



For Sublease

45,934 SF Class A Industrial Building

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Siempre Viva Business Park 8500 Kerns Street, Suite 100, San Diego

- 45,934 SF - Available 9/1/2022
- Clear height: 28'-30'
- 13 dock high loading doors, 2 grade loading doors
- ESFR Sprinklers, LED Warehouse lighting
- Power: 1,400 amps 277 / 488v
- Sublease through 11/30/2023

Rent: \$1.15 psf/month NNN

OpEX: \$0.28 psf/month



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

Building Features

45,934 SF building

Corporate entry

Conference room balcony

3.0% vented skylights

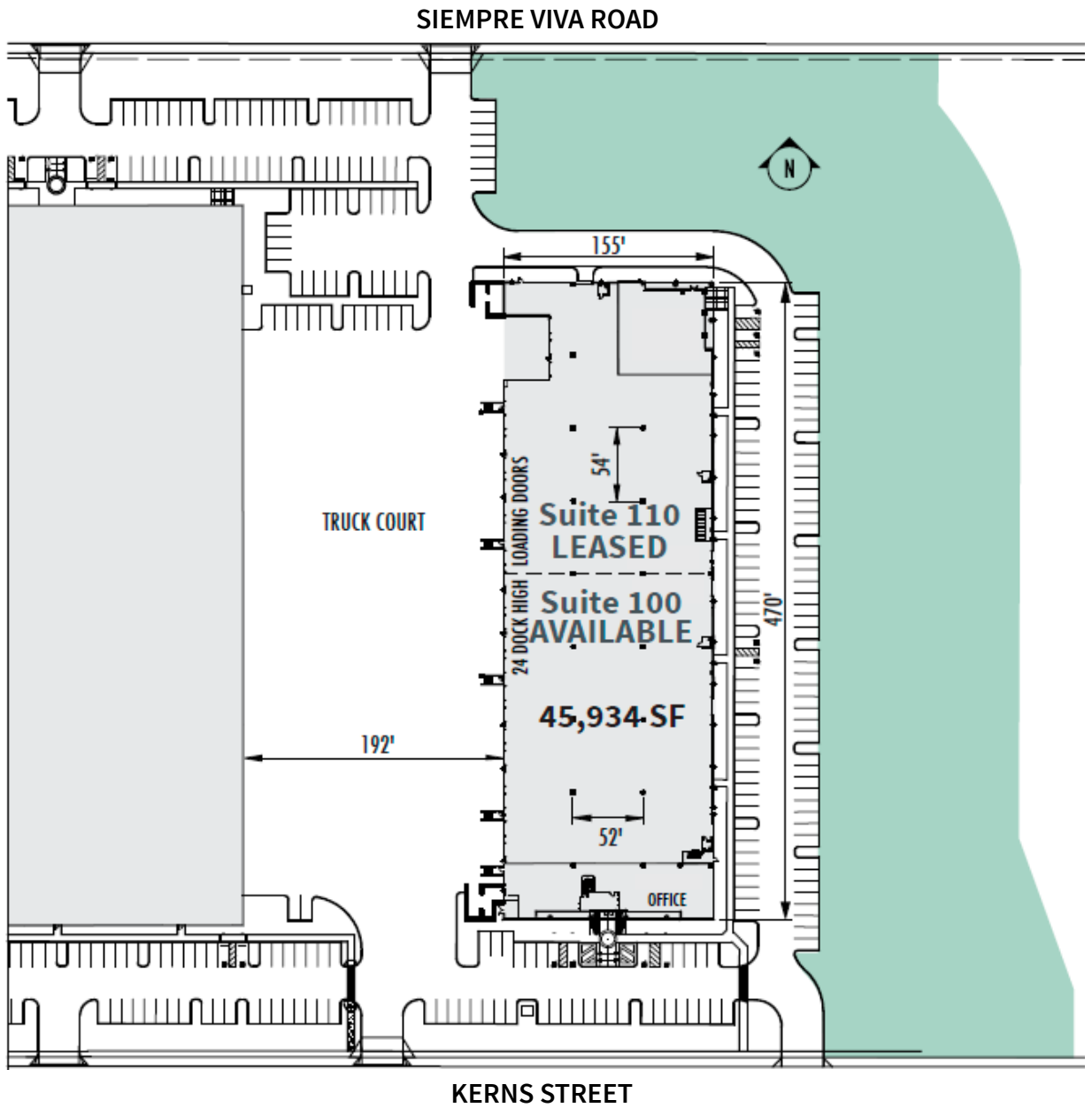
Wide concrete truck courts (192')

