



CABRILLO

COMMERCE CENTER

5555-5595 MAGNATRON BLVD
5600-5644 KEARNY MESA ROAD
SAN DIEGO, CALIFORNIA 92111



INDUSTRIAL/OFFICE/FLEX SUITES FOR LEASE

4.5% BROKER COMMISSION

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602.489.4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573





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SNAPSHOT OF AVAILABILITY

5600 Kearny Mesa Rd

100% Leased

5610 Kearny Mesa Rd

100% Leased

5620 Kearny Mesa Rd

100% Leased

5630 Kearny Mesa Rd

100% Leased

5640 Kearny Mesa Rd

Suite F	1,515 SF	\$2.05 NNN*	Available 5/1/26.
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Suite G	2,215 SF	\$2.05 NNN*	Available 5/1/26.
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Suite P	1,439 SF	\$2.05 NNN*	Available now.
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5644 Kearny Mesa Rd

Suite H,M	2,240 SF	\$2.05 NNN*	Available now.
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5555 Magnatron Blvd

Suite L	2,754 SF	\$1.85 NNN*	Available now.
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5575 Magnatron Blvd

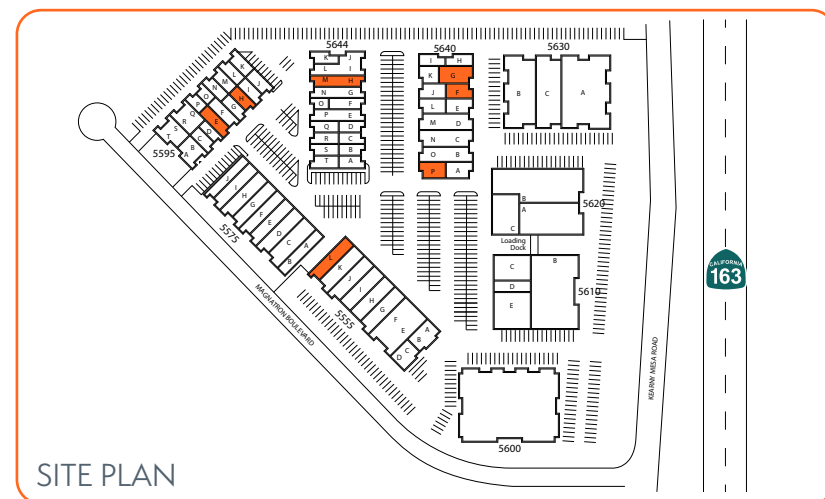
100% Leased

5595 Magnatron Blvd

Suite E	1,463 SF	\$2.05 NNN*	Available now.
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Suite H	1,107 SF	\$2.05 NNN*	Available 6/1/26.
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*NNNs = \$0.37 PSF



SITE PLAN

MULTI-TENANT INDUSTRIAL SUITES

Part of an approximately
214,380 Square Foot, (9)
Building Project



14' - 18'
Clear Height

Varying Suite Size
and Percentage
Build-outs

Excellent Access to
Highway 163, 52, I-5



Outstanding
Central San Diego
Location

Prominent Highway 163
Frontage and Visibility

AT&T and Time Warner
Cable connectivity



Natural gas available at
5640 Kearny Mesa Rd

On-site Deli

Security Patrol

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5640 KEARNY MESA RD

Suite F 1,515 SF \$2.05 PSF/Month NNN

Details Pending.

Available 5/1/26.

