

8 7 0 9
KERNS \$

**AVAILABLE
FOR LEASE**

SAN DIEGO, CA 92154
OTAY MESA



EASTGROUP
PROPERTIES

**CUSHMAN &
WAKEFIELD**

**±59,760 SF FREE-STANDING INDUSTRIAL
BUILDING WITH ±1.11 ACRE SECURED YARD**

ASSET PROFILE

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KERNS 

PROPERTY FEATURES

TOTAL SQUARE FEET	± 59,760 SF
BUILD OUT	±6%
BUILDING DESCRIPTION	Class A Warehouse Distribution
YEAR BUILT	2002
STORIES	Single Story; No Mezzanine
VEHICLE PARKING	1.4 per 1,000 SF
CONSTRUCTION	Reinforced Concrete Tilt-Up Construction
CLEAR HEIGHT	±28'
YARD	±1.11 acre secured yard
DOCK HIGH DOORS	16
GRADE LEVEL DOORS	4
FIRE PROTECTION	ESFR
AVAILABILITY	Q1 2024
LEASE RATE	Contact Broker (NNNs = \$0.216 PSF)



ASSET PROFILE

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— **Class A Industrial / ± 59,760**



— **Expansive 28' clear height, 16 dock high loading positions, & 2 grade level loading doors.**



— **The project consists of one (1) single tenant free-standing building**



— **Immediate access to Otay Mesa Border Crossing**



— **All concrete truck court**



— **±1.11 acre secured yard**

ASSET LOCATION

8709 KERN S



GREAT ACCESS

905 Fwy | 125 Toll | SR 11 | South county Ring Road

METRO AIRPARK
330 ACRES

Aviation | Retail | Hospitality | Commercial | Industrial

18 MILES
FROM SAN DIEGO'S CBD

EXISTING OTAY MESA POE
1M TRUCKS & \$52 BILLION IN GOODS ANNUALLY

CBX CROSS BORDER EXPRESS TERMINAL NOW OPEN

OVER 2 MILLION PASSENGERS ANNUALLY


OTAY MESA CENTRAL VILLAGE

Residential | Commercial | Retail | Recreation


ASSET LOCATION

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 **PHOENIX**
5.5 HRS/364 MILES