ESFR sprinklers

Ample power, sewer and water

High efficiency LED lighting providing 10-20 ft. candles psf

Multiple Ingress/Egress points along Kerns Street and Siempre Viva Road



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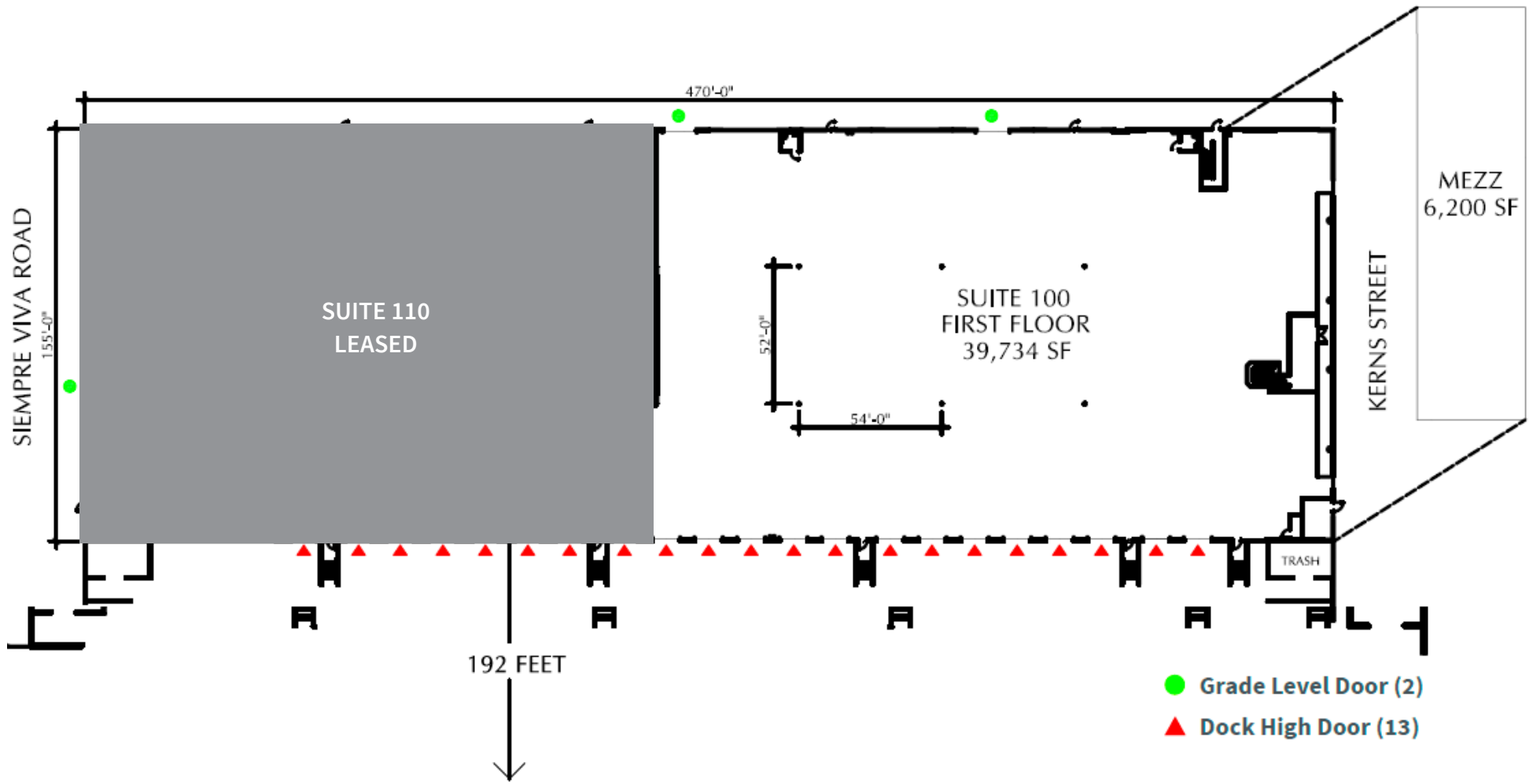
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8500 Kerns Street, Suite 100 | Floor Plan
45,934 SF



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Pacific Ocean

San Diego Intl Airport

Downtown San Diego

Coronado

Raytheon

UTC Aerospace Systems



GENERAL DYNAMICS

BAE SYSTEMS



Solar Turbines
A Caterpillar Company



Brown Field Airport

International Border

TJ Intl Airport

Honeywell

Johnson-Johnson

Cross Border Terminal

8500 Kerns Street

FedEx

GENERAL DYNAMICS

IRON MOUNTAIN

Aj
AJINOMOTO

DAIICHI KOGAKU

BD

BOSE



SHARP



Mettler
METTLER TOLEDO

BALBOA
BALBOA



Otay Mesa Port of Entry



Panasonic

FedEx



Otay Mesa Rd



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The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.