



MISSION TRAILS
INDUSTRIAL PARK

7345-7385 Mission Gorge Road // 7401 Katelyn Court // 7411 Goen Place
SAN DIEGO (MISSION GORGE), CALIFORNIA 92120

FOR LEASE : 12,895 SF



PROFESSIONALLY LEASED & MANAGED BY CBRE

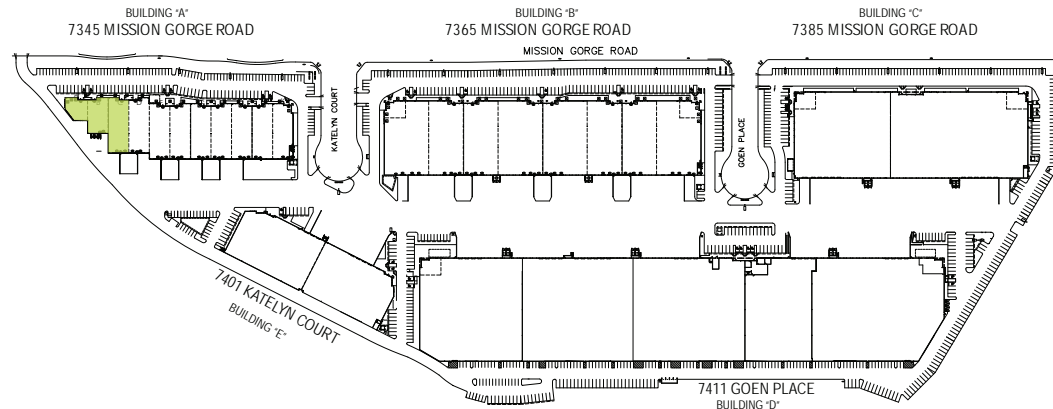


AVAILABILITIES

| ADDRESS | SQUARE FEET | LEASE RATE |
|-----------------------------------|-------------|-------------------------------------|
| 7345 Mission Gorge Rd, Suites A-C | 12,895 | Call Broker (NNN's = ± \$.27/SF) |











PROJECT FEATURES

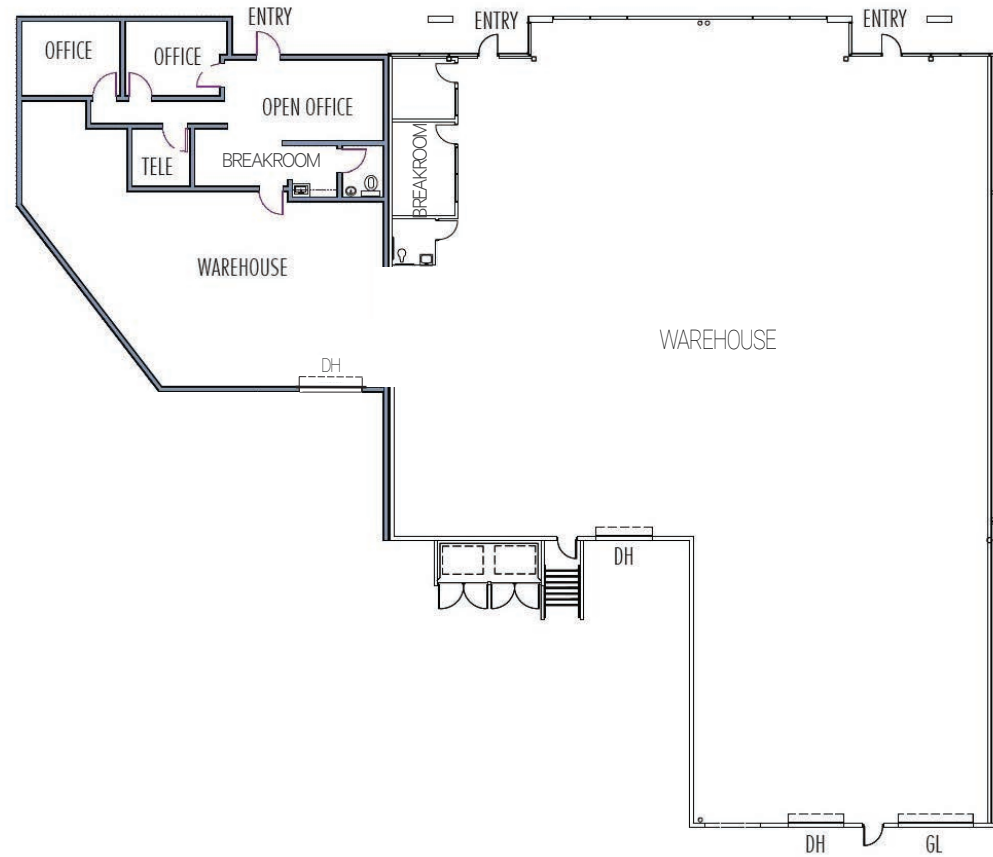
- + Approximately 651,279 SF, five-building, warehouse/distribution project
- + ±30', ±28', and ±24' clear heights (varies by building)
- + Dock high loading and oversized grade level loading doors
- + Typical door sizes: (±9' x ±9') dock high doors, (±12' x ±14') grade level doors, rear building has larger/oversized grade level doors
- + High image concrete tilt-up construction with glass curtain wall entries
- + Mission Gorge Road frontage
- + Extensive landscaping
- + Excellent truck access with full drive around capability
- + Full concrete truck courts
- + Parking ratio: 1.1/1,000 - 2.4/1,000 SF (varies by building)
- + Most buildings are ESFR ready
- + Most buildings have fiber and coax available
- + Proximate to Interstates 8, 805 and 15
- + Strong institutional ownership and responsive property management
- + Companies that have chosen Mission Trails include Forward Air, Seaworld, PODS, Kaiser Permanente, HD Supply and CEVA



