

# 7440 CONVOY CT

SAN DIEGO, CA 92111

FOR LEASE



**Rare Kearny Mesa Dock High Distribution Facility**

**New Ownership – New Upgrades Underway**

**33,995 SF**  
Space  
Available

EVAN MCDONALD, SIOR  
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TUCKER HOHENSTEIN, SIOR  
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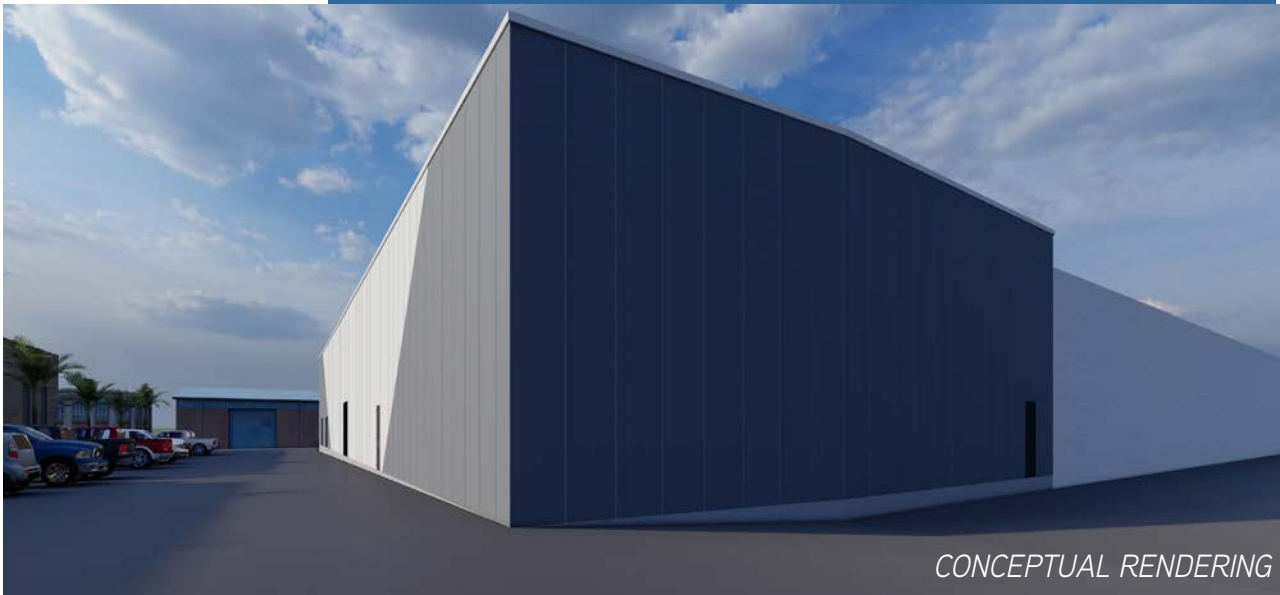
**VIAWEST**  
Group

**Colliers**

# PROPERTY FEATURES



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

- 53,500 SF Total Building
- 33,995 SF Available
- Distribution Warehouse
- 1,724 SF newly constructed office
- 8 Dock positions; 1 grade level door
- 20' – 27' Clear height in warehouse
- Fenced yard potential
- Building signage
- 800 AMPS 120/208V
- IL-2-1 City of San Diego Zoning
- Fully sprinklered
- Central San Diego Location - Kearny Mesa
- Two bonus mezzanine spaces
- Immediate freeway access
- Rental Rate: \$1.75/SF NNN (\$0.38/SF Nets)