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SITE PLAN

FLOOR PLAN PENDING

*Floor plan to be verified

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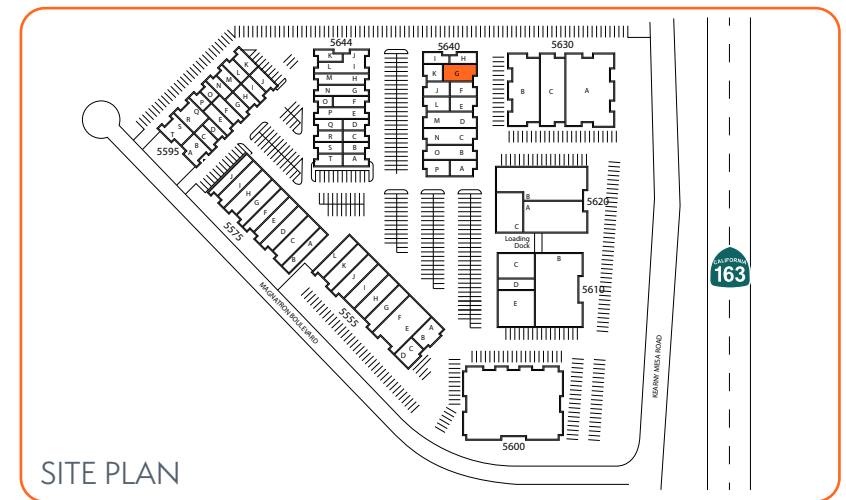
5640 KEARNY MESA RD

Suite G 2,215 SF \$2.05 PSF/Month NNN

Details Pending.

Available 5/1/26.

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FLOOR PLAN PENDING

**Floor plan to be verified*

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12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



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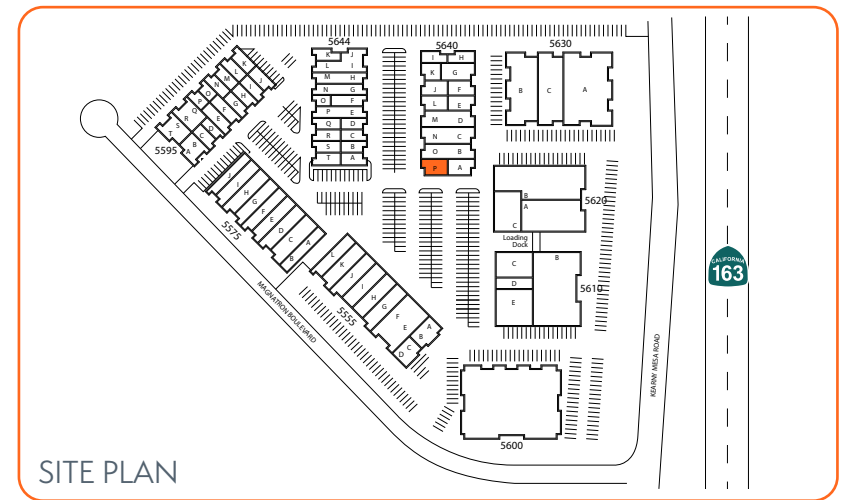
5640 KEARNY MESA RD

Suite P 1,439 SF \$2.05 PSF/Month NNN

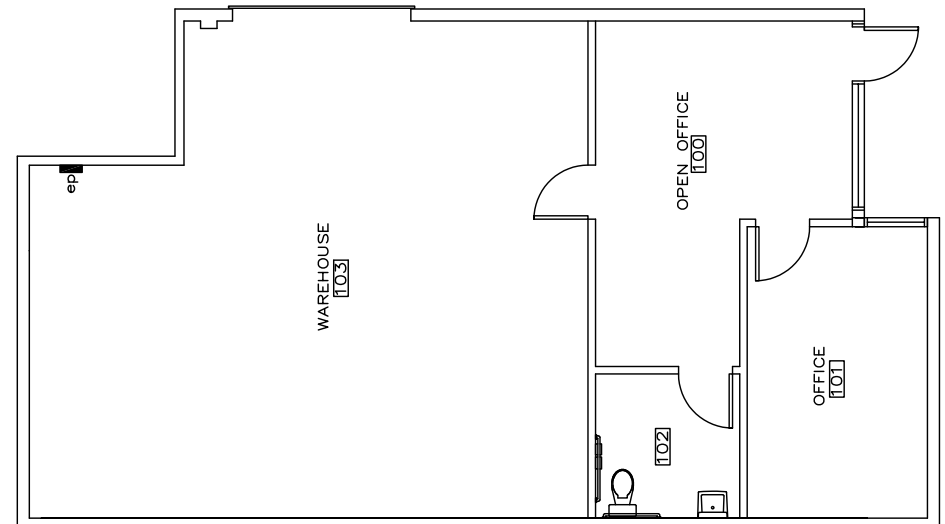
Reception/open office, (1) private office, (1) restroom, balance warehouse.

