



9575 AERO DRIVE

±48,635 SF Freestanding Industrial / Flex Building

For Sale or Lease

Centrally located in Kearny
Mesa & recently renovated
with a huge fenced yard

For more information contact

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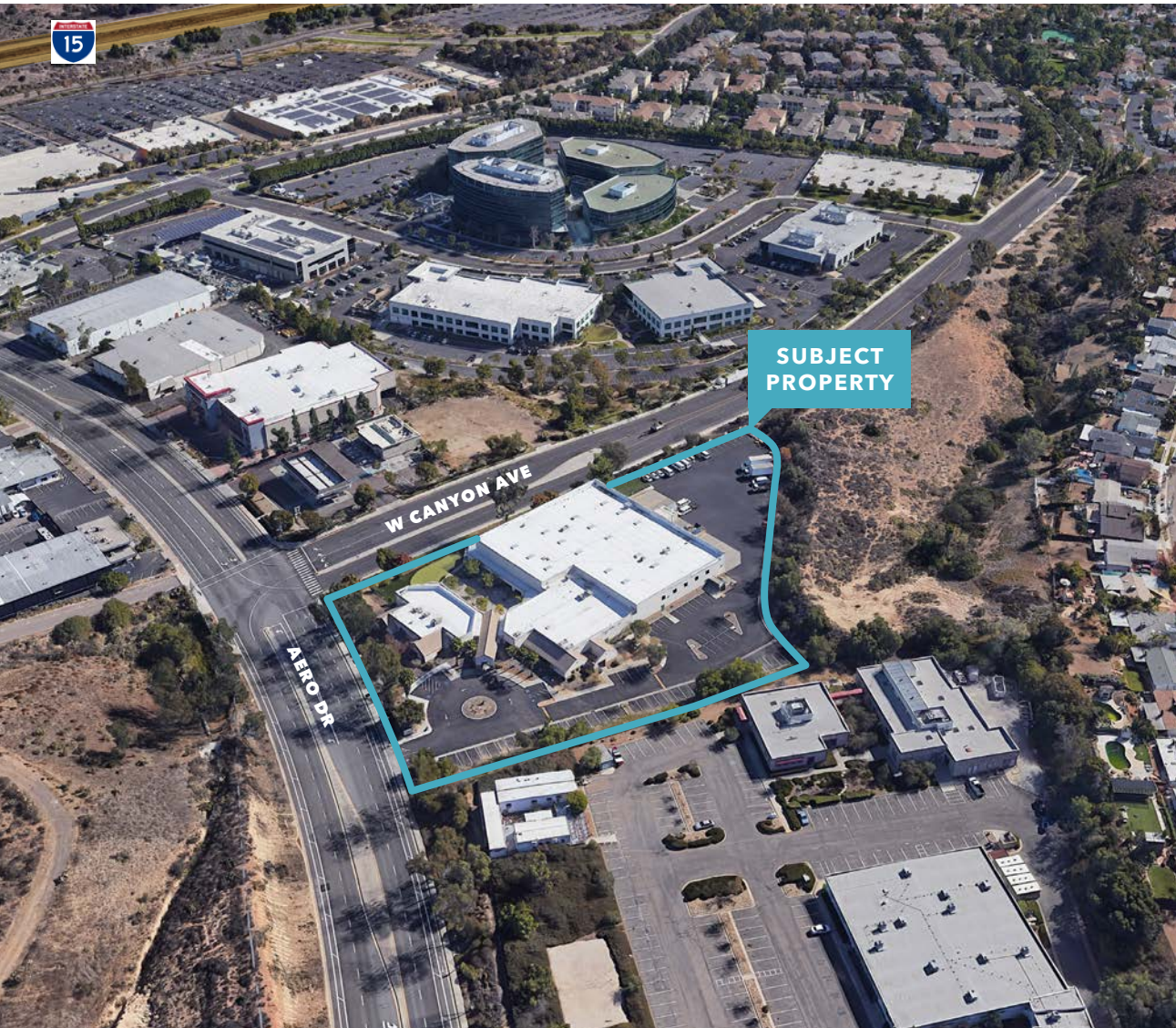
**Kidder
Mathews**



