

FOR LEASE 124,032 SF + 3.95 ACRE SECURED YARD



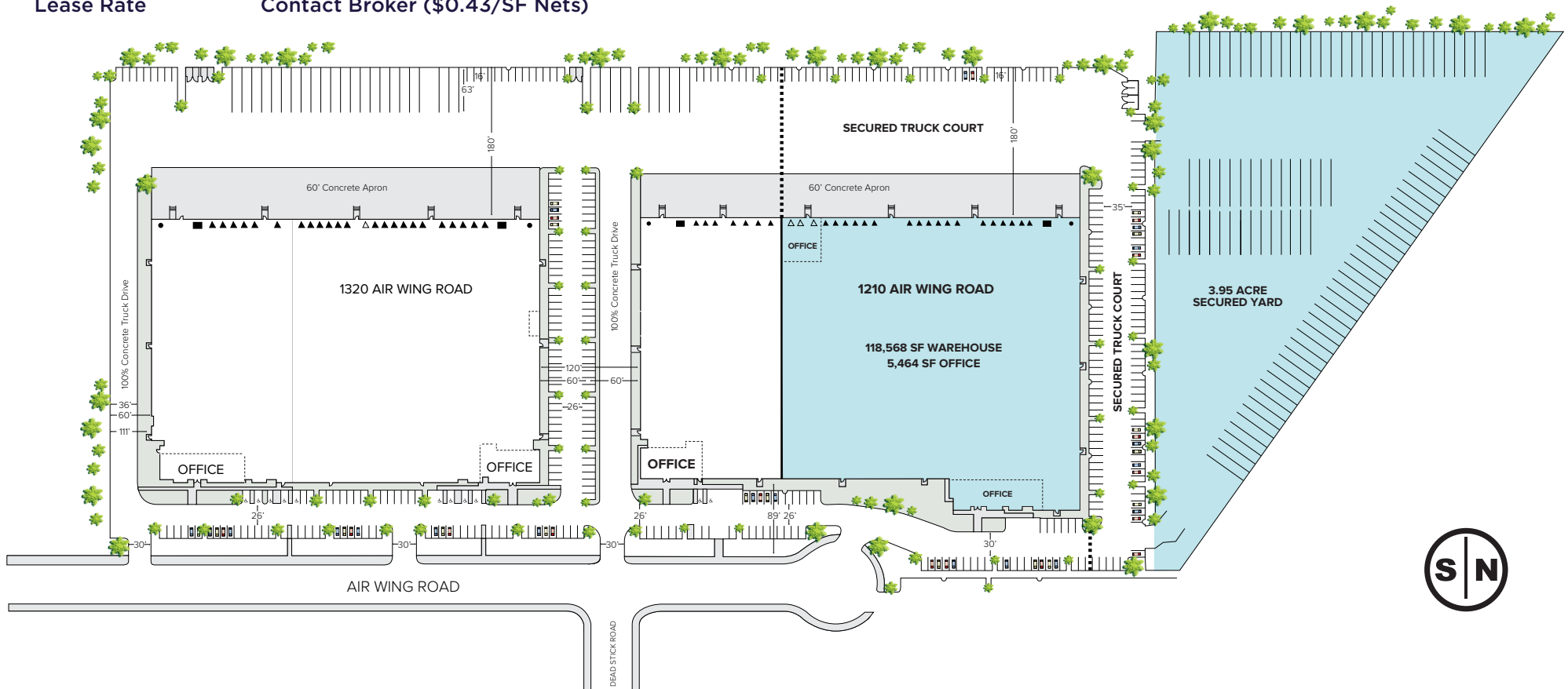
III PIPER RANCH



1210 AIR WING ROAD, SAN DIEGO, CA 92154

AVAILABLE SPACE

Total Rentable Area	124,032 SF
Office Buildout	5,464 SF (±4.4%)
Occupancy Date	September 2026
Clear Height	32'
Dock High Doors	(1) 10' x 18' & (20) 8'6" x 10'
Grade Level Doors	(1) 12' x 12'
Dock Levelers	(15) 15,000 lbs
Vehicle Parking	1.25 per 1,000 SF
Secured Parking	3.95 Acre Secured Yard & Secured Truck Courts
Lease Rate	Contact Broker (\$0.43/SF Nets)

