



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

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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 L 1,516 SF \$2.05 NNN* Available now.

5644 Kearny Mesa Rd

100% Leased

5555 Magnatron Blvd

Suite L 2,754 SF \$2.05 NNN* Available now.

5575 Magnatron Blvd

Suite J 2,458 SF \$2.05 NNN* Available now.

5595 Magnatron Blvd

100% Leased

*NNNs = \$0.36 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 L 1,516 SF \$2.05 PSF/Month NNN

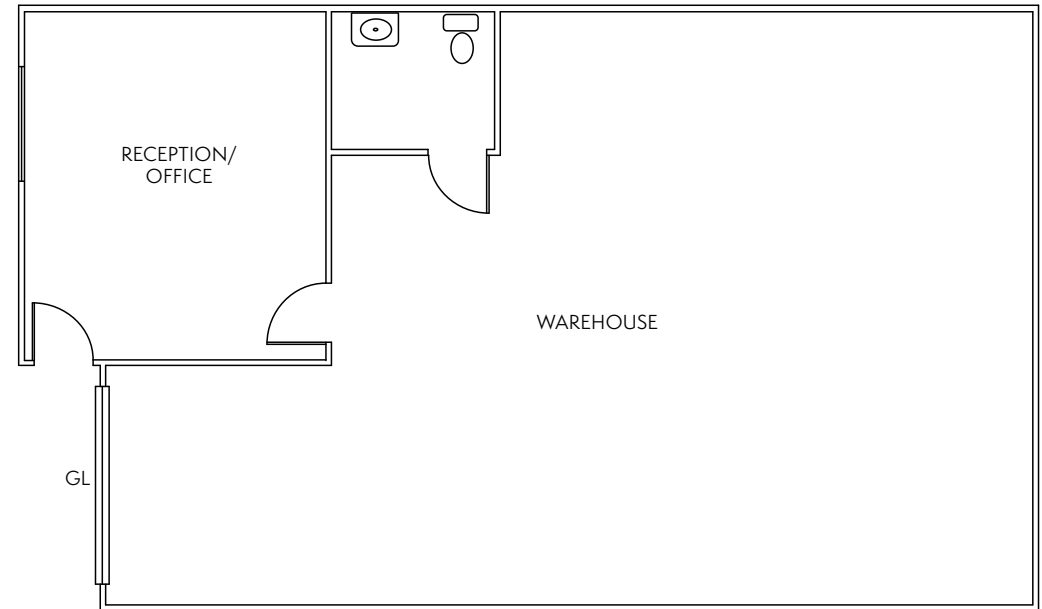
Open reception/office, balance warehouse, (1) restroom, (1) grade level door.

Available now.

NNNs = \$0.36 PSF



SITE PLAN



*Floor plan to be verified

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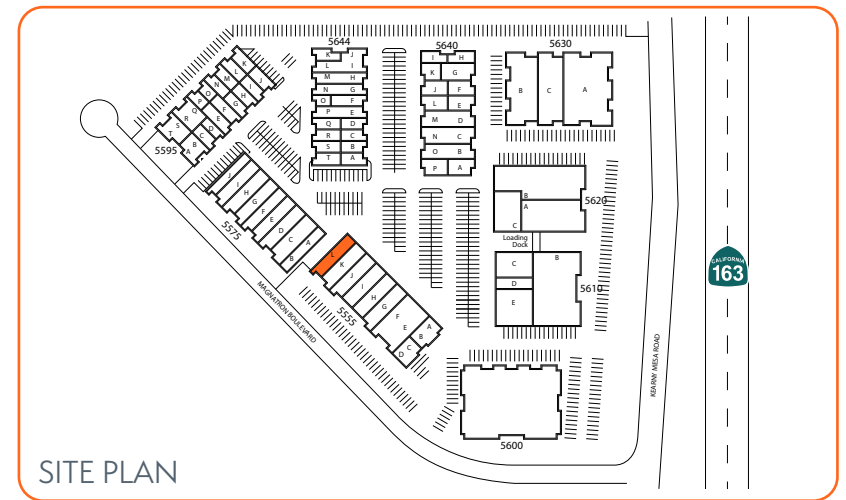
5555 KEARNY MESA RD

Suite L 2,754 SF \$2.05 PSF/Month NNN

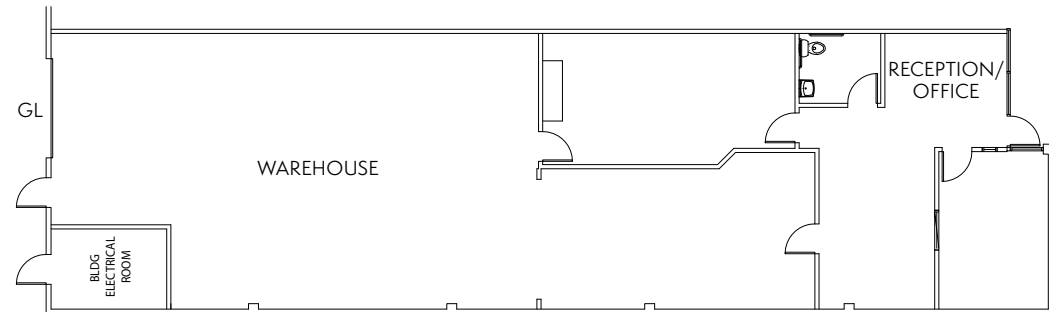
Open reception/office, (1) private office, balance warehouse, (1) restroom, (1) grade level door.