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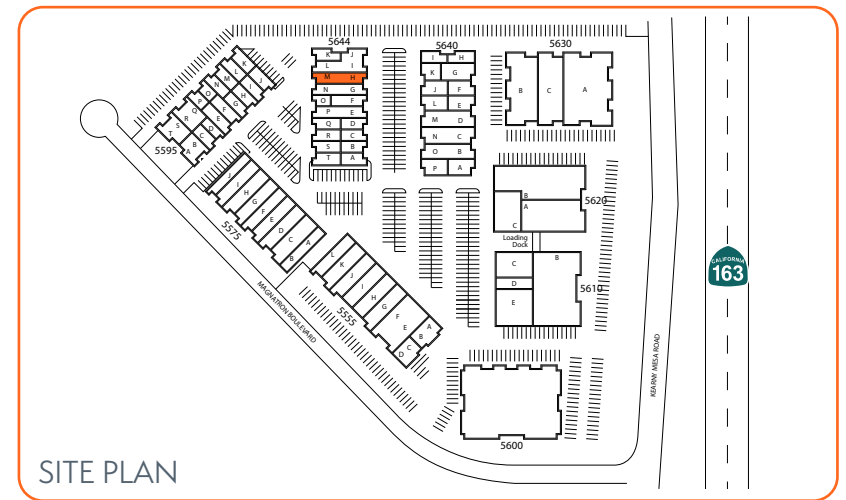
5644 KEARNY MESA RD

Suite H,M 2,240 SF \$2.05 PSF/Month NNN

Reception/open office, (1) private office, (2) restrooms, balance warehouse.

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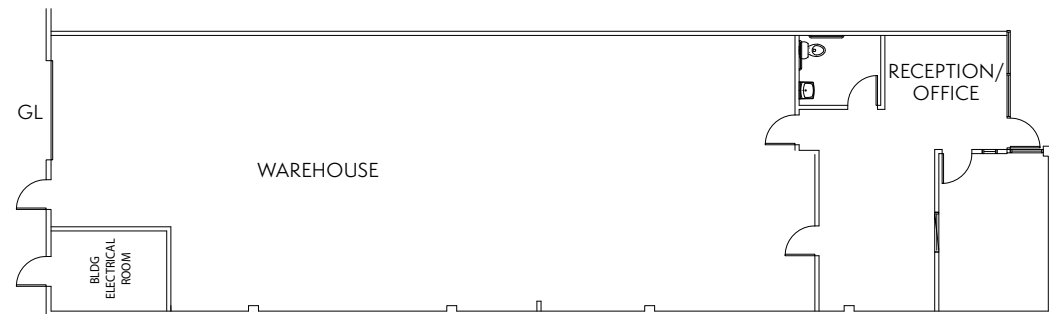
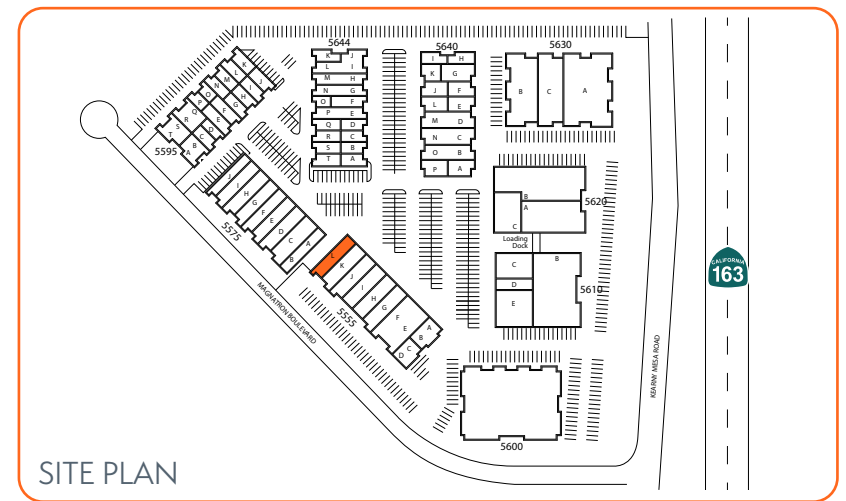
5555 MAGNATRON BLVD

