

FLEX/INDUSTRIAL SUITES FOR LEASE MIRAMAR, SAN DIEGO, CALIFORNIA 92121

CENTERPOINTE COMMERCE PARK



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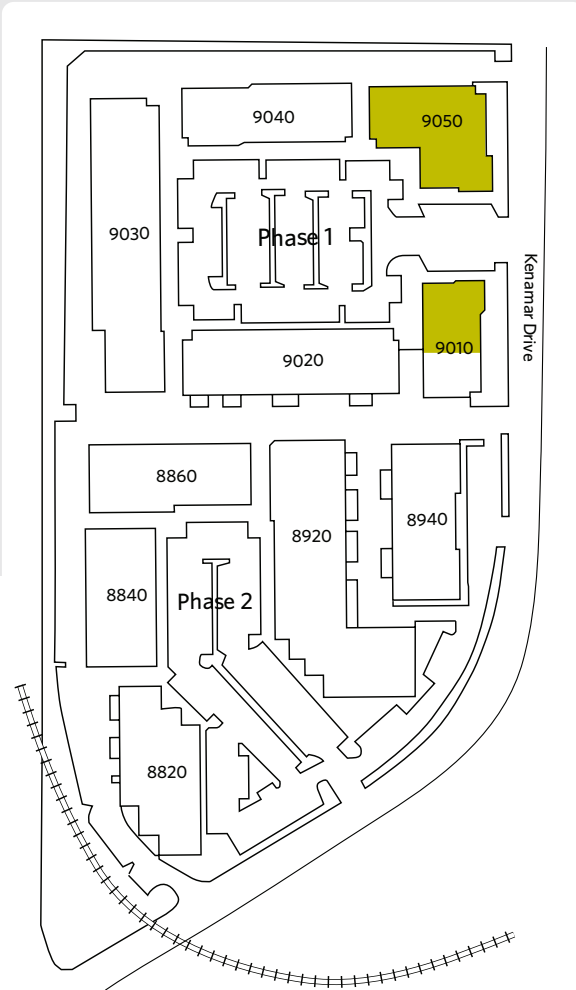


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PROPERTY FEATURES

- A 197,626 SF Multi-Tenant Industrial Park
- Approximately 18' Warehouse Clearance
- Natural Gas in the Project
- Skylights
- 3.5/1,000 parking ratio
- 1 block off Miramar Road behind Pyramid
- High Image Business Park
- Deli on-site

AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9010 Kenamar Drive	100	8,303 SF	\$1.70 NNN per SF/Month	January 2025
9050 Kenamar Drive	Bldg	17,080 SF	Call broker	Available with 30 days notice



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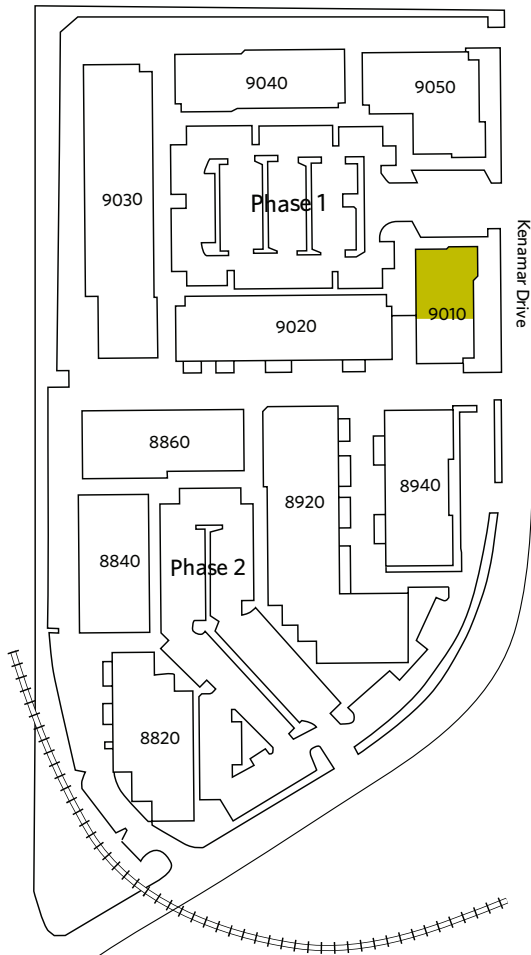
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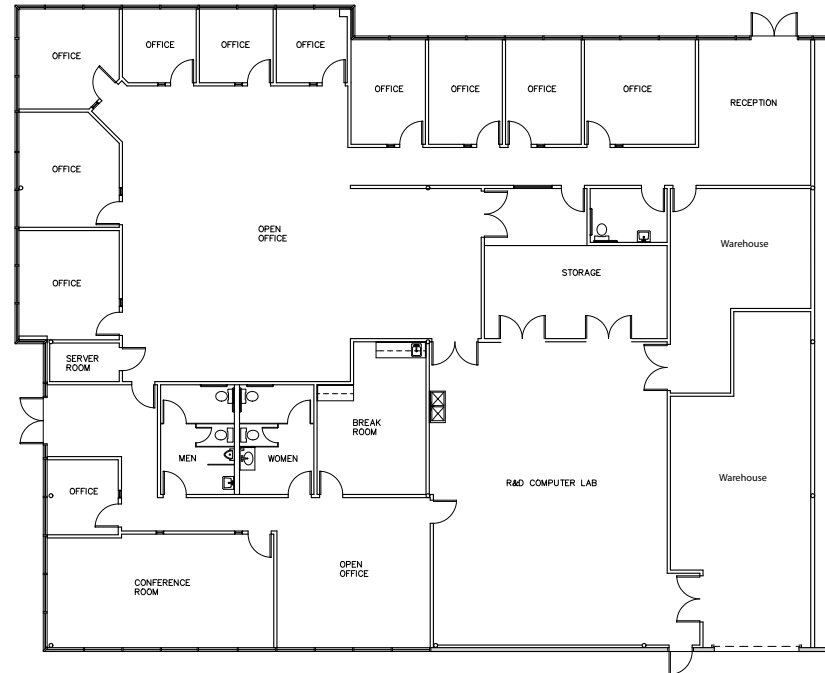


AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9010 Kenamar Drive	100	8,303 SF	\$1.70 NNN per SF/Month	January 2025

COMMENTS

Reception, R&D office, R&D computer lab, conference room, inventory room, open office, (11) private offices, break room with kitchenette, storage room, (3) restrooms. NNN's = \$0.37.



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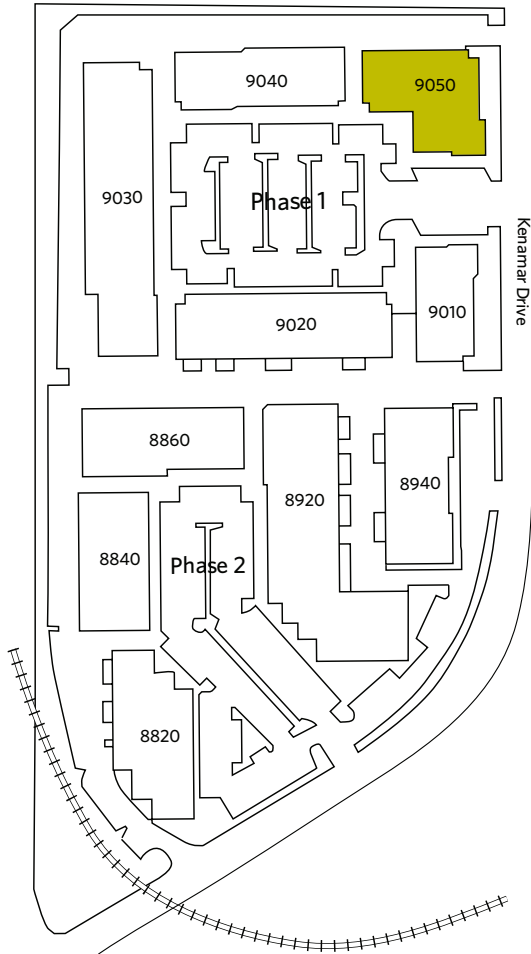
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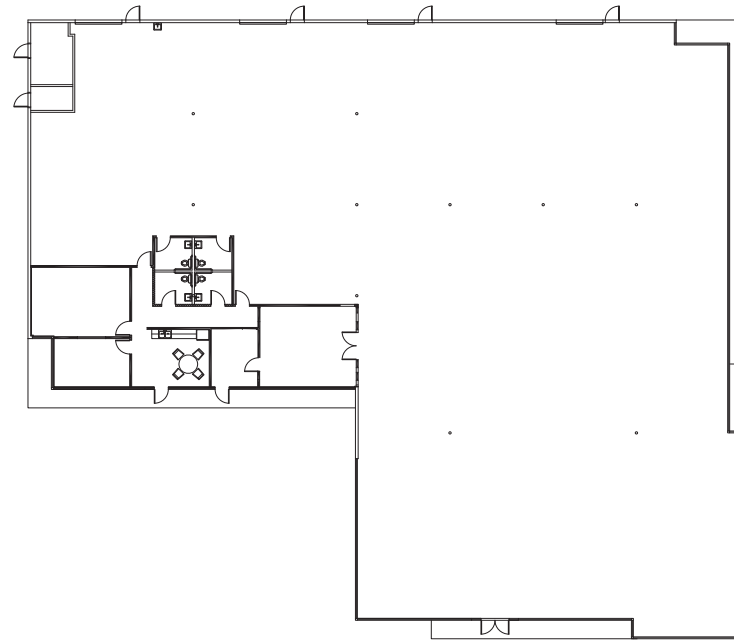
COMMERCE PARK



