

# 7440 CONVOY CT

SAN DIEGO, CA 92111

FOR LEASE



**Rare Kearny Mesa Dock High Distribution Facility**

**New Ownership – New Upgrades Underway**

**33,995 SF**  
Space  
Available

EVAN MCDONALD, SIOR  
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**VIAWEST**  
Group

**Colliers**



# PROPERTY FEATURES



- 53,500 SF Total Building
- 33,995 SF Available
- Distribution Warehouse
- 1,724 SF newly constructed office
- 8 Dock positions; 1 grade level door
- 20' – 27' Clear height in warehouse
- Fenced yard potential
- Building signage
- 800 AMPS 120/208V
- IL-2-1 City of San Diego Zoning
- Fully sprinklered
- Central San Diego Location - Kearny Mesa
- Two bonus mezzanine spaces
- Immediate freeway access
- Rental Rate: \$1.75/SF NNN (\$0.38/SF Nets)

# FLOOR PLAN WAREHOUSE



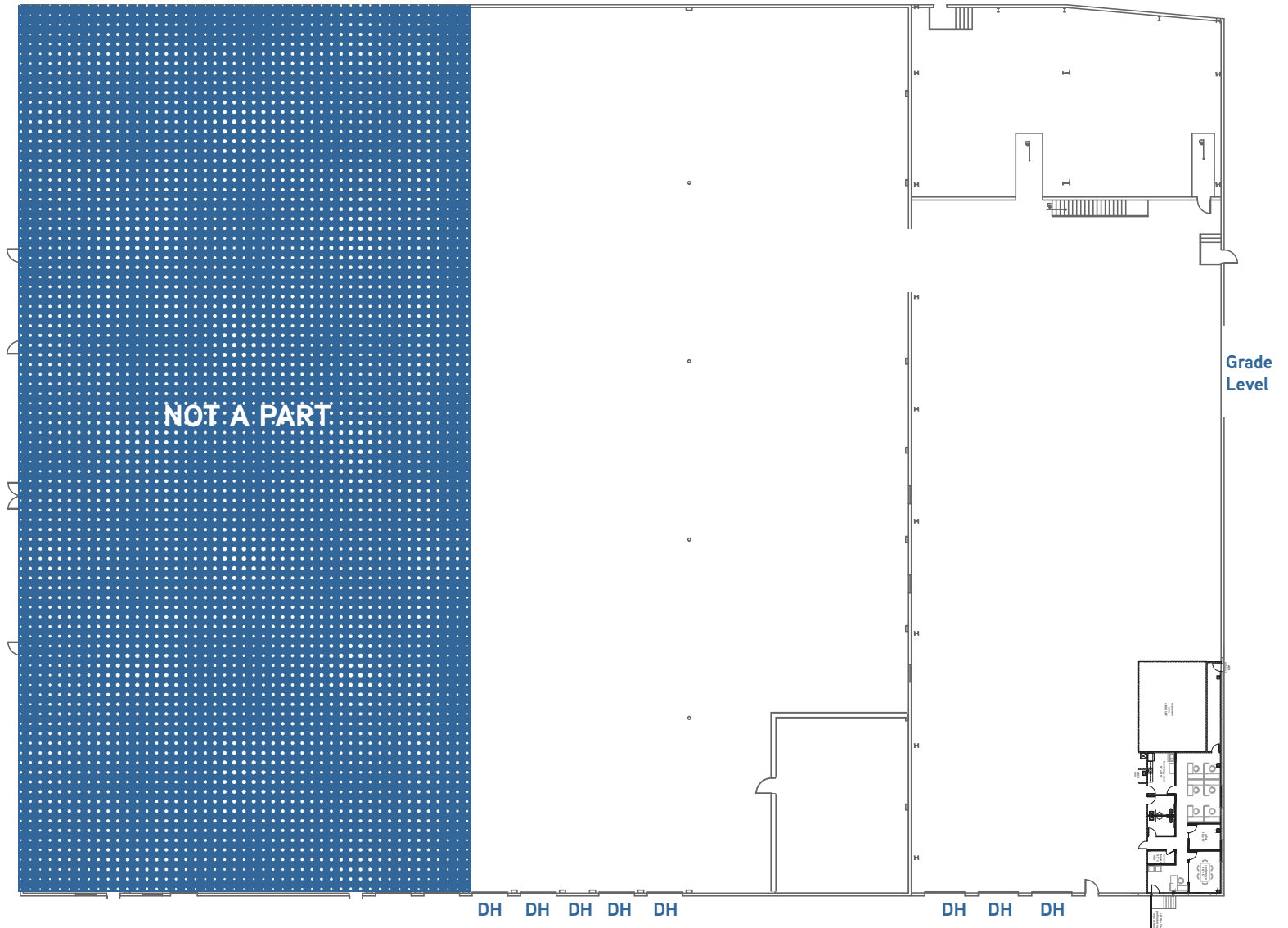
53'  
Truck Access



8 DOCKS  
1 Grade Level



20'-27'  
Clear Height



# FLOOR PLAN OFFICE



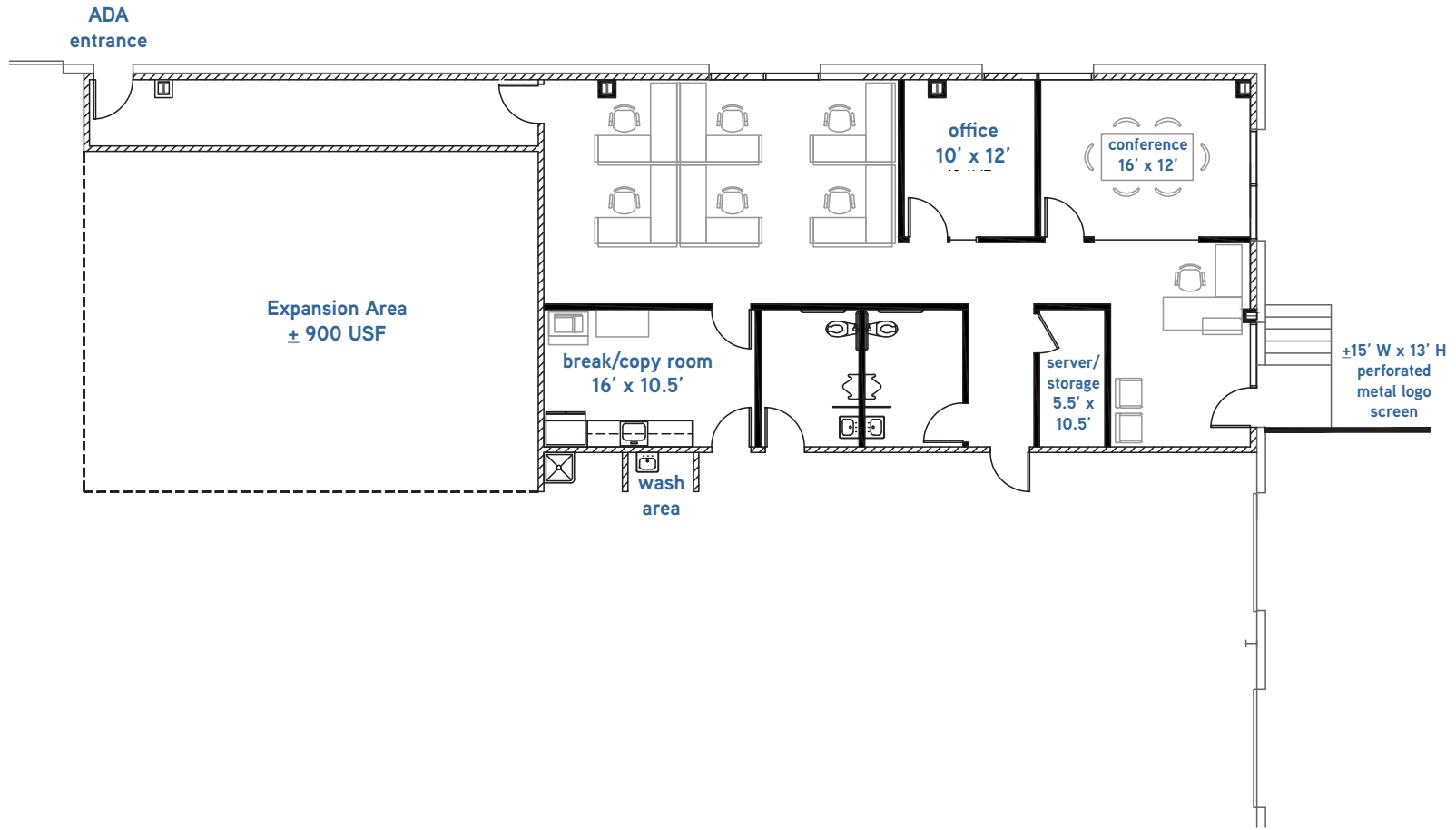