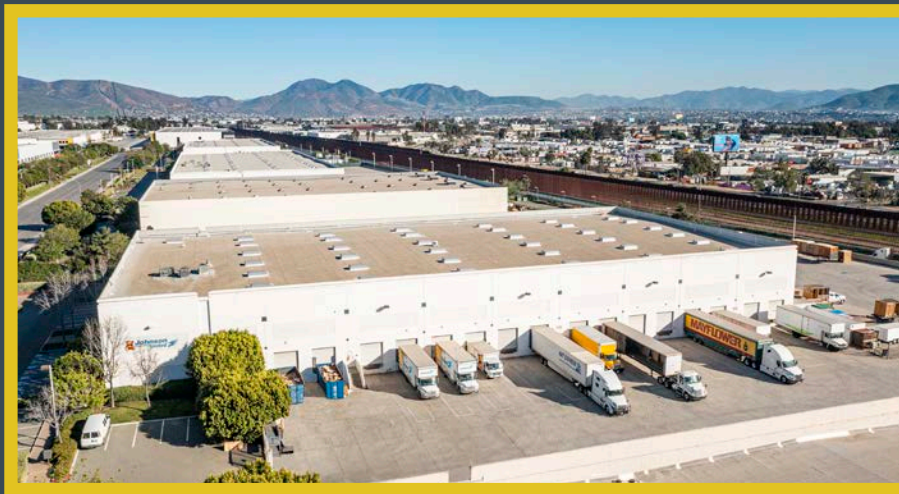
 **INLAND EMPIRE**
2.5 HRS/112 MILES

 **KEARNY MESA**
25 MIN/22 MILES

 **LOS ANGELES**
3.5 HRS/135 MILES

 **OCEANSIDE**
45 MIN/53 MILES

 **DOWNTOWN**
15 MIN/14 MILES



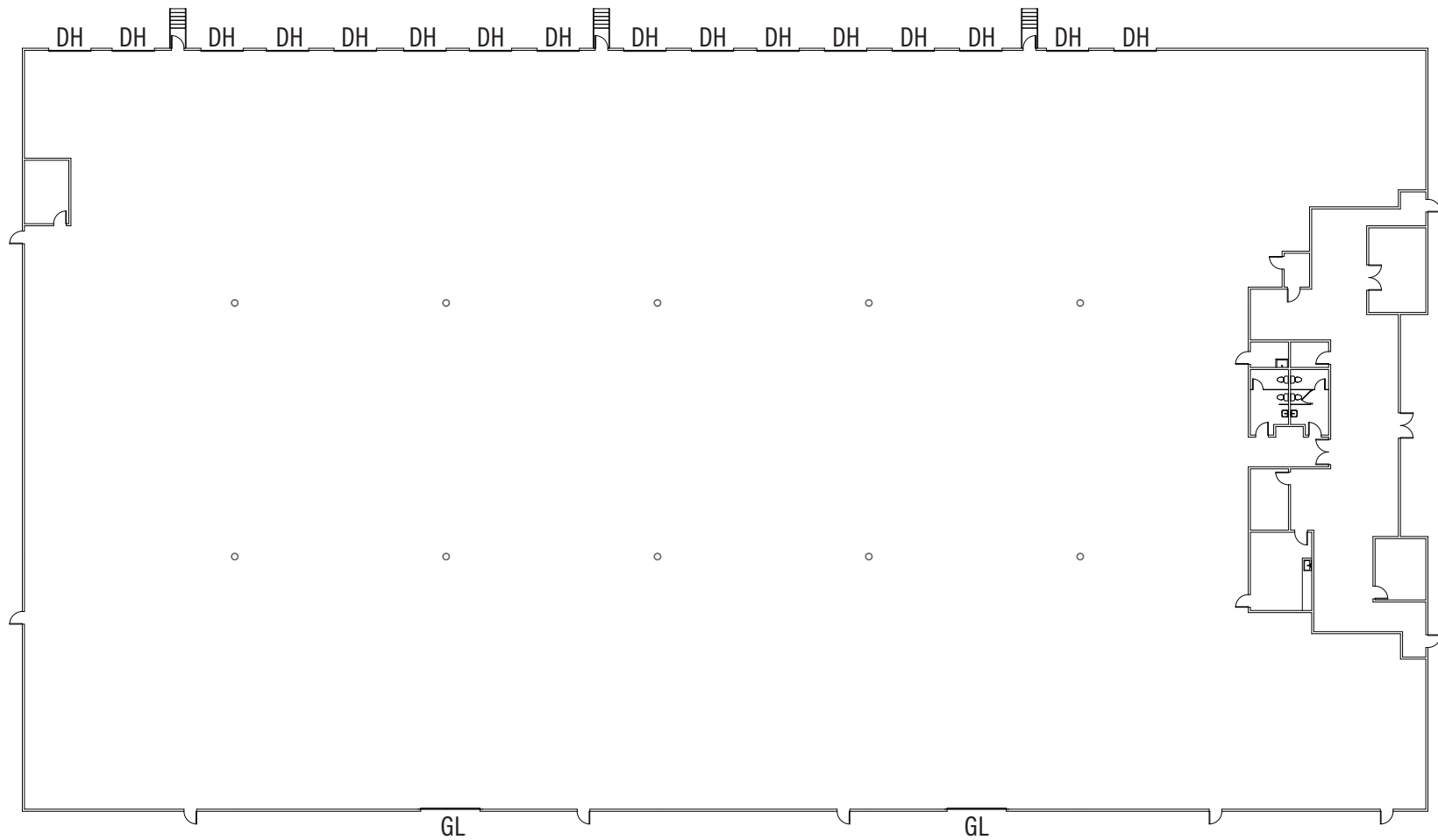
CORPORATE NEIGHBORS

8 7 0 9
KERNS 



SITE PLAN

8709
KERNS **1**



8709
KERNS \$1

AVAILABLE
FOR LEASE



EASTGROUP
PROPERTIES

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