

Available for Lease



1.91 ACRES AVAILABLE

28,000 SF For Lease

9475 Nicola Tesla Ct

CABOT |

For more information, contact:

BRANT ABERG, SIOR
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 CUSHMAN &
WAKEFIELD

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PROPERTY FEATURES

Total Building Size	28,000 SF
Site Size	1.91 acres
Office	5,406 SF Including Mezz (2,703 SF)
Year Built	1995
Clear Height	23'
Stories	Single Story
Car Parking	82 Spaces (2.93/1,000 SF)
Trailer Parking	Secured Trailer Parking and Material Yard
Dock High Doors	6
Grade Level Doors	1
Zoning	IL-3-1
Power	Power to be confirmed
Lease Rate	Call Broker



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Location



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- Freeway
- Future CA-125 Connector
- County/City Border
- Freeway On/Off Ramp

GREAT ACCESS

905 Fwy | 125 Toll | SR 11 | South county Ring Road

METRO AIRPARK
330 ACRES



EXISTING OTAY MESA POE

CBX



CROSS BORDER EXPRESS TERMINAL

NOW OPEN

OVER TWO

MILLION PASSENGERS ANNUALLY

OTAY MESA CENTRAL VILLAGE

18

MILES FROM SAN DIEGO'S

1 MILLION TRUCKS & \$52 BILLION IN GOODS ANNUALLY



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15 min/14 miles

TO DOWNTOWN SAN DIEGO

25 min/22 miles

TO KEARNY MESA

45 min/53 miles

TO OCEANSIDE

2.5 hrs/112 miles

TO INLAND EMPIRE

3.5 hrs/135 miles

TO LOS ANGELES

5.5 hrs/364 miles

TO PHOENIX



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Corporate Neighbors



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