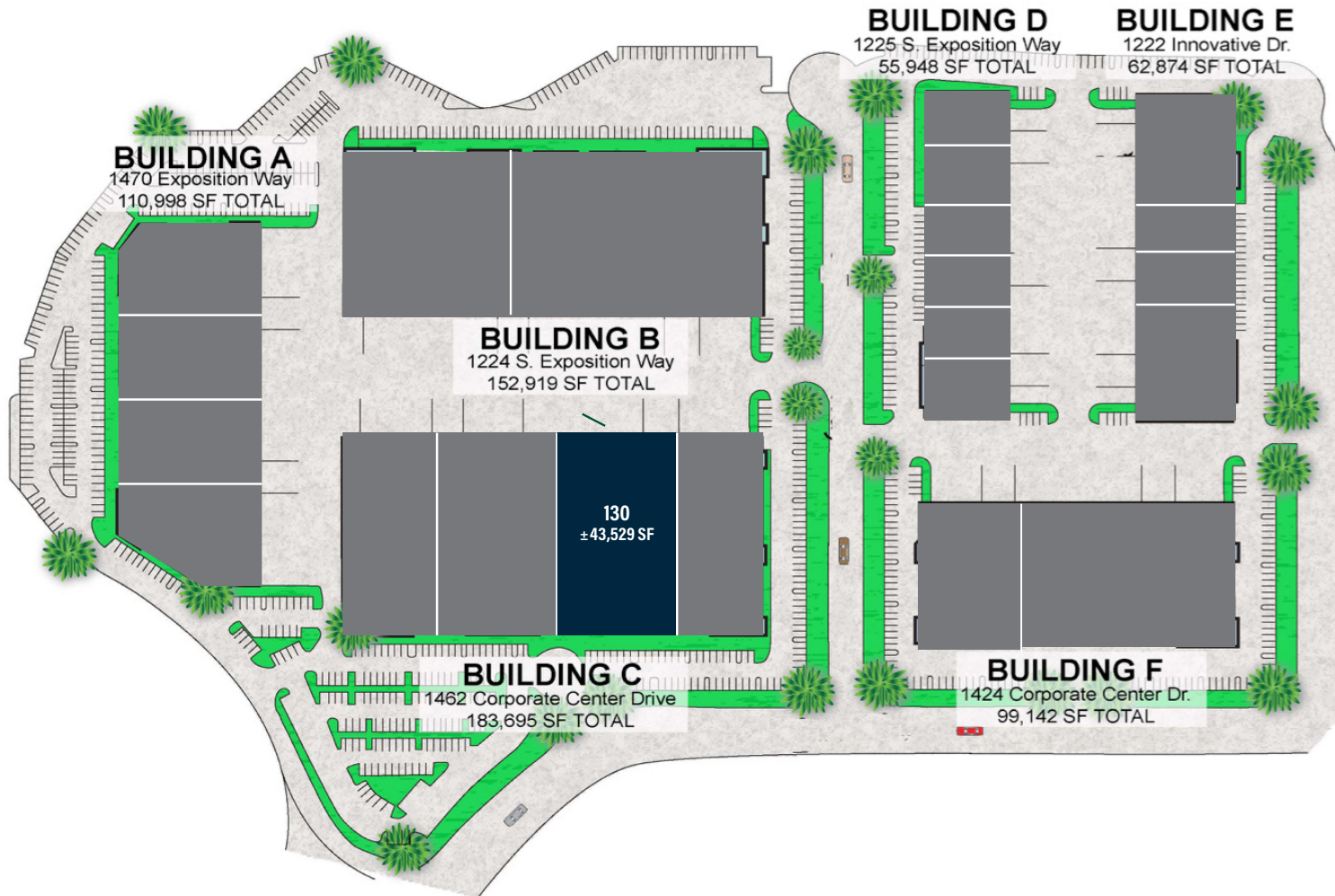
CBRE

1462 Corporate Center Dr.

Available Suites

Suite 130

Efficient Dock High Suite



BLDG	SUITE	TOTAL SIZE (SF)	OFFICE (SF)	LOADING	CLEAR HEIGHT	LEASE RATE/SF	NNN/SF	AVAILABLE
C	130	±43,529	±5,950	5 Docks, 1 Ramp	±28'	Call for Current Pricing	±\$0.23	9/1/2023

1462 Corporate Center Dr.

Suite 130

Efficient Dock High Suite



Total Area: $\pm 43,529$ SF



1st Floor Office: $\pm 4,023$ SF
2nd Floor Office: $\pm 1,927$ SF
Mezzanine Warehouse: $\pm 5,275$ SF
Shipping & Receiving Office: ± 760 SF



Five (5) Restrooms



Dedicated IT Room



5 Docks, 1 Ramp



Clear Height: $\pm 28'$



Fire Sprinklers: 0.45/3,000
(ESFR Upgrade in Progress)



Electrical Service: 400 Amps
(Expandable to 2,000 Amps)



