

AIRWAY

BUSINESS CENTER

FOR SUBLEASE

7520 AIRWAY ROAD, SUITE B, SAN DIEGO, CA 92154

CBRE

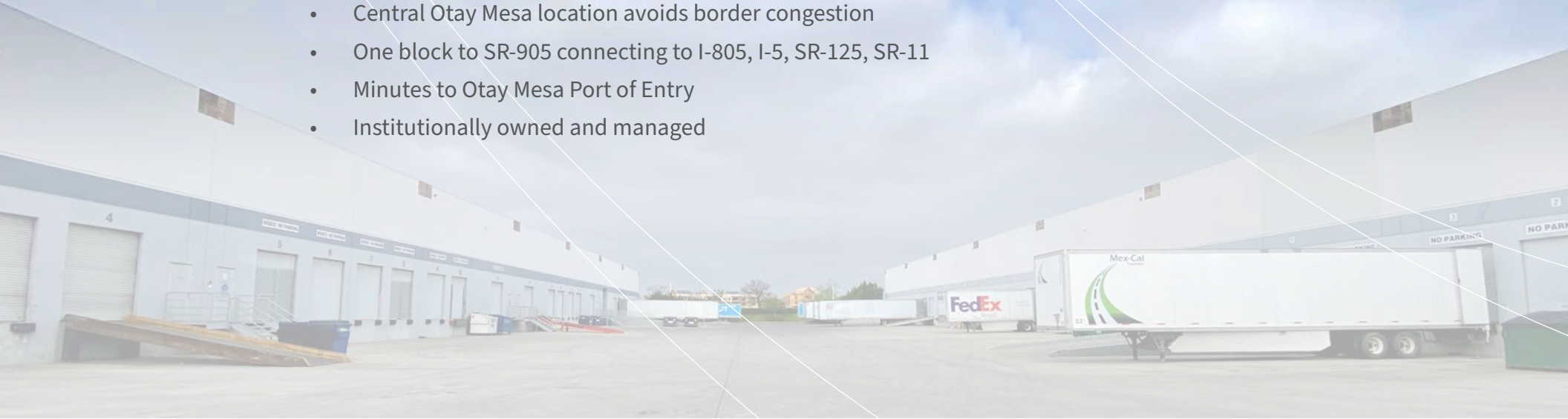


BUILDING FEATURES

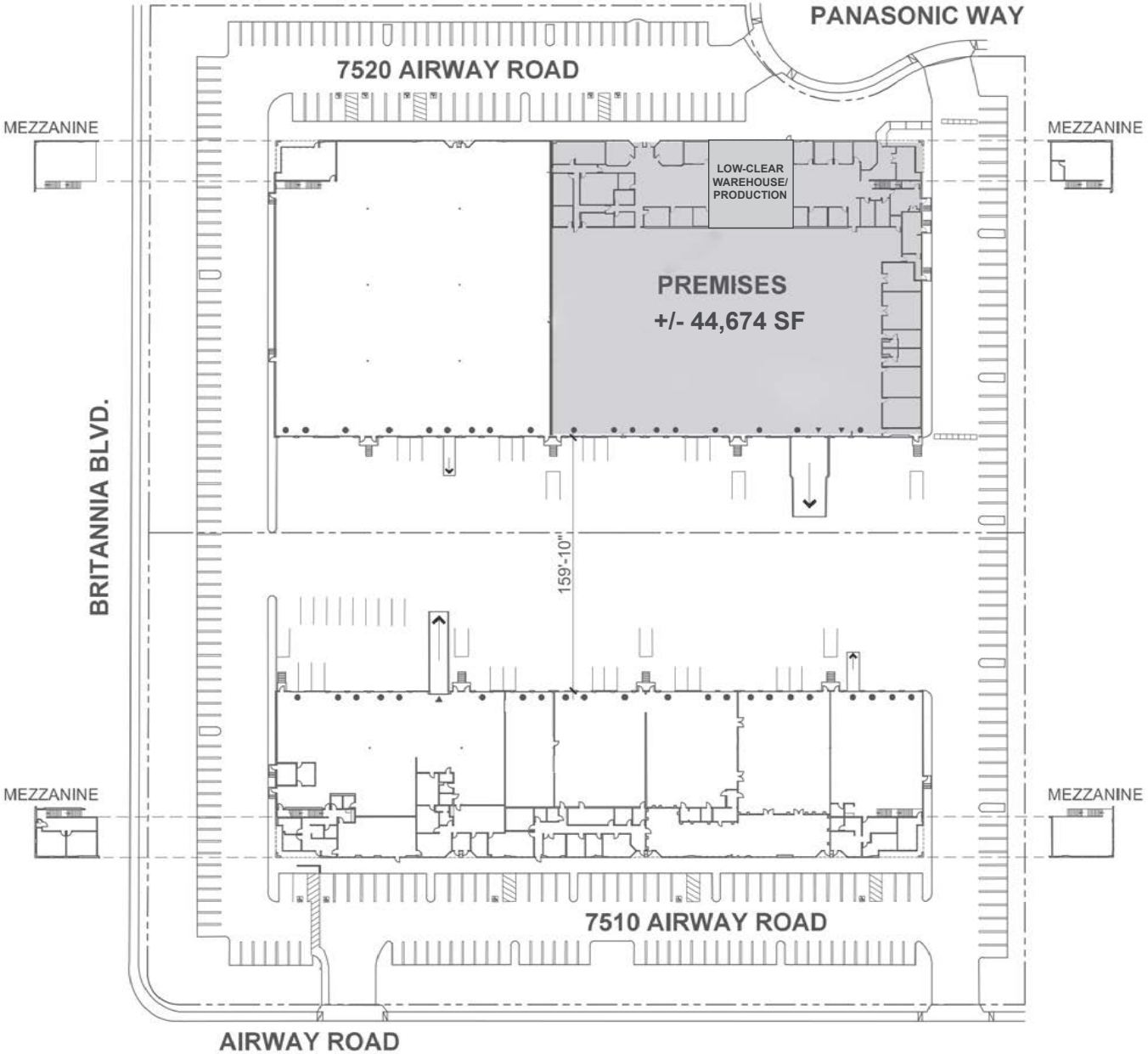
TOTAL SIZE:	± 44,674 SF	FIRE SPRINKLERS:	Yes
TOTAL OFFICE AREA:	± 5,935 SF	CLEAR HEIGHT:	± 24'
MEZZANINE:	± 1,139 SF	TRUCK COURT:	100% concrete
LOW CLEAR PRODUCTION:	± 3,000 SF	TRUCK TURNING RADIUS:	± 152'
LOADING:	9 docks, 2 ramps	LEASE RATE:	\$1.20/SF NNN
EDGE OF DOCK LEVELERS:	At 9 positions	OP EX:	± \$0.256/SF
PARKING:	2.3/1,000	TERM:	Through 12/31/2024