7345 Mission Gorge Rd

Suites A-C

-  Approximately 12,895 SF
-  Approximately 2,000 SF office
-  End unit with frontage on Mission Gorge Rd
-  ± 24' clear height
-  (3) dock high loading doors
-  (1) oversized grade level loading door (12' x 14')
-  ESFR ready fire sprinklers
-  1.3/1,000 SF parking ratio
-  Lease Rate: Call Broker (NNN's = ±\$.27/SF)
-  Available 60 Days



DH - Dock high loading door
GL - Grade level loading door



Pacific Ocean

Downtown

San Diego
International Airport



SDSU West
Campus



Kearny Mesa

Friars Road



Kaiser
Hospital

Mission Gorge

Mission Gorge Road

Admiral Baker
Golf Course



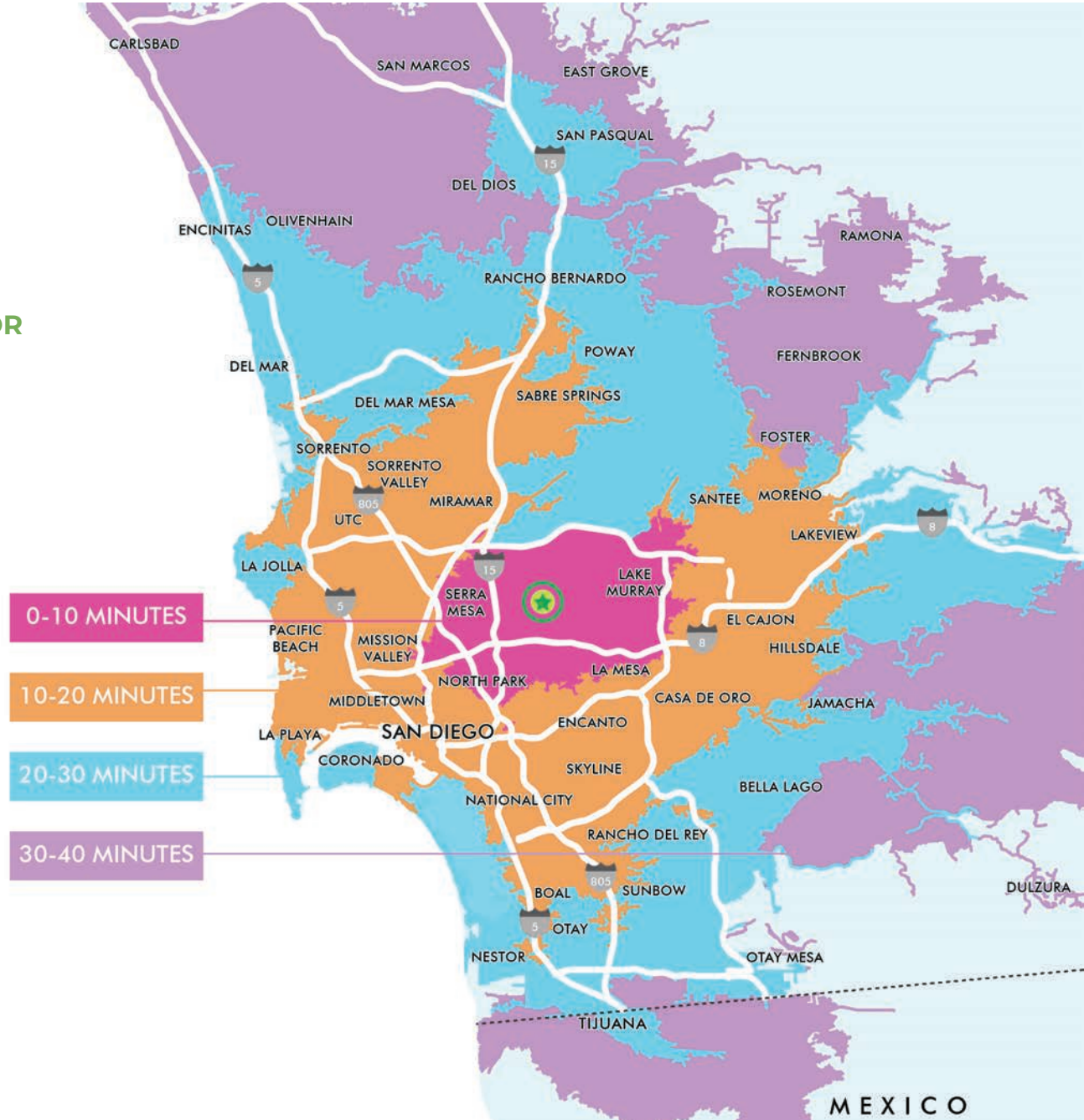
MISSION TRAILS INDUSTRIAL PARK

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CBRE

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