Suite L 2,754 SF \$1.85 PSF/Month NNN

Open reception/office, (1) private office, balance warehouse, (1) restroom, (1) grade level door.

Available now.

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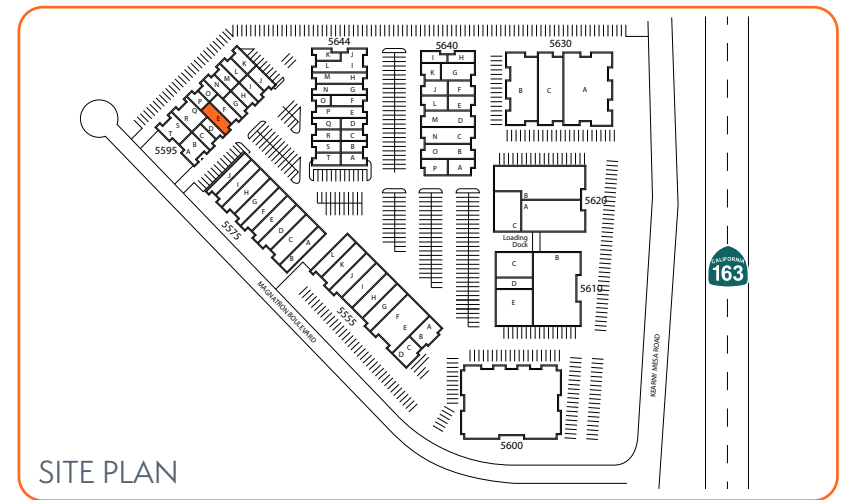
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Suite E 1,463 SF \$2.05 PSF/Month NNN

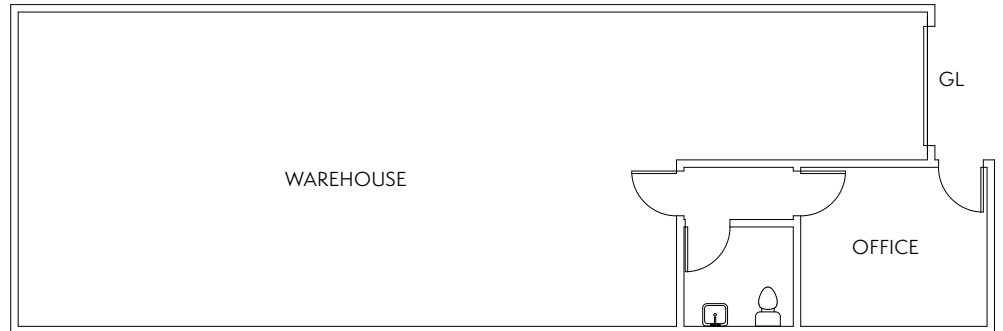
(1) Private office, balance warehouse, (1) restroom, (1) grade level door.

