8709 Kerns Street

SAN DIEGO, CA 92154 • OTAY MESA

FOR LEASE



PROPERTY FEATURES

- ±28′ Clear Height
- 1,200 amps 3-phase 277/480 volt 4-Wire
- ESFR
- Class A Warehouse Distribution
- Built in 2002
- Reinforced Concrete Tilt-Up Construction
- Single Story; No Mezzanine
- Parking (1.4 per 1,000 SF)
- ±59,760 SF
- ±1.11 Acre Secured Yard
- ±6% Build Out
- 16 Dock High Doors
- 2 Grade Level Doors
- Available Now
- Rate: Contact Broker (NNNs = $0.33/SF)

NEW TENANT INCENTIVE!

9 months abatement for lease signed prior to 12/31/2026 with commencement on or before 2/1/2027



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EASTGROUP PROPERTIES

www.eastgroup.net

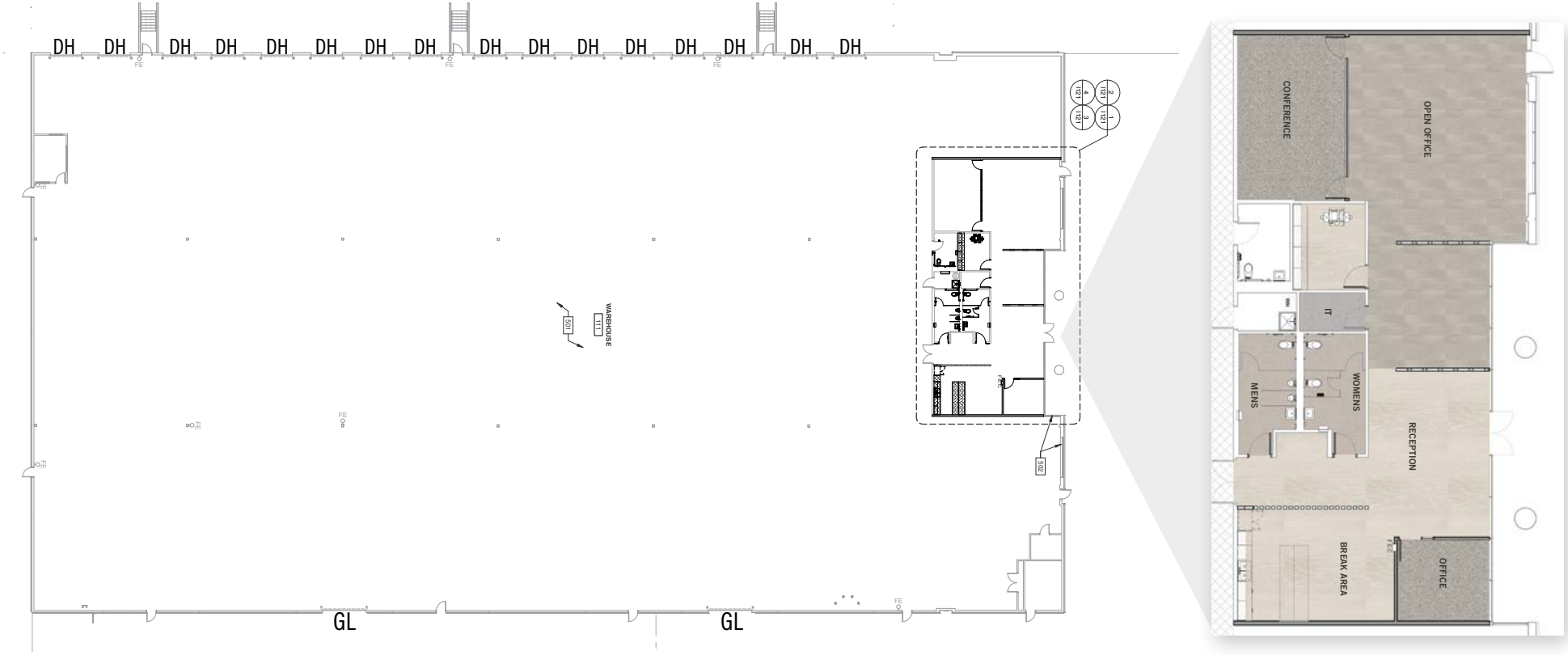
For more information, please contact:

BRANT ABERG
858.546.5464
brant.aberg@cushwake.com
CA Lic 01773573

CUSHMAN & WAKEFIELD

Site Plan

FOR LEASE



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CUSHMAN & WAKEFIELD

Asset Profile

FOR LEASE



Class A Industrial / ± 59,760



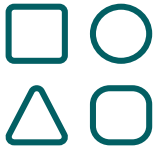
Expansive 28’ clear height, 16 dock high loading positions, & 2 grade level loading doors.



The project consists of one (1) single tenant free-standing building



Immediate access to Otay Mesa Border Crossing



All concrete truck court



±1.11 Acre secured yard

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CUSHMAN & WAKEFIELD

Asset Location

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CUSHMAN & WAKEFIELD

Corporate Neighbors

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