

8709 Kerns Street

SAN DIEGO, CA 92154 • OTAY MESA

FOR LEASE



PROPERTY FEATURES

- ±28' Clear Height
- 1,200 amps 3-phase 277/480 volt 4-Wire
- ESFR
- Class A Warehouse Distribution
- Built in 2002
- Reinforced Concrete Tilt-Up Construction
- Single Story; No Mezzanine
- Parking (1.4 per 1,000 SF)
- ±59,760 SF
- ±1.11 Acre Secured Yard
- ±6% Build Out
- 16 Dock High Doors
- 2 Grade Level Door
- Available Now
- Rate: Contact Broker (NNNs = \$0.33/SF)

NEW TENANT INCENTIVE!
1 MONTH FREE PER YEAR



OWNED AND OPERATED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

BRANT ABERG

858.546.5464

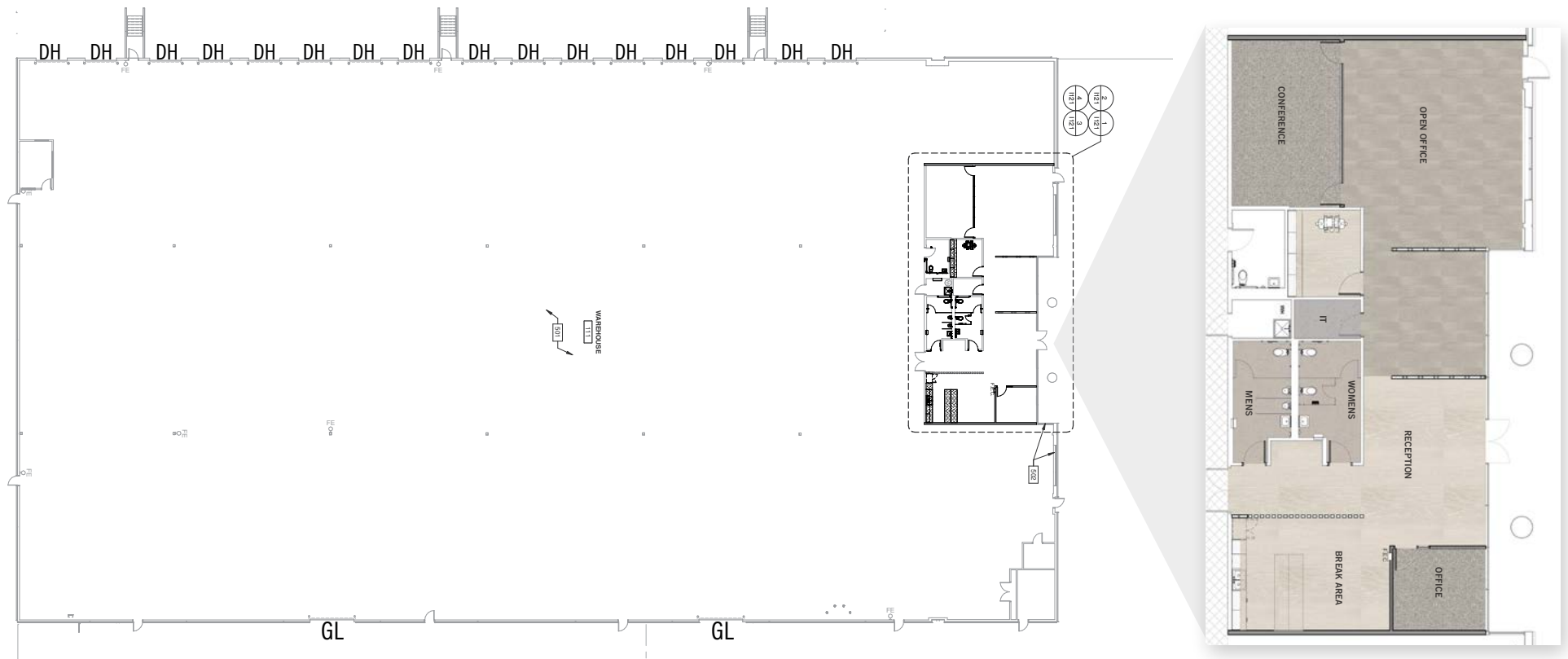
brant.aberg@cushwake.com

CA Lic 01773573

CUSHMAN & WAKEFIELD

Site Plan

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 **CUSHMAN &
WAKEFIELD**

Asset Profile

FOR LEASE



Class A Industrial / \pm 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



\pm 1.11 Acre **secured yard**

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 **CUSHMAN &
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Asset Location

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 **CUSHMAN &
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Corporate Neighbors

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 **CUSHMAN &
WAKEFIELD**