# FLOOR PLAN WAREHOUSE



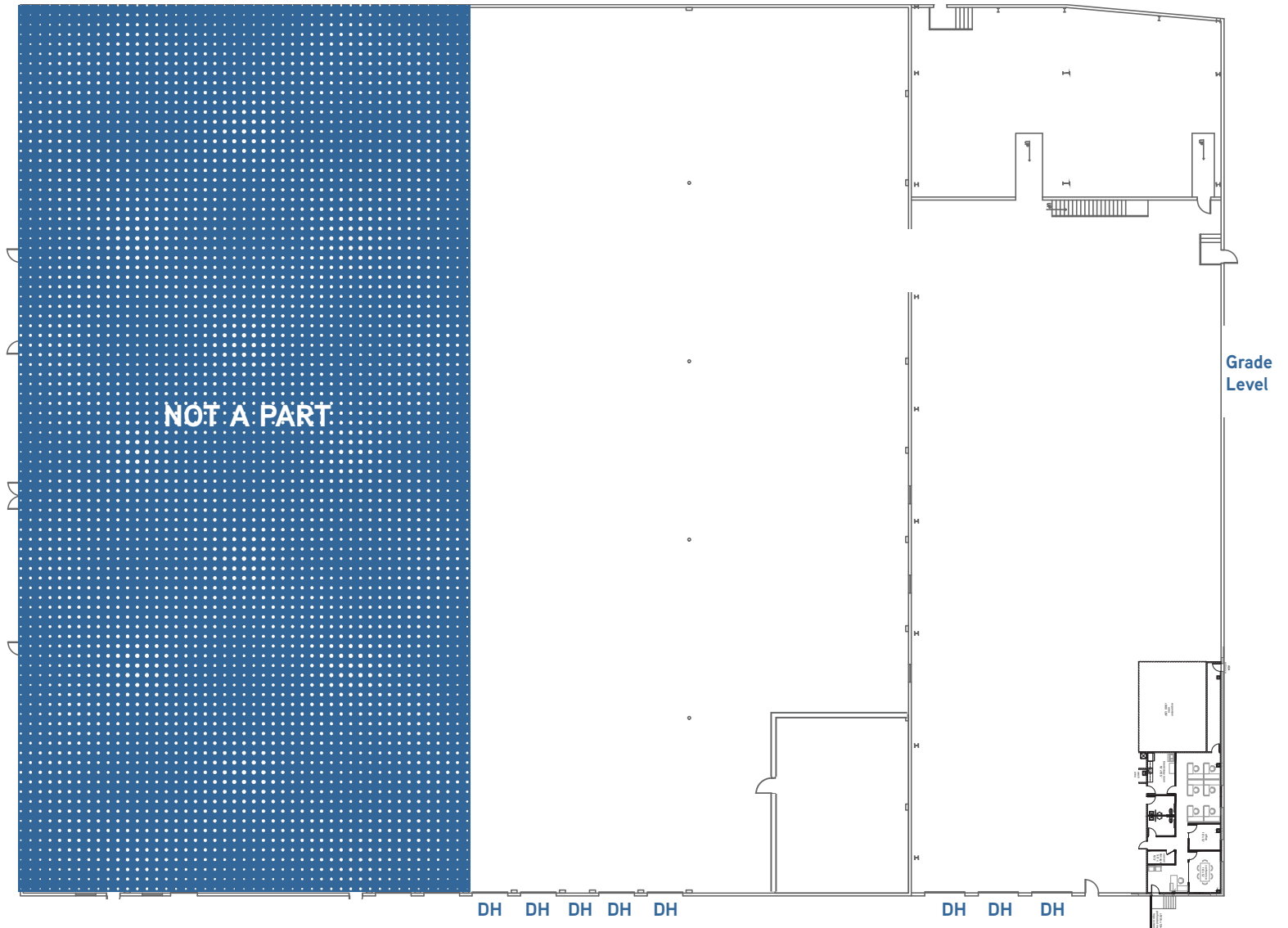
**53'**  
Truck Access



**8 DOCKS**  
1 Grade Level



**20'-27'**  
Clear Height