AVAILABLE SPACE

ADDRESS	SUITE	SIZE	RENT	AVAILABLE
9050 Kenamar Drive	Bldg	17,080 SF	Call broker	Available with 30 days notice
COMMENTS				

Reception/lobby, (3) private offices, (4) restrooms, break room, balance warehouse, (4) grade level doors.
 NNN's = \$0.37.



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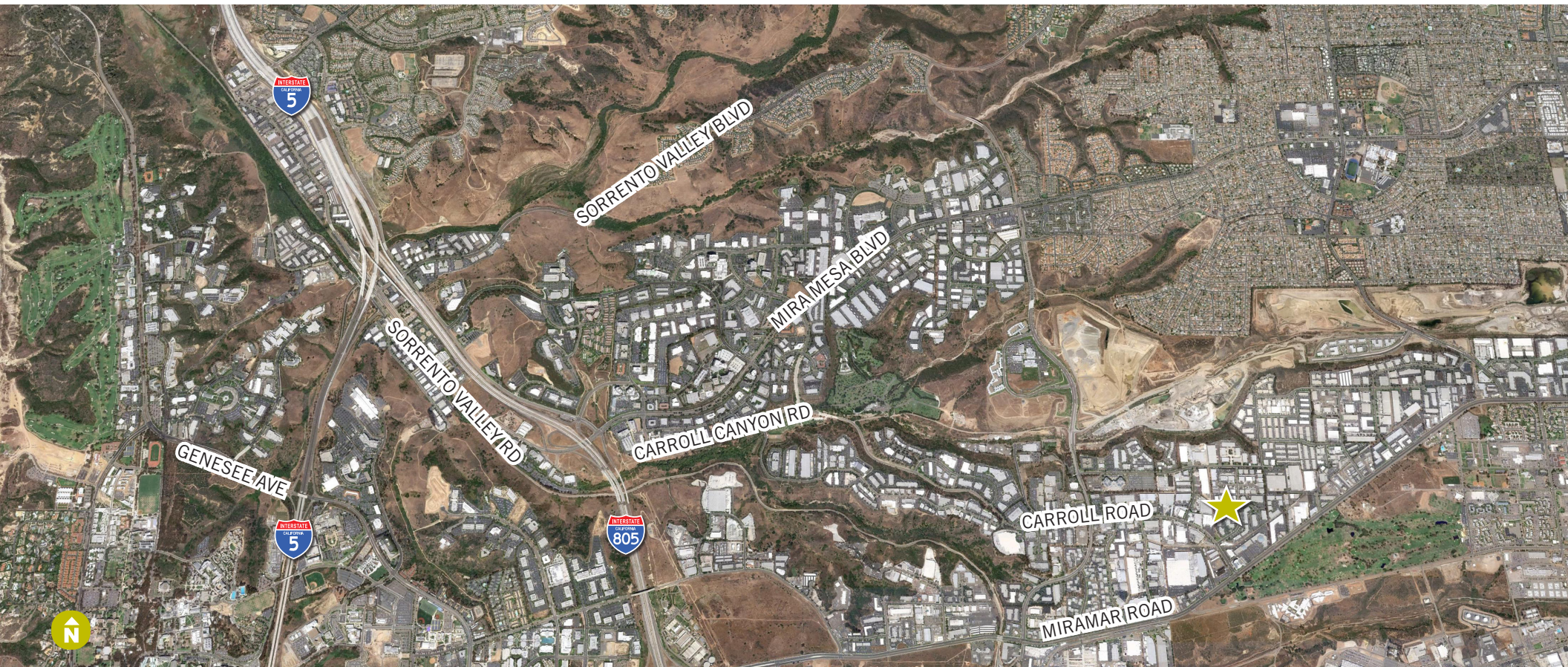
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