

NEW CONSTRUCTION

7401 | BRISTOW COURT
SAN DIEGO, CA 92154 | OTAY MESA

AVAILABLE NOW

55,646 SF AVAILABLE | FOR LEASE
43' CLEAR HEIGHT | ON-SITE TRUCK SCALE

**DIVISIBLE AND SHORT-TERM
LEASES AVAILABLE!**

LEASING INCENTIVES!
**\$0.59 PSF NNN YEAR 1 RATE
ON QUALIFYING 5 YEAR LEASE**



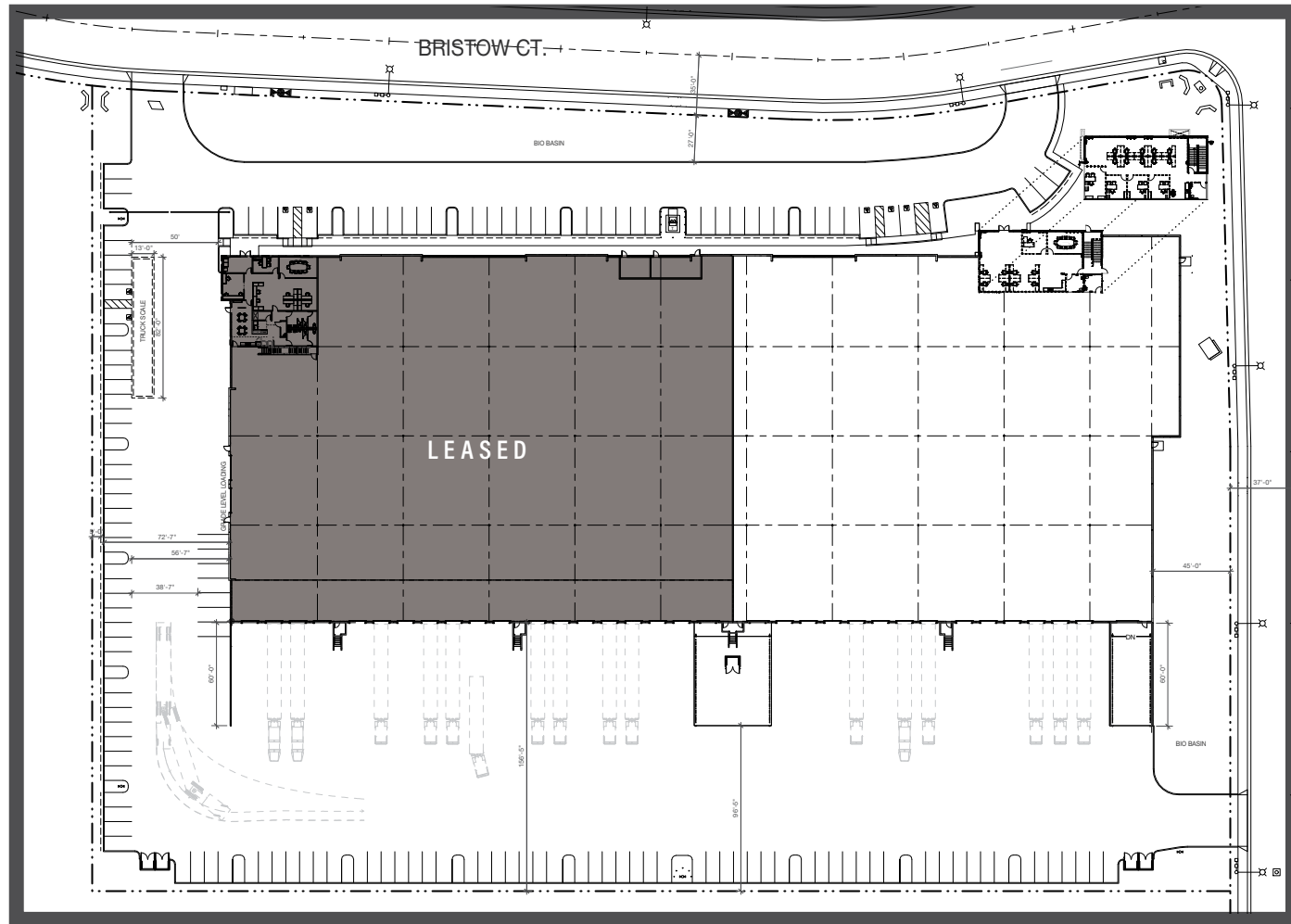
**CUSHMAN &
WAKEFIELD**

AVAILABILITY INFORMATION

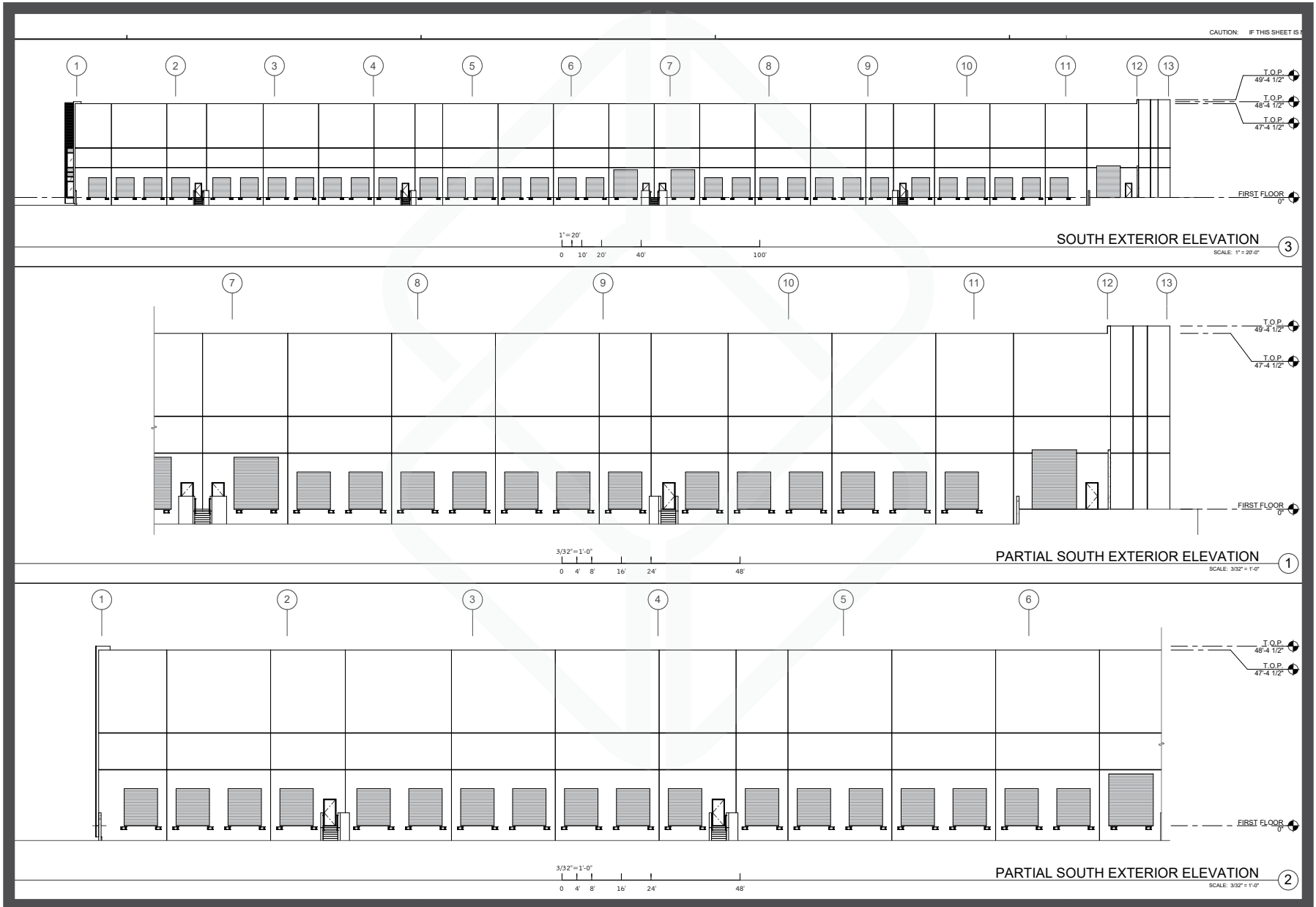


Total Building Size	124,680 SF
Available SF	55,646 SF
Office SF	5,212 SF
Loading	13 DH doors & 2 GL doors
Sprinklers	ESFR
Clear Height	±43'
Power	800 amps / 480v
Parking Ratio	1.2 / 1,000 SF On-Site Truck Scale
Occupancy	Available now
Asking Rate	\$1.04 PSF NNN (NNNs = \$0.27/SF)

*Divisible and short-term leases available
*\$0.59 PSF NNN Year 1 rate on qualifying 5 year lease



EXTERIOR ELEVATION



PROPERTY PHOTOS



PROPERTY LOCATION



CORPORATE NEIGHBORS



DRIVE TIME

MIRAMAR
32 MIN

25 MILES

KEARNY MESA
25 MIN

20 MILES

EL CAJON
26 MIN

15 MILES

DOWNTOWN
15 MIN

10 MILES

CHULA VISTA
5 MIN

5 MILES



MEXICO

NEW CONSTRUCTION

7401 | BRISTOW COURT
SAN DIEGO, CA 92154 | OTAY MESA

AVAILABLE NOW

55,646 SF AVAILABLE | FOR LEASE

**DIVISIBLE AND SHORT-TERM
LEASES AVAILABLE!**

LEASING INCENTIVES!
\$0.59 PSF NNN YEAR 1 RATE
ON QUALIFYING 5 YEAR LEASE



©Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

BRANT ABERG, SIOR
858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

P: 858.546.5400 | F: 858.630.6320

WWW.CUSHWAKE.COM