Parking: 1.8/1,000



Desirable West Otoy Mesa Location



Walking Distance to Retail Amenities



Call for Current Pricing



Operating Expenses: ± 0.23 /SF



Available September 1, 2023

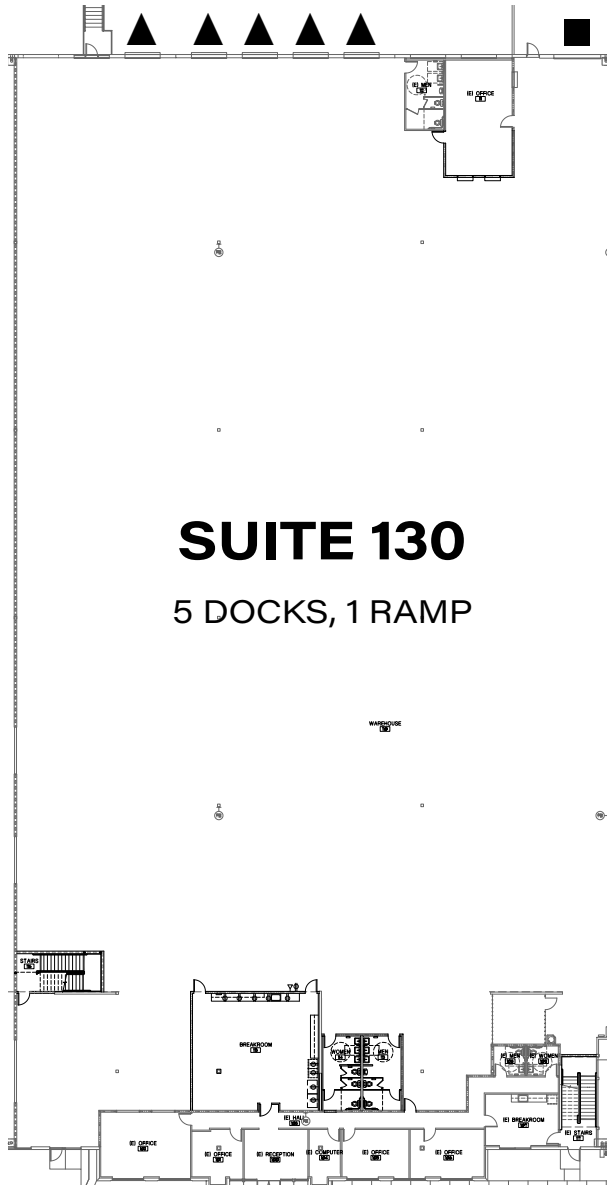


1462 Corporate Center Dr.

Suite 130

Efficient Dock High Suite

First Floor Plan



SUITE 130
5 DOCKS, 1 RAMP

▲ DOCK ■ RAMP

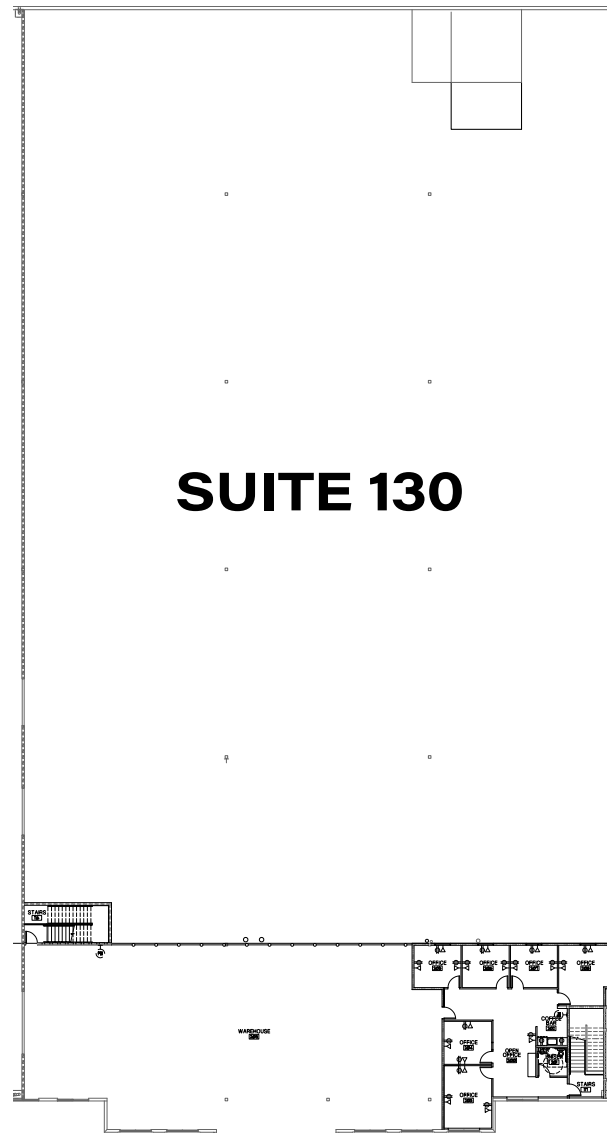
* Not to Scale

1462 Corporate Center Dr.

Suite 130

Efficient Dock High Suite

Second Floor Plan



* Not to Scale

OCEAN VIEW HILLS CORPORATE CENTER

1224-1225 S. EXPOSITION WAY, 1470 EXPOSITION WAY,
1424-1462 CORPORATE CENTER DRIVE & 1222 INNOVATIVE DRIVE

SAN DIEGO, CA 92154



Rob Hixson
Lic. 00944946
+1 619 696 8350
rob.hixson@cbre.com

Erik Parker
Lic. 01315045
+1 619 696 8330
erik.parker@cbre.com

Bill Dolan
Lic. 01188240
+1 858 546 4678
bill.dolan@cbre.com

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