8709 KERNS ST

AVAILABLE FOR LEASE

SAN DIEGO, CA 92154

OTAY MESA

NEW TENANT INCENTIVE!
1 MONTH FREE PER YEAR



RENOVATIONS COMPLETE!

±59,760 SF FREE-STANDING INDUSTRIAL BUILDING WITH ±1.11 ACRE SECURED YARD

EASTGROUP PROPERTIES

CUSHMAN & WAKEFIELD

ASSET PROFILE

8709 KERNS ST

PROPERTY FEATURES

TOTAL SQUARE FEET	± 59,760 SF
BUILD OUT	±6%
BUILDING DESCRIPTION	Class A Warehouse Distribution
YEAR BUILT	2002
STORIES	Single Story; No Mezzanine
VEHICLE PARKING	1.4 per 1,000 SF
CONSTRUCTION	Reinforced Concrete Tilt-Up Construction
CLEAR HEIGHT	±28’
YARD	±1.11 acre secured yard
DOCK HIGH DOORS	16
GRADE LEVEL DOORS	2
POWER	1,200 amps 3-Phase 277/480 volt 4-Wire
FIRE PROTECTION	ESFR
AVAILABILITY	Available Now
LEASE RATE	Contact Broker (NNNs = $0.33 PSF)





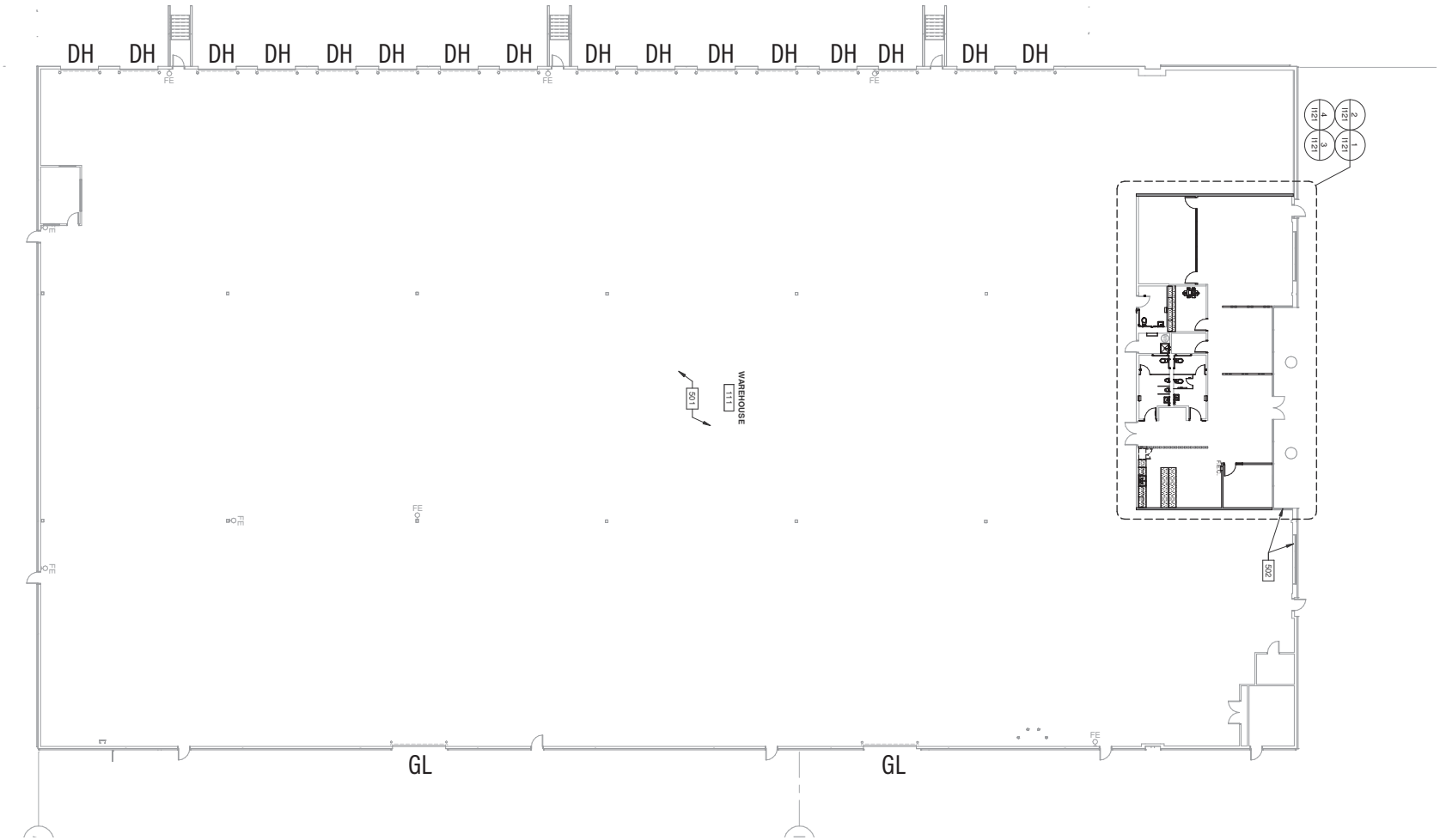
ASSET PROFILE

8709 KERNS ST

- **Class A** Industrial / ± 59,760
- The project consists of one **(1) single tenant free-standing building**
- All **concrete** truck court
- Expansive **28' clear height**, **16 dock high loading** positions, & **2 grade level loading doors**.
