

# METROPLEX BUSINESS CENTER

8909, 8949 & 8969 KENAMAR DRIVE, SAN DIEGO, CALIFORNIA 92121



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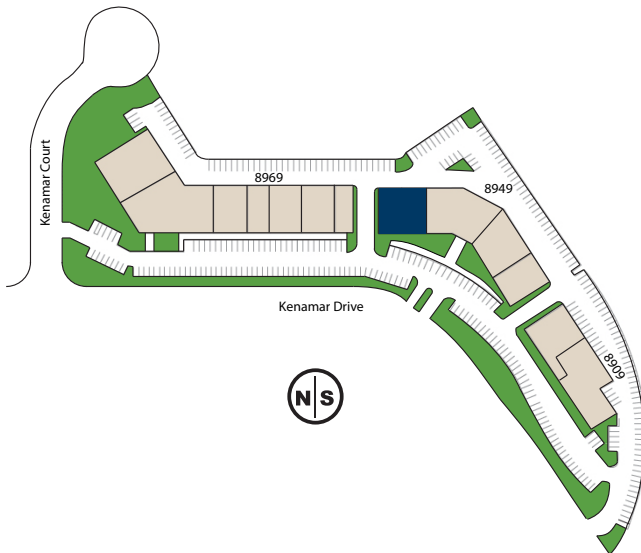


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## PROPERTY FEATURES:

- Three-building multi-tenant industrial / showroom park located directly behind the coveted Pyramid building
- One block off Miramar Road, close proximity to I-805 & I-15
- Ideal showroom with glass line
- High bay warehouse with approximately 22' clear height
- Excellent street frontage on Kenamar Drive



AVAILABILITY	SF	RATE	COMMENTS
8949 Kenamar Dr, Suite 110-111	4,674 - 9,375	\$1.75 NNN	2-story, mix of private office and open office, balance warehouse. (4) grade level loading doors. Suite 110 Power: 200A 3-phase 480/277V. Suite 111 Power: 100A 3-phase 480/277V. Divisible to 4,674 & 4,701 SF. Available 4/1/2025.

NNNs Expenses: ±\$0.38 PSF



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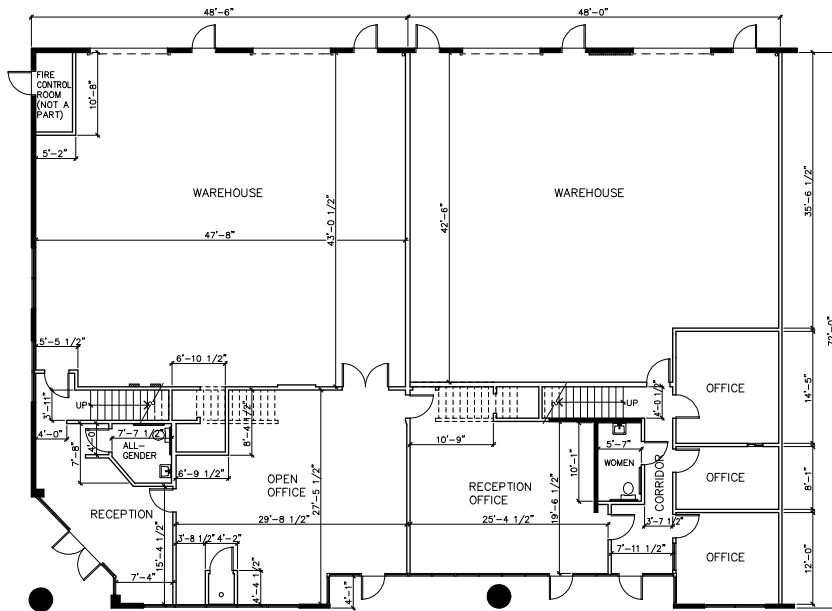
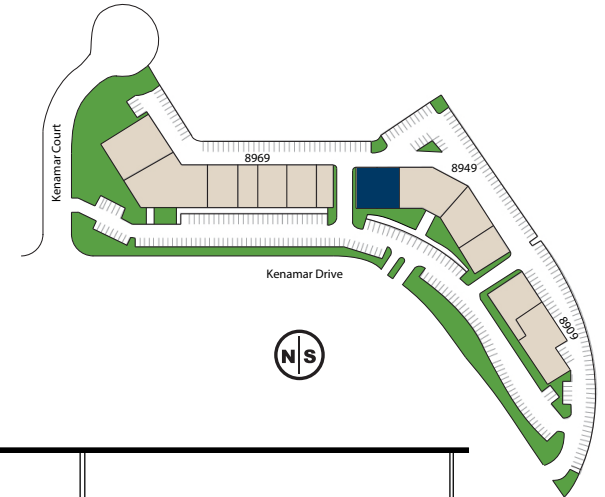
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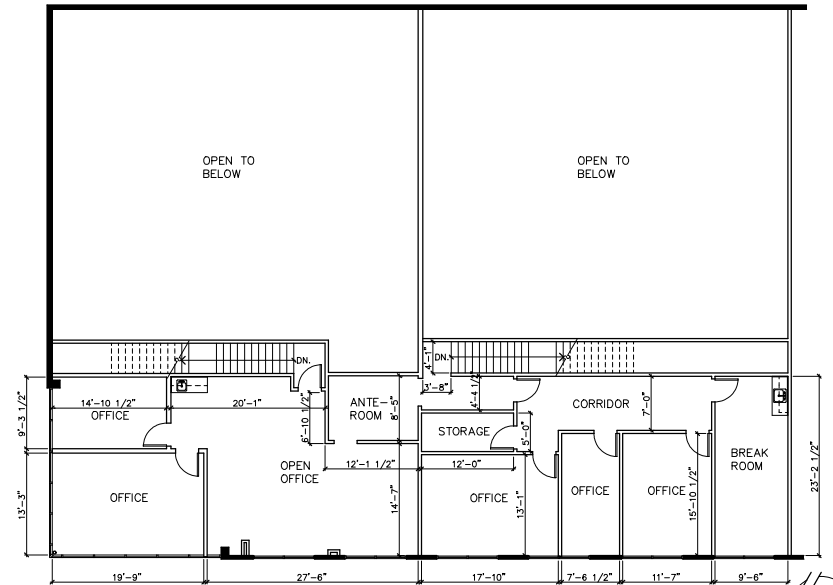
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1ST FLOOR



