METROPLEX BUSINESS CENTER

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



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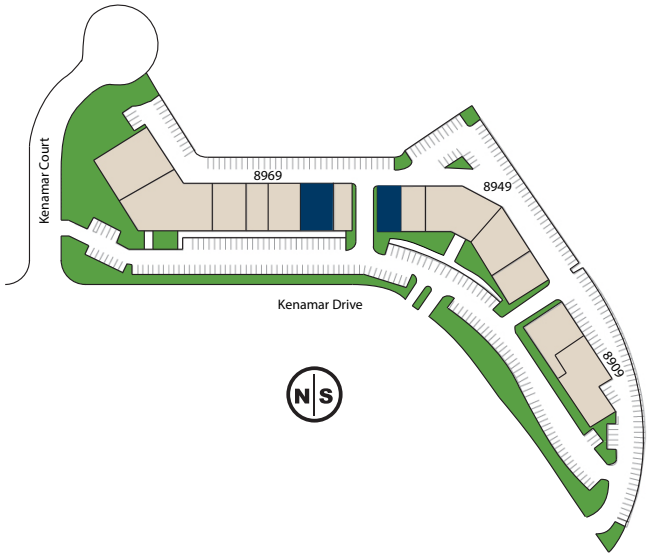
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PROPERTY FEATURES:

- 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 111	4,674	$1.60 NNN	100% HVAC. 2-story, mix of private offices and open office, balance warehouse. (2) grade level loading doors. Available Now.
8969 Kenamar Dr, Suite 102	4,907	$1.60 NNN	2-story, mix of private offices and open office, balance warehouse. (2) grade level loading doors. Available 3/15/2027.

NNNs Expenses: ±$0.38 PSF





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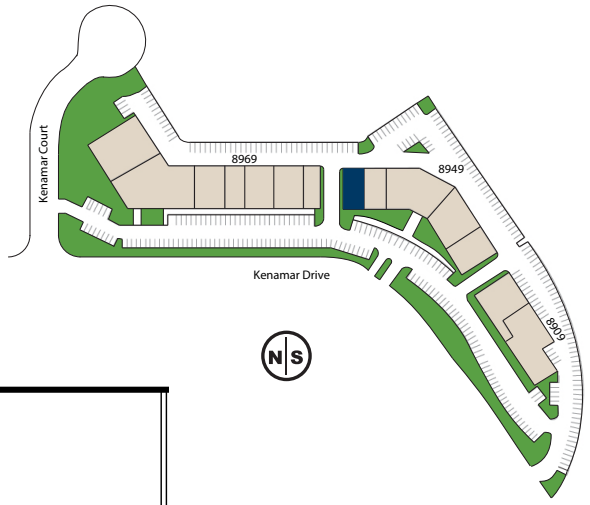
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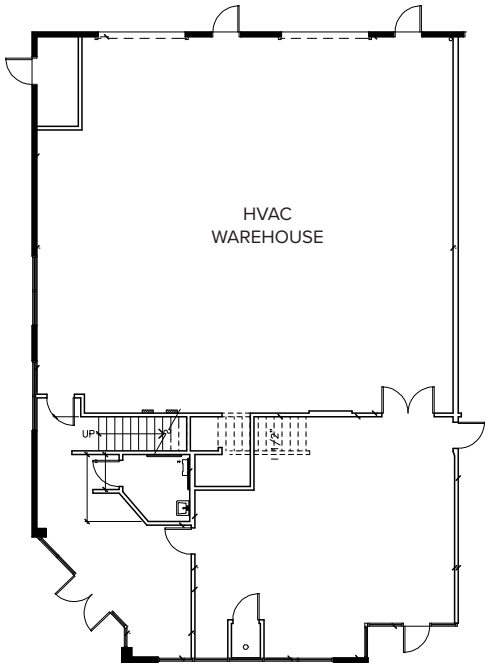
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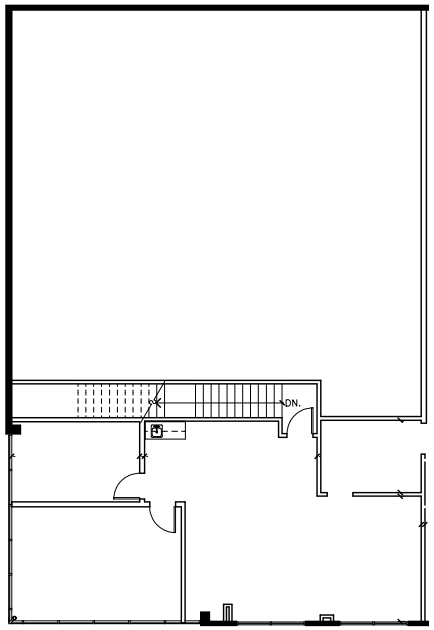
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1ST FLOOR



2ND FLOOR

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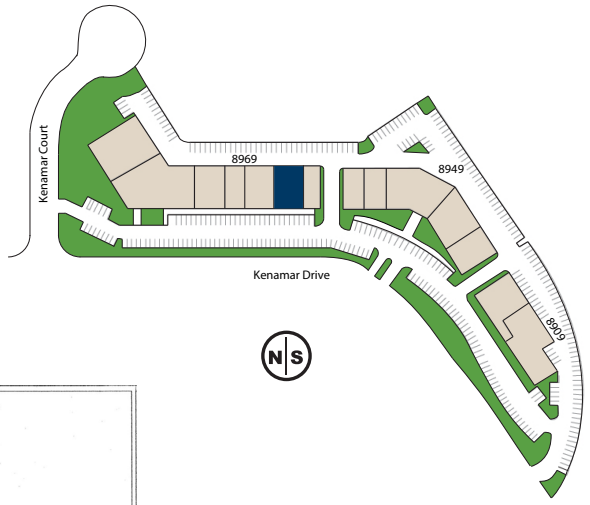
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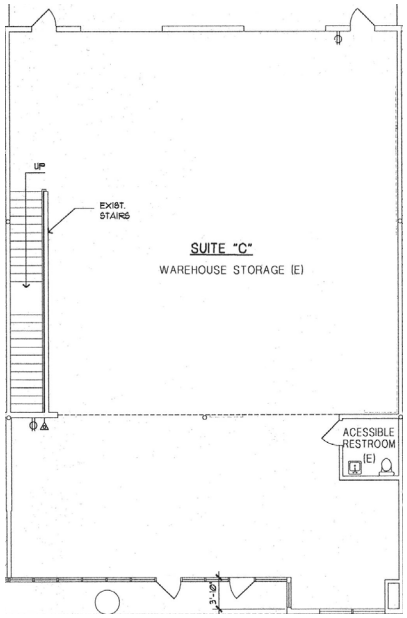
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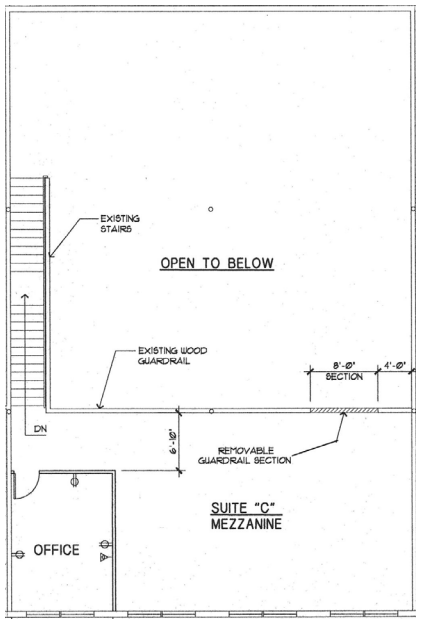
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