

**FOR LEASE**

Owned and Operated by



# AIRWAY BUSINESS CENTER

7520 Airway Road, San Diego, CA 92154

**±21,888 SF - ±44,674 SF**



## Divisibility Options

**Option 1** ±21,888 SF

**Option 2** ±22,786 SF

**Option 3** ±44,674 SF



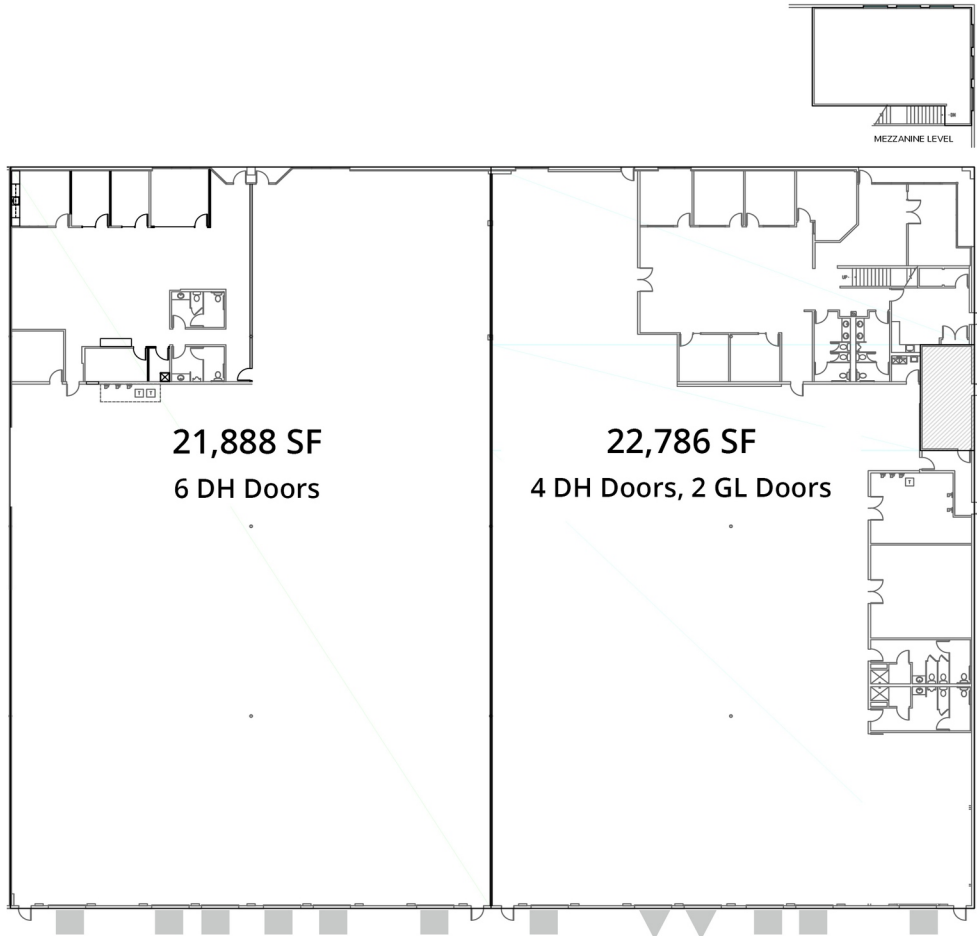
## LEASING INFO & CONTACT

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## FLOOR PLAN



## PROPERTY HIGHLIGHTS

Total Available Size	±44,674 SF
Office	Approx. 10% (flexible)
DH 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
Location	Immediate access to SR 905 Ideal Western Otay Location
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