- **Immediate access** to Otay Mesa Border Crossing
- ±1.11 Acre **secured yard**

SITE PLAN

8709 KERNS ST



ASSET LOCATION

8709 KERNS ST



GREAT ACCESS

905 Fwy | 125 Toll | SR 11 | South county Ring Road

METRO AIRPARK

330 ACRES

Aviation | Retail | Hospitality | Commercial | Industrial

18 MILES

FROM SAN DIEGO'S CBD

EXISTING OTAY MESA POE

1M TRUCKS & $52 BILLION IN GOODS ANNUALLY

CBX

CROSS BORDER EXPRESS TERMINAL

NOW OPEN

OVER 2 MILLION PASSENGERS **ANNUALLY**

OTAY MESA CENTRAL VILLAGE

Residential | Commercial | Retail | Recreation

ASSET LOCATION

8709 KERNS ST



PHOENIX
5.5 HRS/364 MILES

LOS ANGELES
3.5 HRS/135 MILES

INLAND EMPIRE
2.5 HRS/112 MILES

OCEANSIDE
45 MIN/53 MILES

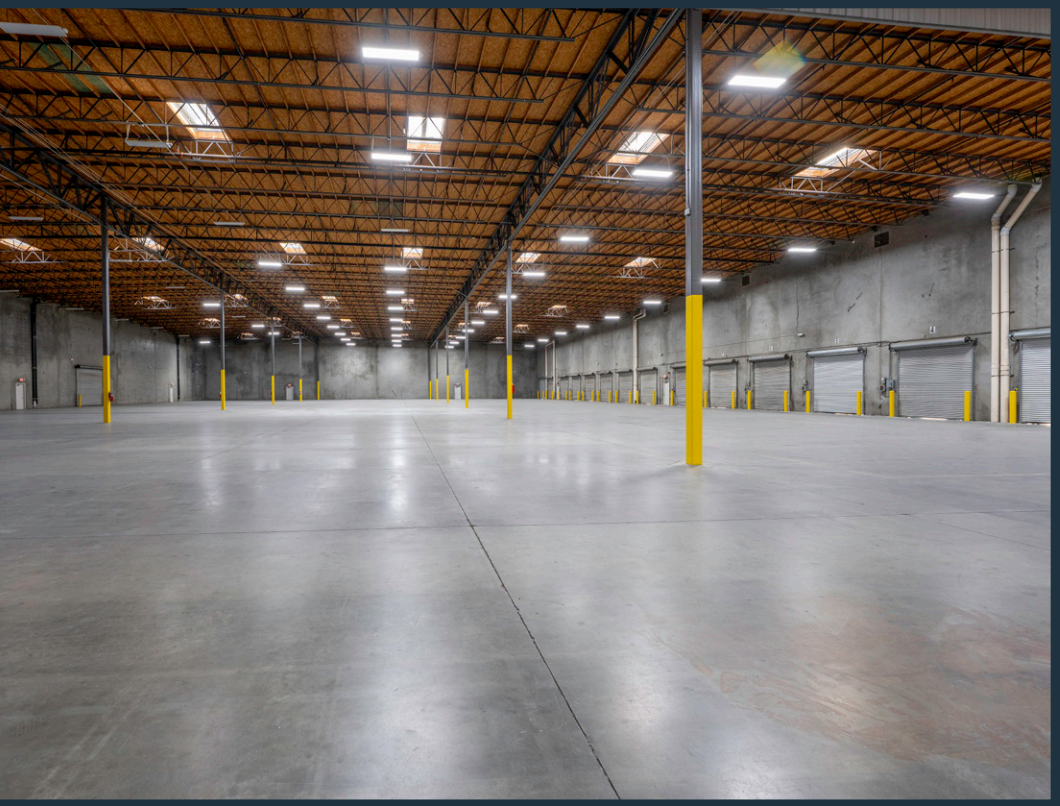
KEARNY MESA
25 MIN/22 MILES

DOWNTOWN
15 MIN/14 MILES


8709
KERNS STREET


1 2
3 4
5 6
7 8
9 10
11 12
13 14
15 16


8709




15 16

CORPORATE NEIGHBORS

8709 KERNS ST



8709 KERNS ST

AVAILABLE FOR LEASE





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