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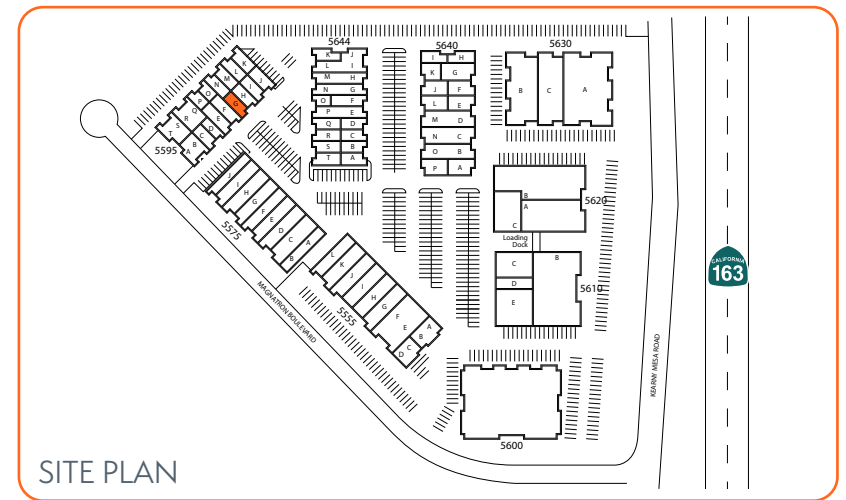
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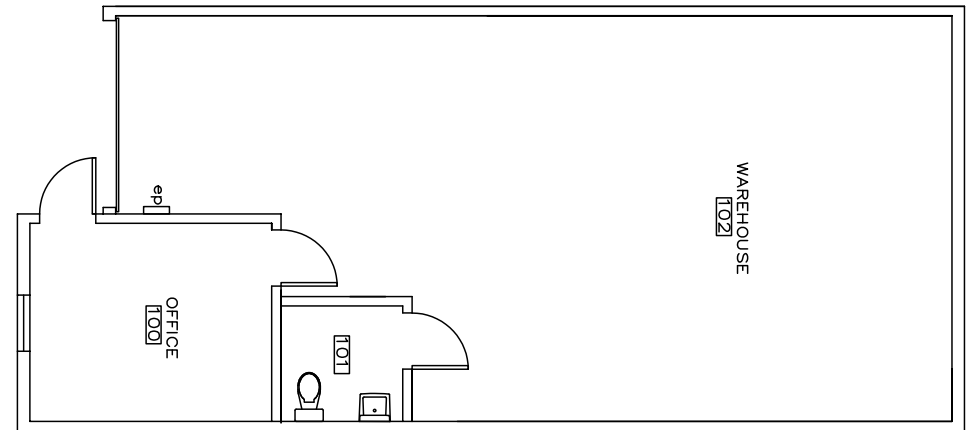
Open office, (1) restroom, balance warehouse.

Available 6/1/26.

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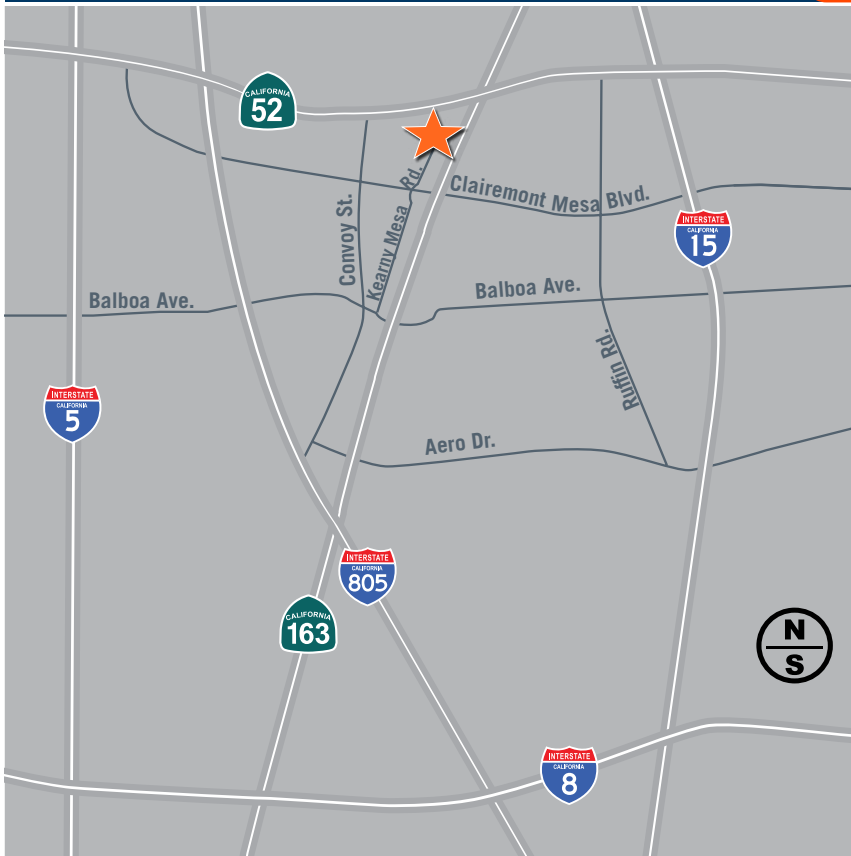