# FLOOR PLAN OFFICE



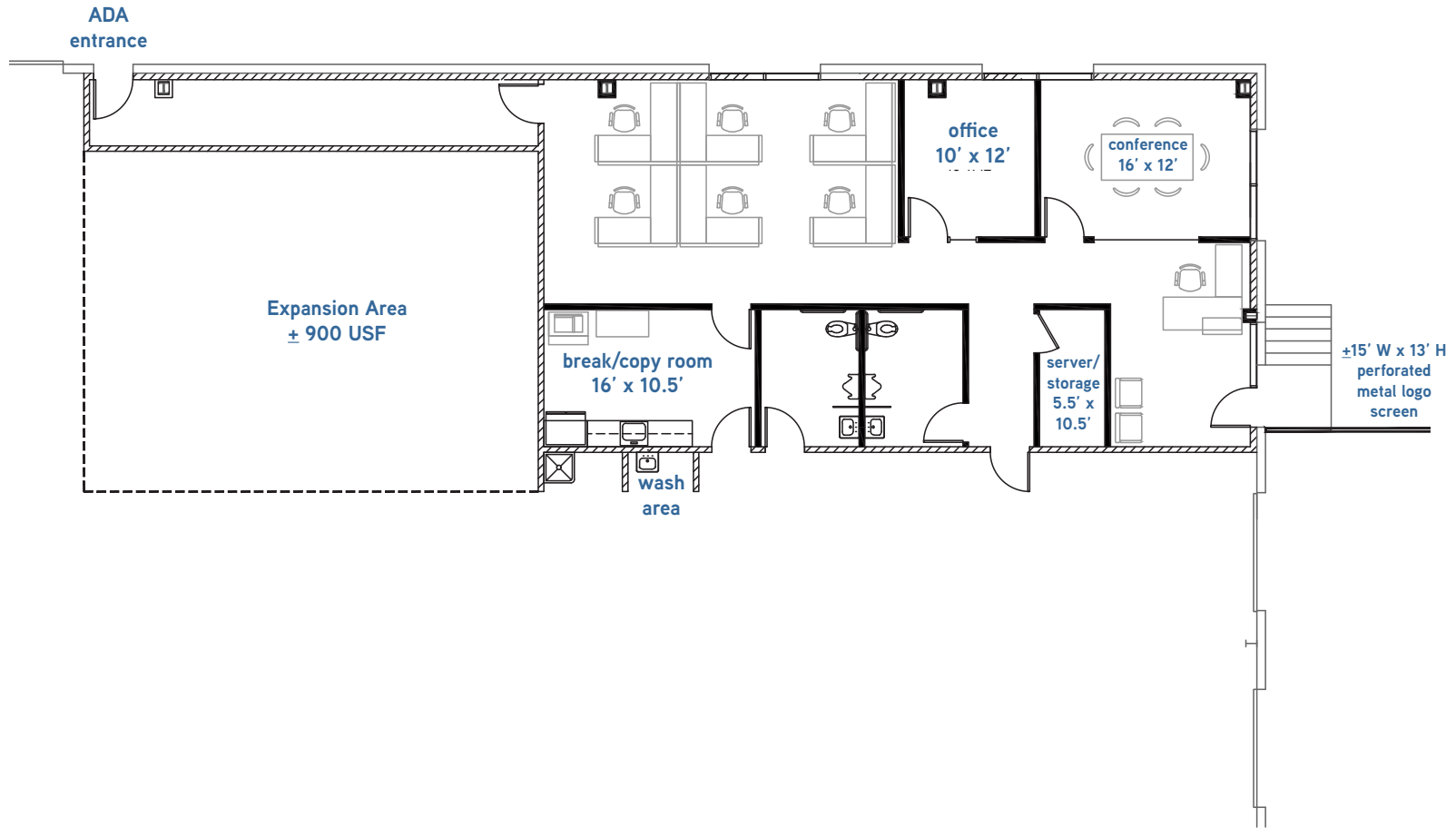
**FUNCTIONAL**  
Office-Layout



**NEW**  
Construction