PROJECT FEATURES

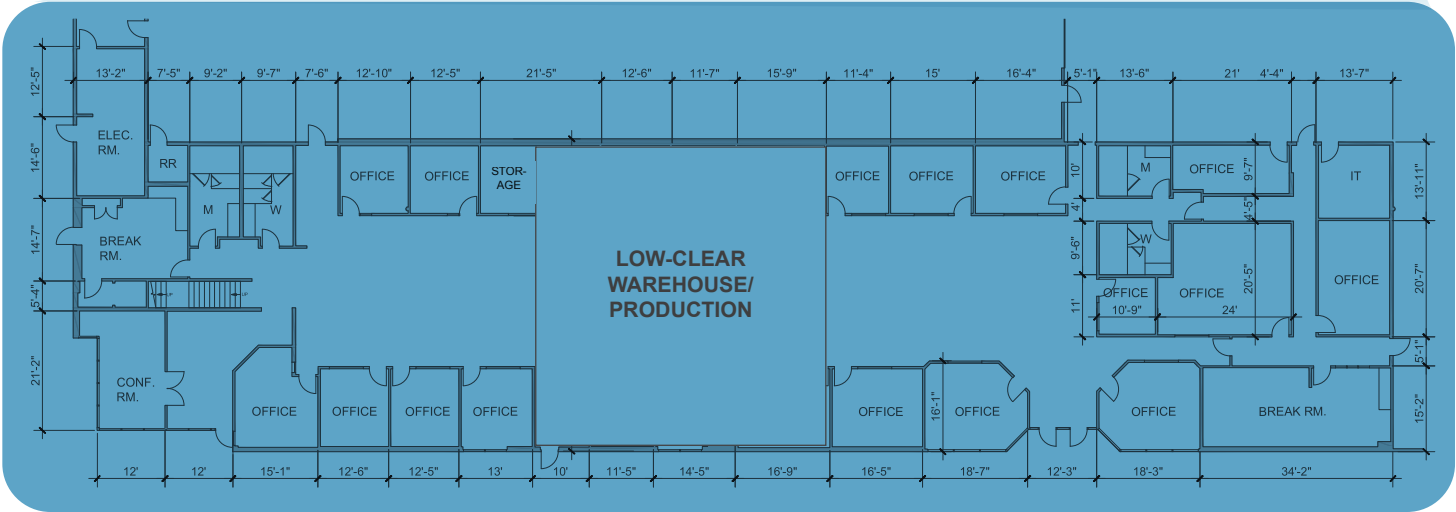
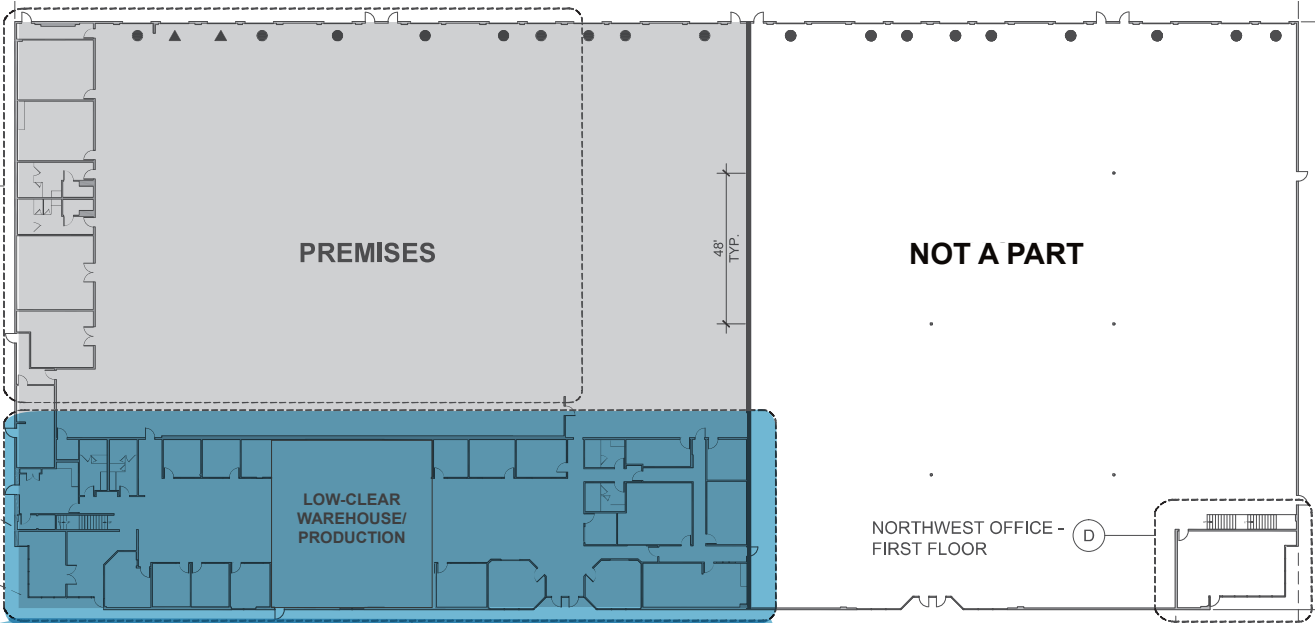
- First-class business park environment
- Corporate image and location
- Central Otay Mesa location avoids border congestion
- One block to SR-905 connecting to I-805, I-5, SR-125, SR-11
- Minutes to Otay Mesa Port of Entry
- Institutionally owned and managed