2ND FLOOR

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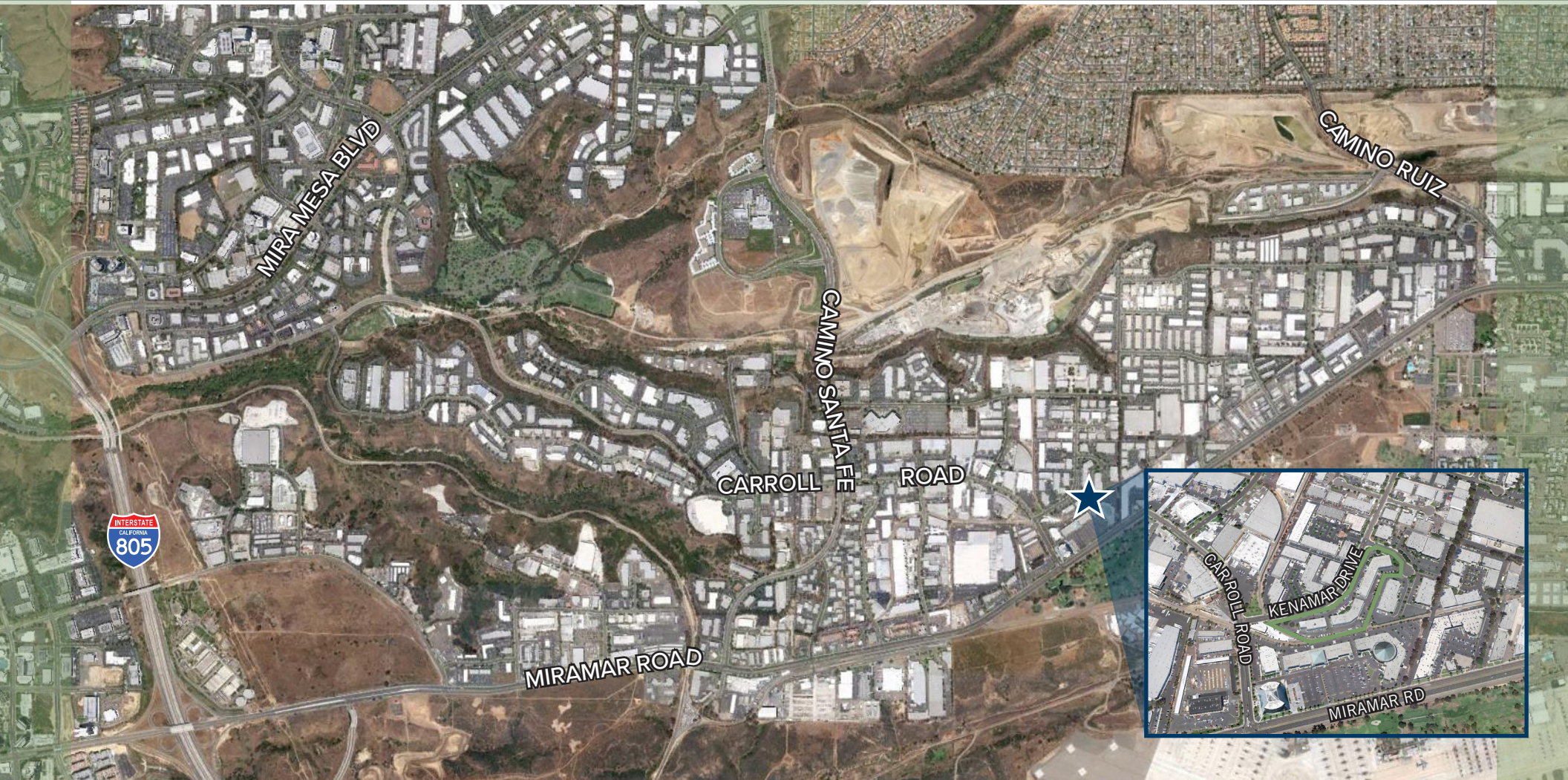
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