**±1,050 SF**  
Office



*\*Schematic Floor Plan*

# SITE PLAN



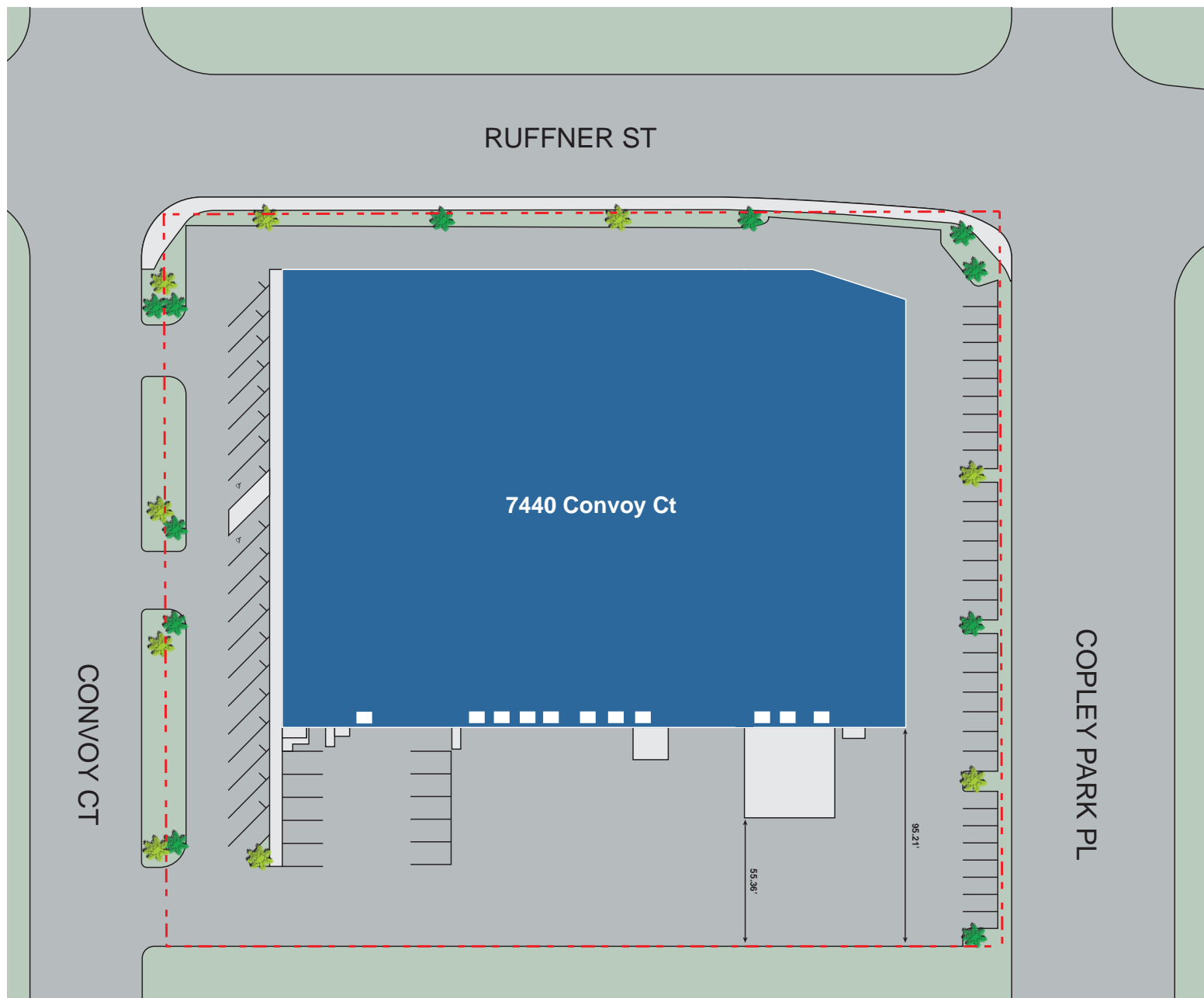
**FULLY**  
Sprinklered