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±48,635 SF Freestanding Industrial / Flex Building

9575 AERO DRIVE, KEARNY MESA / SAN DIEGO, CA 92123



PROPERTY FEATURES

| | |
|-----------------------|--|
| Improvements | 30% office area 70% R&D / warehouse with bonus ±7,000 SF mezzanine storage area |
| Amenities | Cafeteria, large courtyard, multiple patios, putting green, bocce ball court, and outdoor fitness area |
| Clear Height | Minimum 18 Feet in Warehouse |
| Truck Loading Doors | 2 Dock High Doors & 2 Drive-In Doors |
| Parking | Approx. 85 Spaces (expandable) |
| Public Transportation | MTS bus stop located directly in front of the property |
| Showers | Men's and Women's facilities on-site |
| Zoning | IP-2-1 |
| Year Constructed | 1992 |
| Fenced Yard | Fully secured fenced yard & loading area |
| Land Area | Approx. 4.51 Gross Acres |
| Roof | Newer energy efficient TPO roof over warehouse still under warranty |
| Fire Suppression | Fully Sprinklered, 0.16 GPM / 1,500 SF |
| Natural Gas | Natural gas service in place |
| Electric Service | 2500 amps, 120 / 208 Volts |
| Solar System | Newly installed 97.96 KW rooftop solar system providing reduced energy costs |
| Asking Lease Rate | \$1.95 / SF NNN |
| Sale Price | Make Offer |

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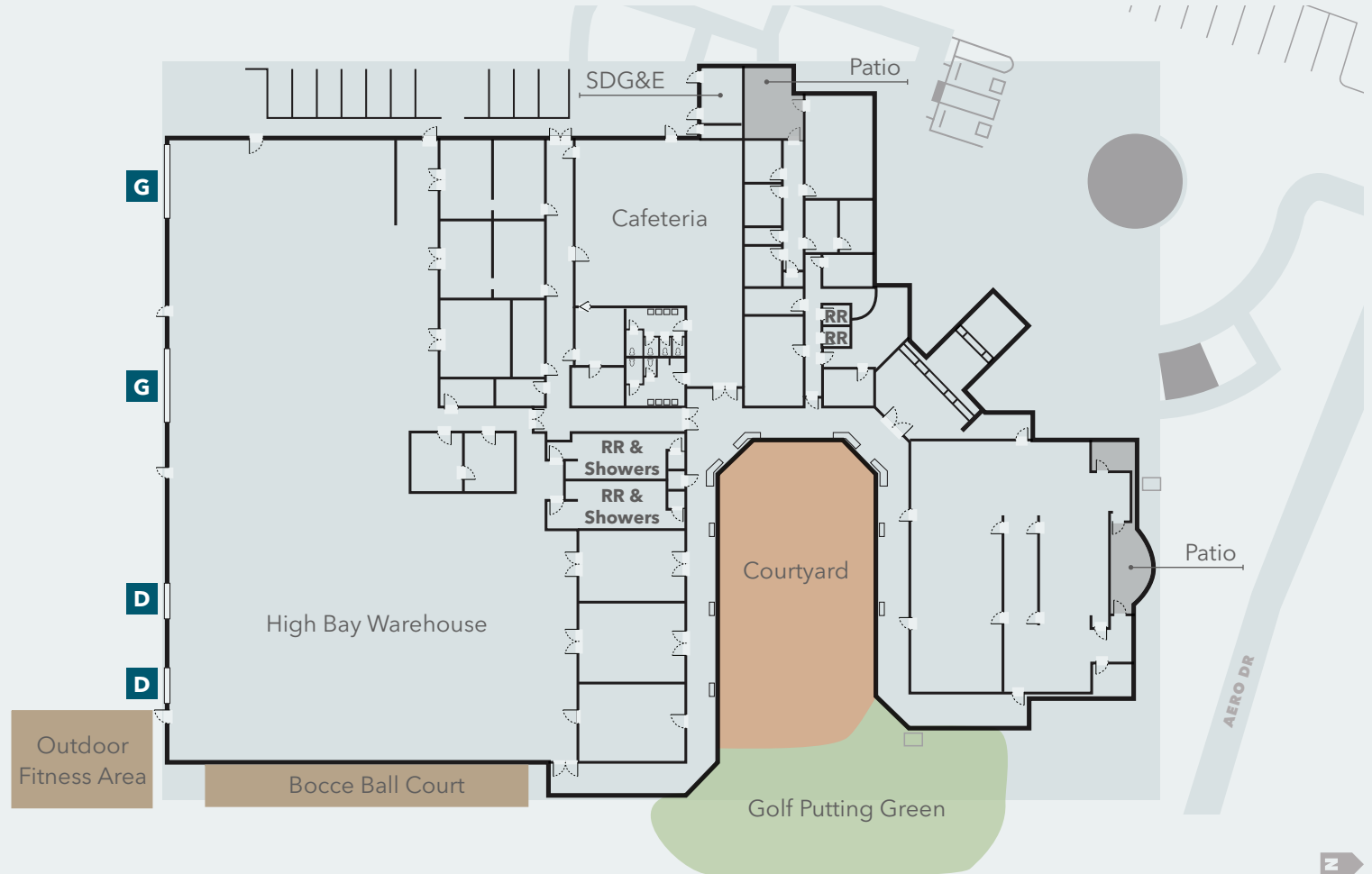
Floor Plan