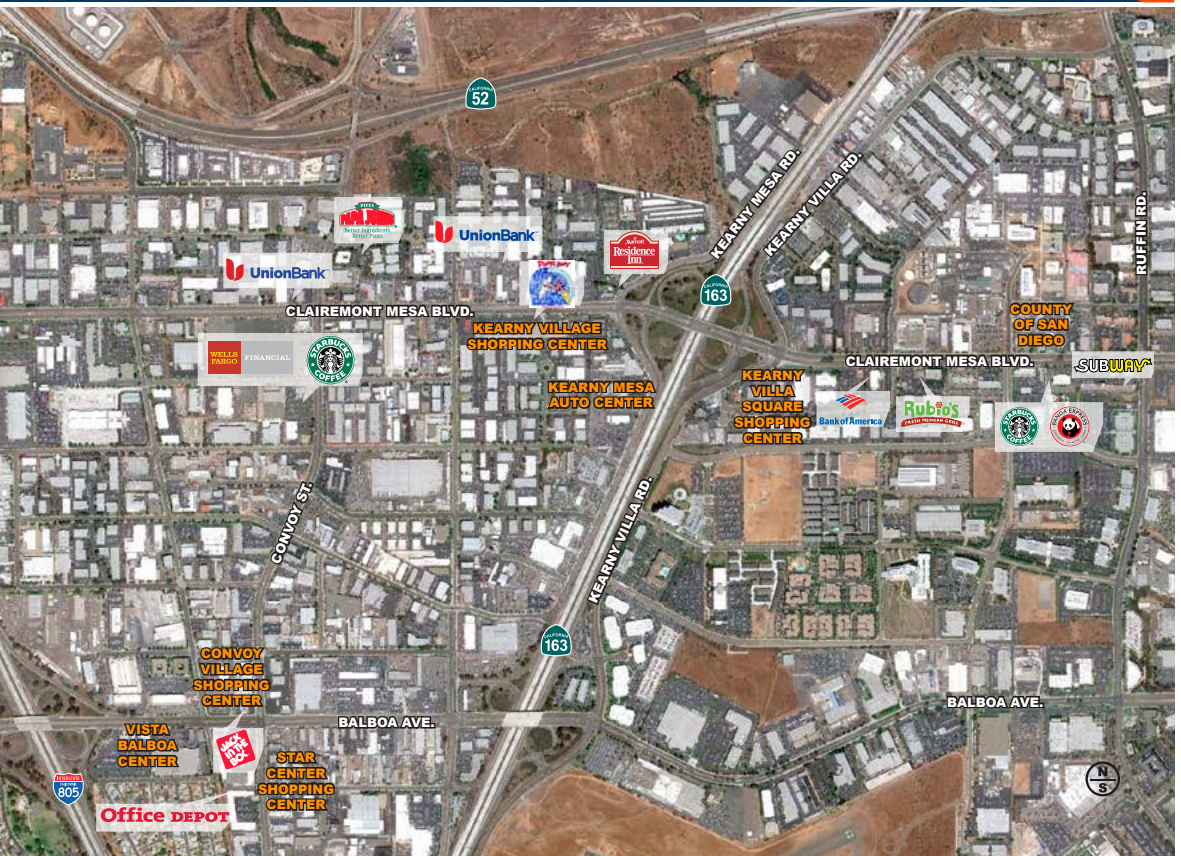
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LOCATOR MAP



AMENITIES



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