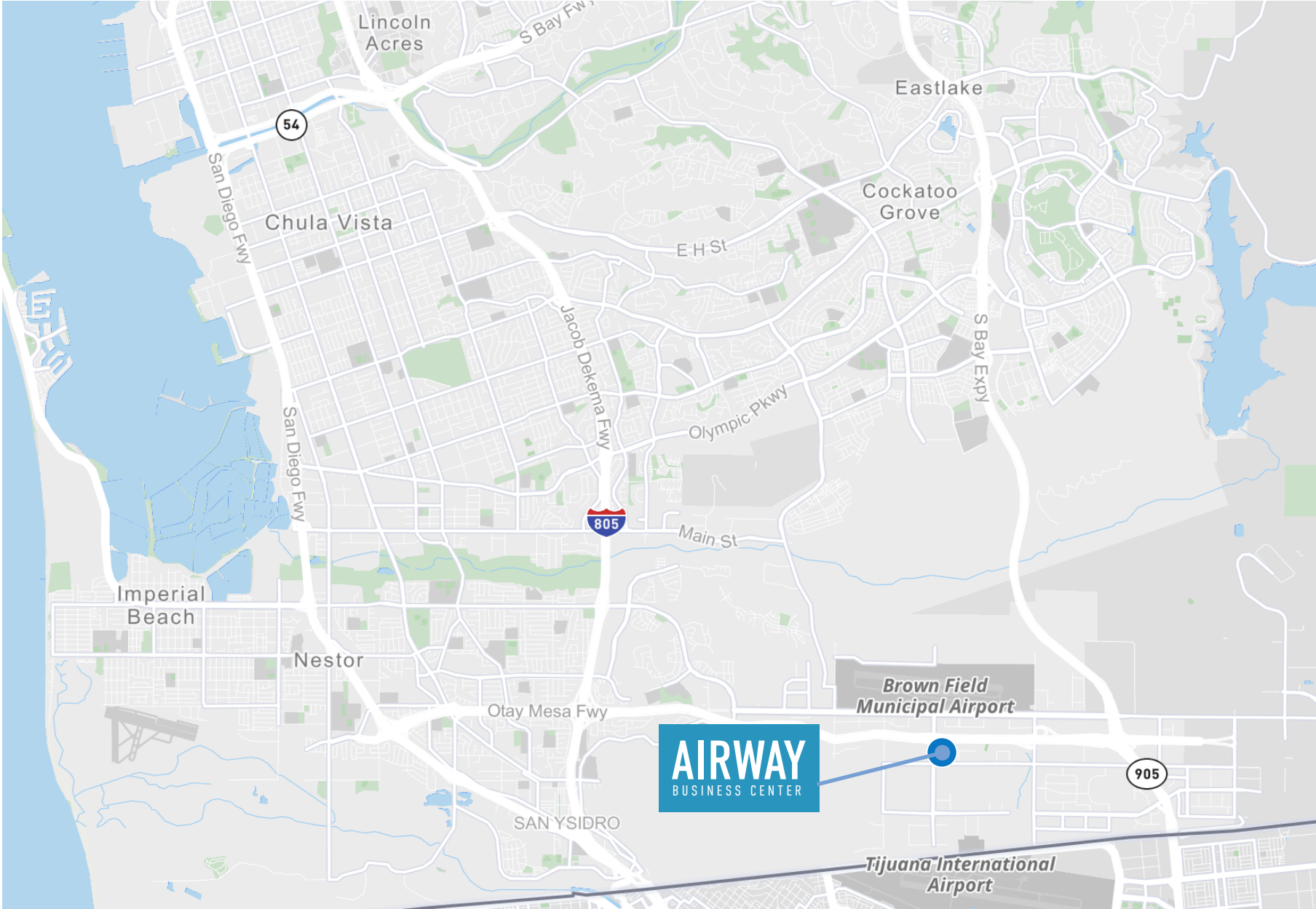
SITE PLAN



PREMISES FLOOR PLAN



MAP



7510 - 7520 AIRWAY ROAD

TRUCK ENTRY

AIRWAY BUSINESS CENTER

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