INTERIOR FEATURES

Multiple patios, restrooms / showers, office space area, a cafeteria, high bay warehouse with a bonus ±7,000 SF mezzanine storage area, two grade level doors & two dock high doors. Exterior amenities include an outdoor fitness area, a bocce ball court, golf putting green & a courtyard.

G Grade Level Door

D Dock High Door



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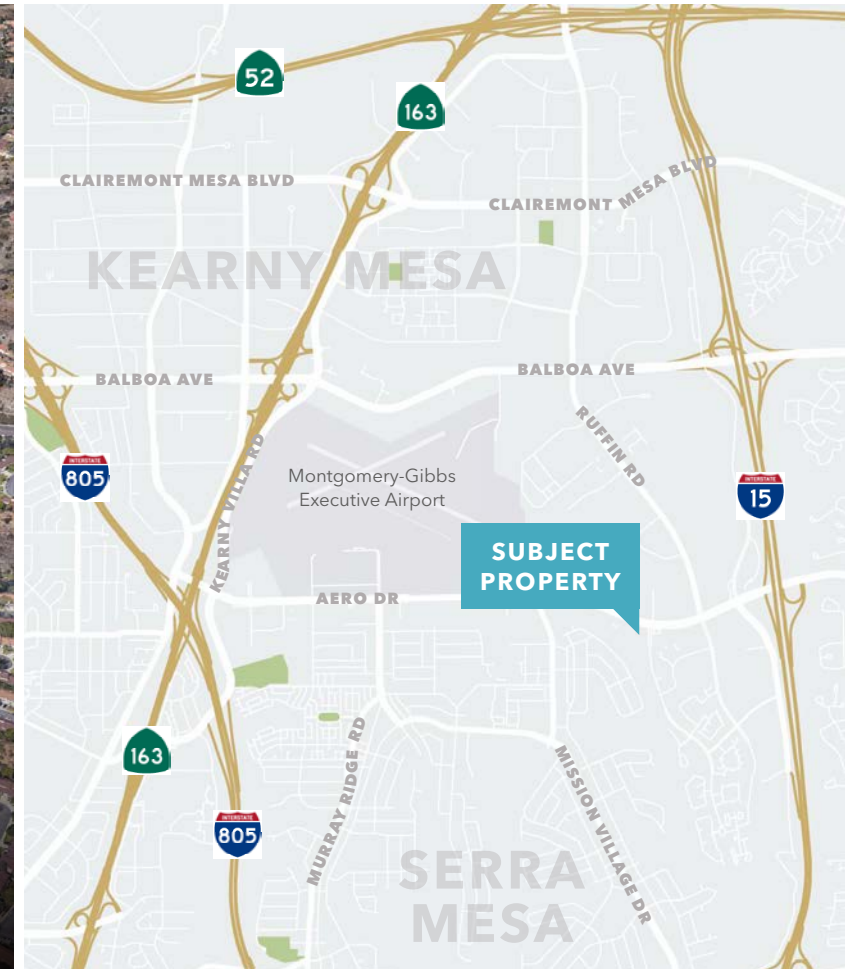