**FUNCTIONAL**  
Office-Layout



**NEW**  
Construction



**±1,050 SF**  
Office



*\*Schematic Floor Plan*

# SITE PLAN



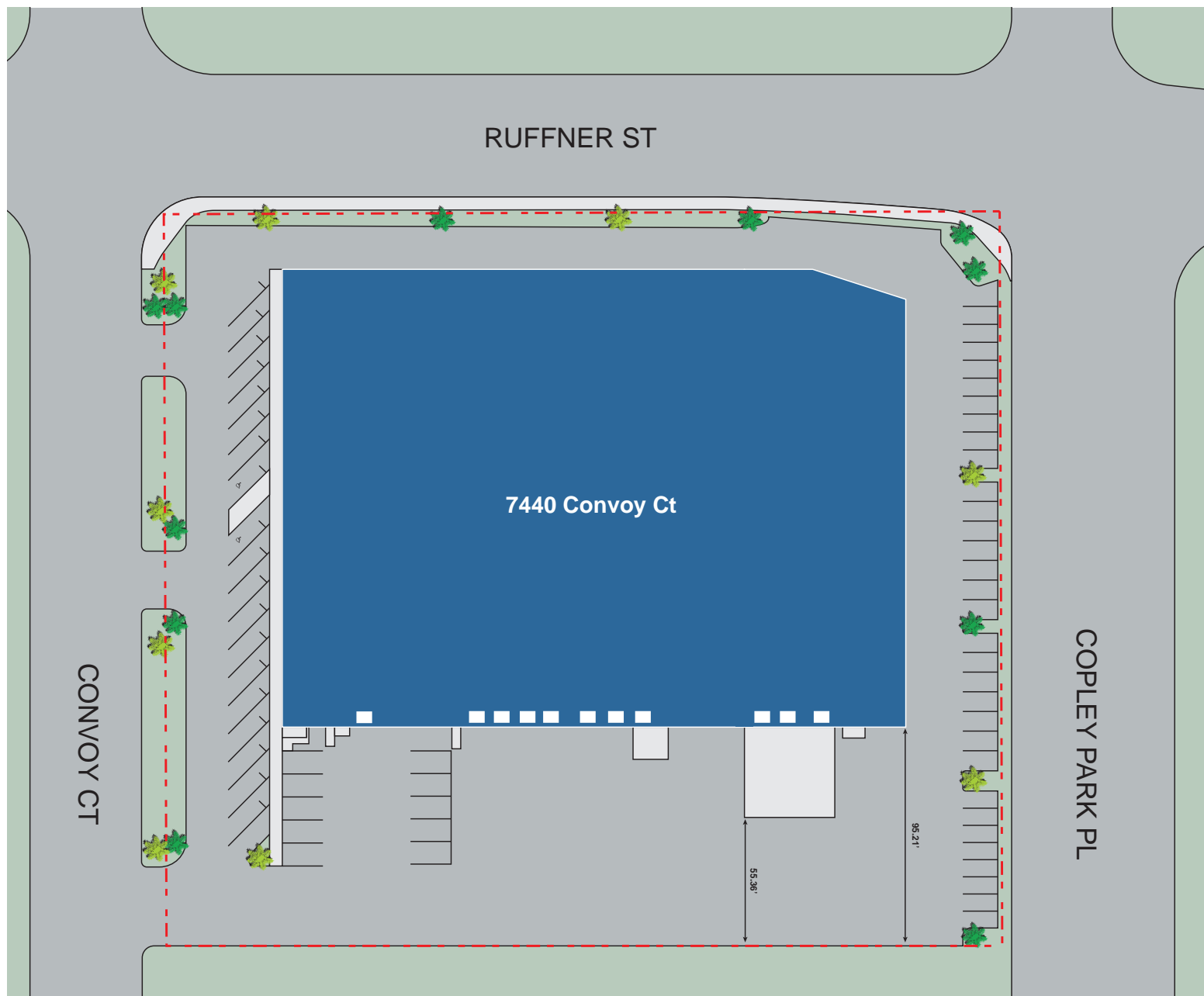
FULLY  
Sprinklered



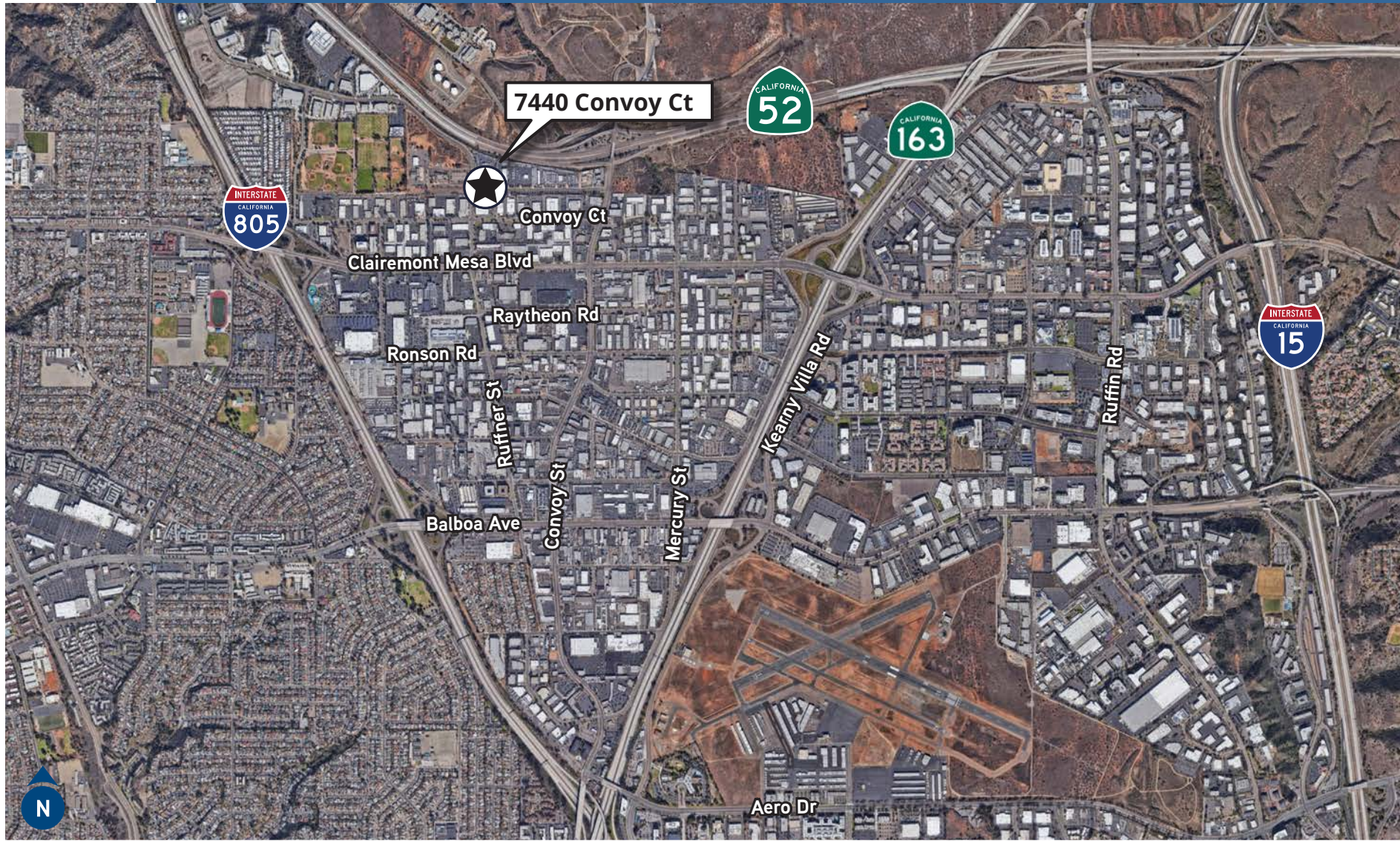
FENCED YARD  
Potential



KEARNY MESA  
Location







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