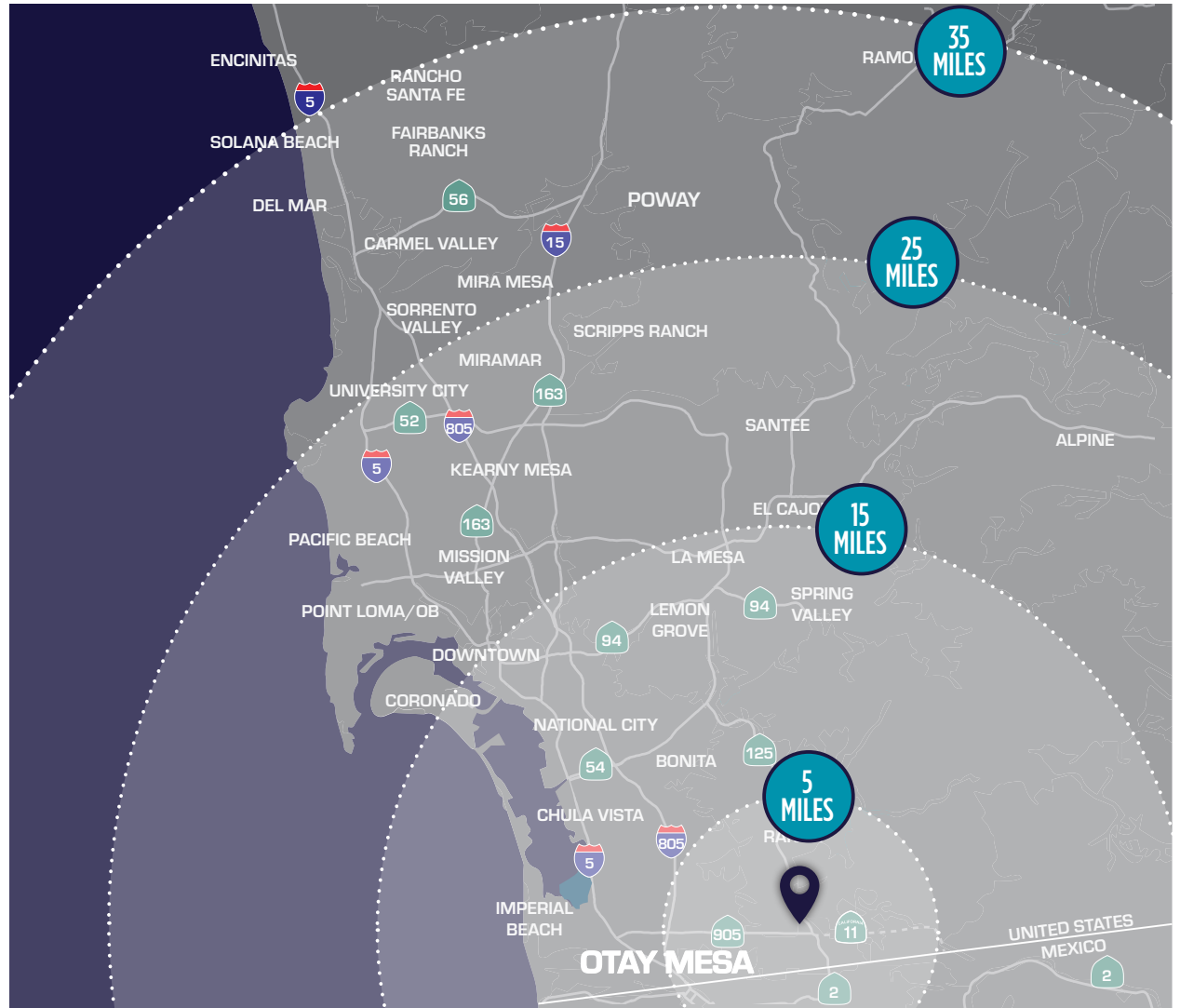


PROPERTY LOCATION



DRIVE TIMES

FREEWAY	DISTANCE	TIME
FUTURE 11	8 MIN	2 MILE
HIGHWAY 905	6 MIN	1 MILE
HIGHWAY 5	12 MIN	8 MILES
HIGHWAY 805	10 MIN	6 MILES
HIGHWAY 125	4 MIN	1 MILES
INTERSTATE 94	17 MIN	15 MILES
INTERSTATE 15	22 MIN	19 MILES



 <p>OTAY MESA PORT OF ENTRY 9 MINUTES 3.4 MILES</p>	 <p>SAN DIEGO INT'L AIRPORT 30 MIN 22.9 MILES</p>	 <p>MONTGOMERY-GIBBS AIRPORT 32 MIN 24.7 MILES</p>	 <p>MCCLELLAN-PALOMAR AIRPORT 57 MIN 51.7 MILES</p>
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CORPORATE NEIGHBORS





CONTACT

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