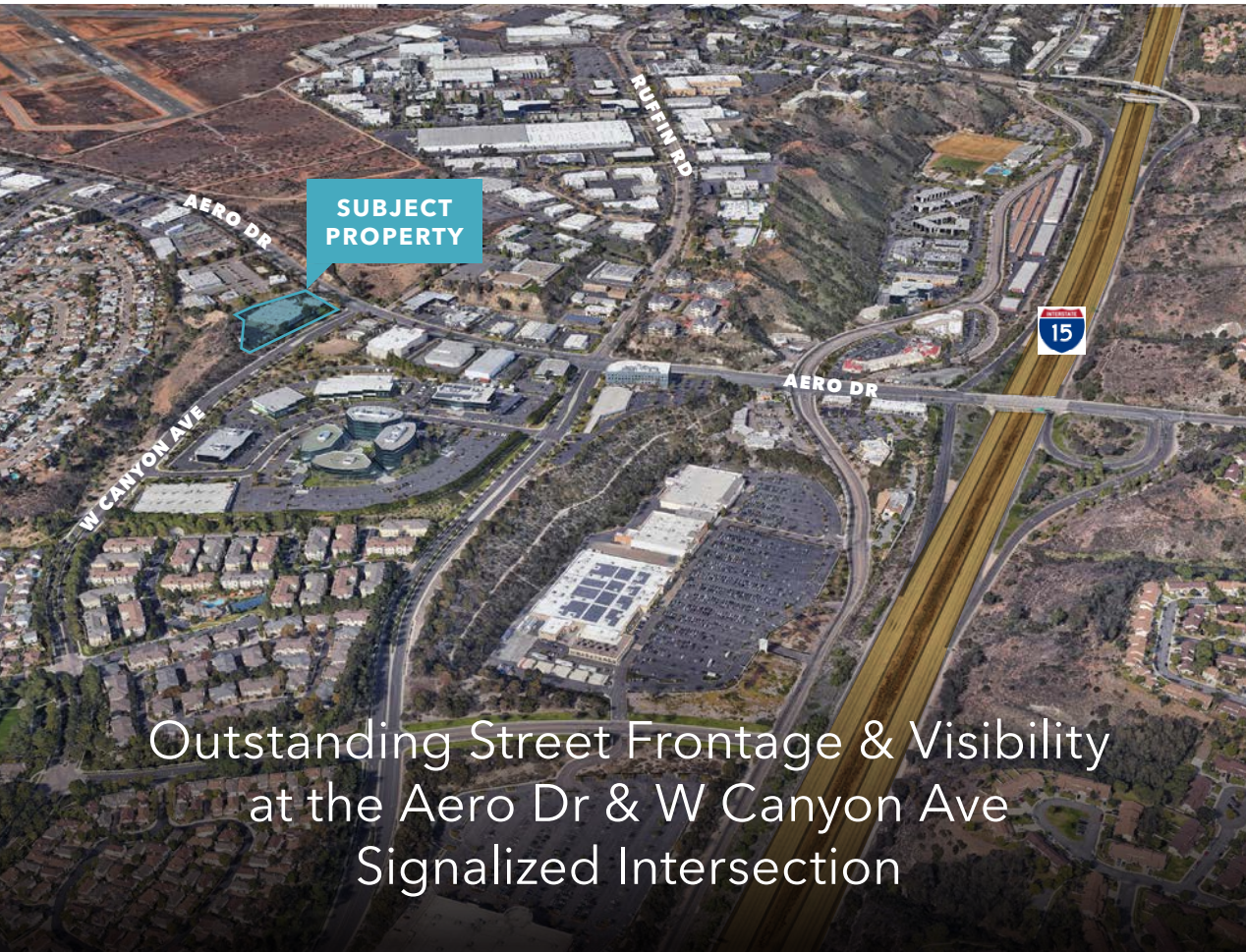
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Outstanding Street Frontage & Visibility
at the Aero Dr & W Canyon Ave
Signalized Intersection

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Nearby Amenities



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Nearby Corporations



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