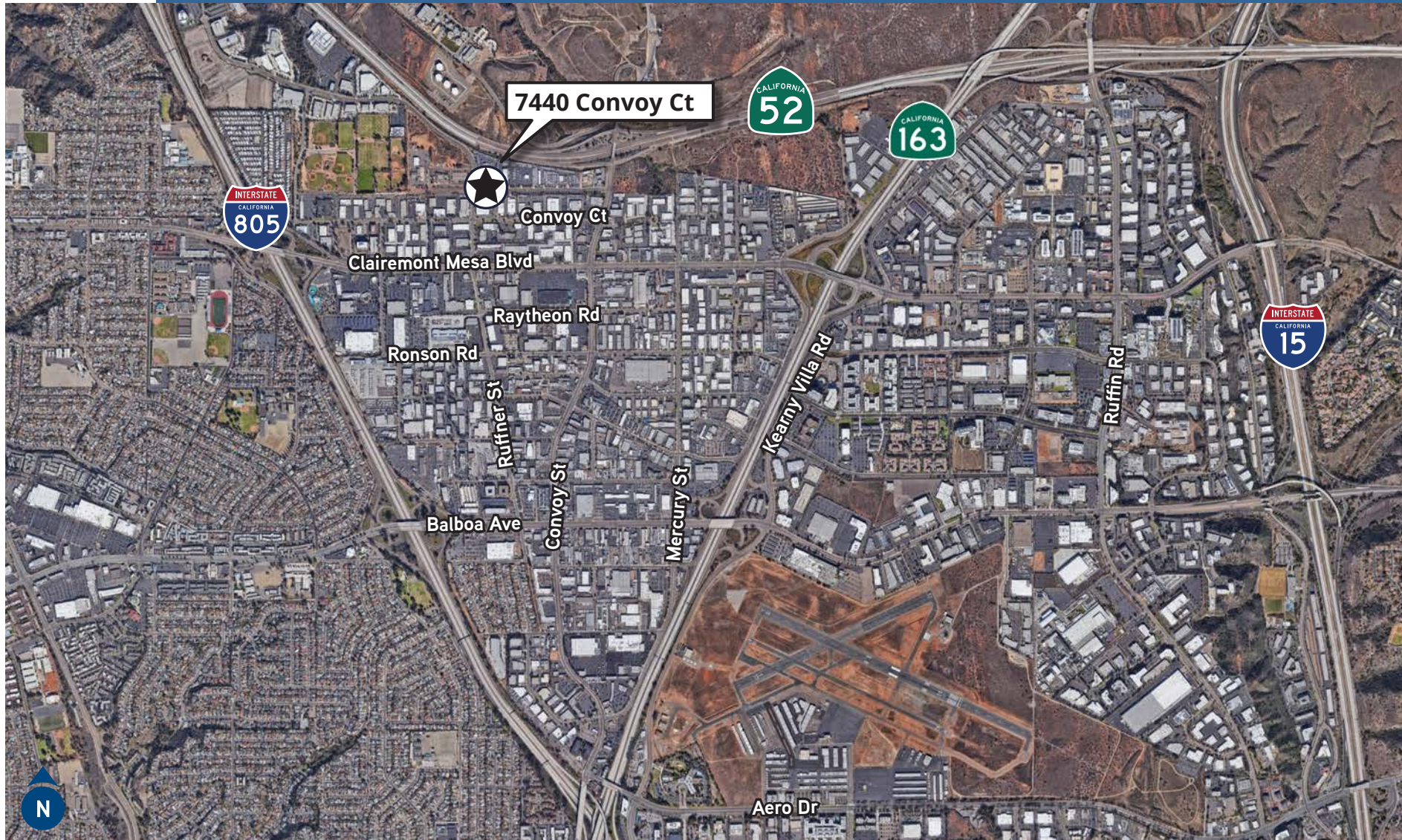


**FENCED YARD**  
Potential



**KEARNY MESA**  
Location





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