

Available for Lease



1.91 ACRES AVAILABLE

28,000 SF For Lease

9475 Nicola Tesla Ct

CABOT 

For more information, contact:

BRANT ABERG, SIOR

+1 858 546 5464

brant.aberg@cushwake.com

CA Lic 01773573

RYAN DOWNING, SIOR

+1 858 546 5416

ryan.downing@cushwake.com

CA Lic 01955032



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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

CUSHMAN &
WAKEFIELD

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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

CBX



NOW
OPEN

CROSS BORDER EXPRESS TERMINAL



OVER
TWO

MILLION
PASSENGERS
ANNUALLY

OTAY MESA
CENTRAL VILLAGE

18
MILES



EXISTING OTAY MESA POE

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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