Available now.

NNNs = \$0.36 PSF



SITE PLAN



*Floor plan to be verified

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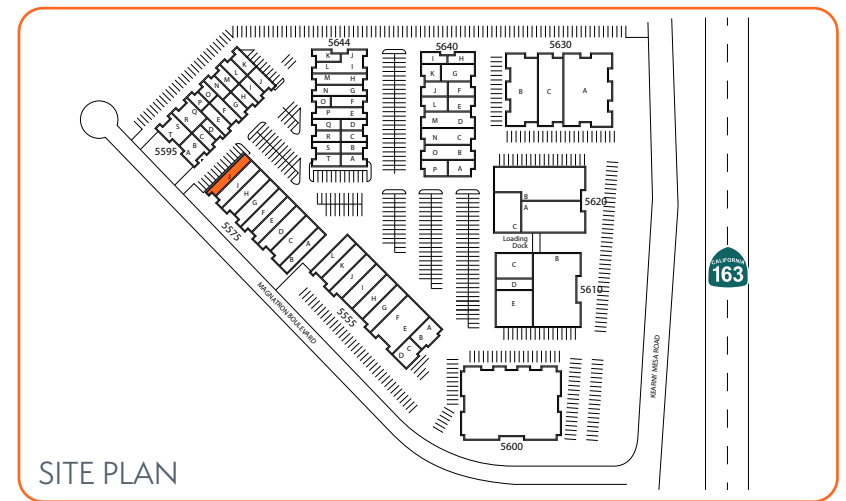
5575 MAGNATRON BLVD

Suite J 2,458 SF \$2.05 PSF/Month NNN

Landlord make ready work in progress. Open reception/office, (2) private offices, kitchenette, balance warehouse, (1) restroom, (1) grade level door.

Available now.

NNNs = \$0.36 PSF



SITE PLAN



*Floor plan to be verified

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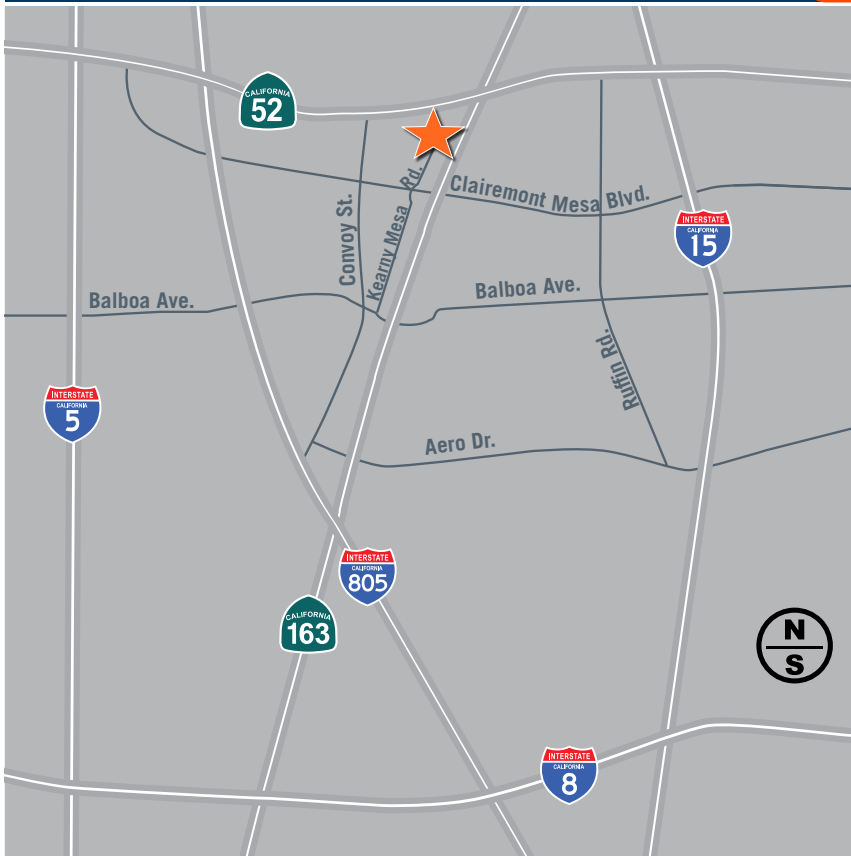




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LOCATOR MAP



AMENITIES



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