

8709
KERNS ST

AVAILABLE
FOR LEASE

SAN DIEGO, CA 92154
OTAY MESA



EASTGROUP
PROPERTIES

CUSHMAN &
WAKEFIELD

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

ASSET PROFILE

8709
KERN S

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	Q1 2025
LEASE RATE	Contact Broker (NNNs = \$0.216 PSF)



ASSET PROFILE

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— **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



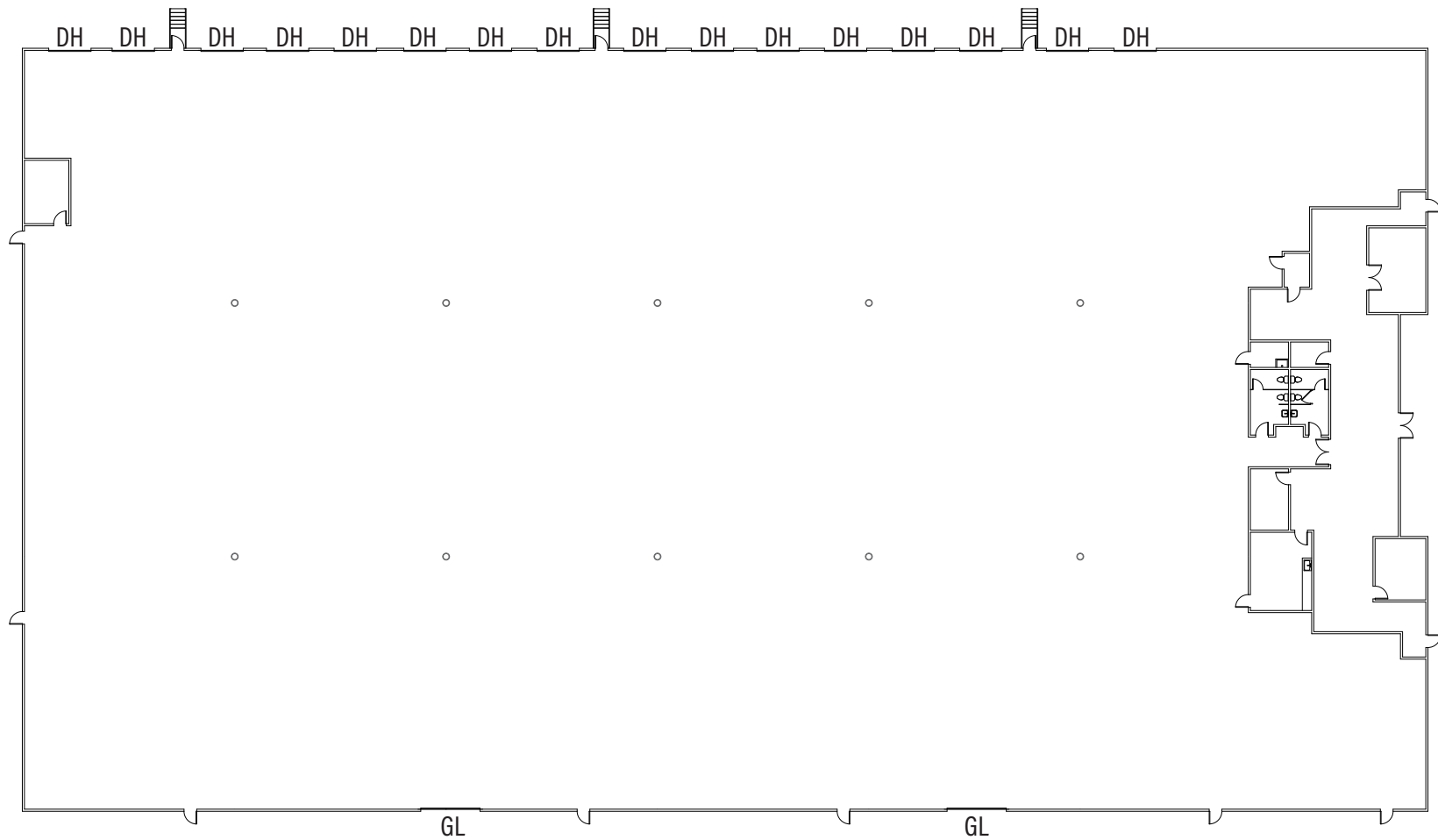
— All **concrete** truck court



— ±1.11 Acre **secured yard**

SITE PLAN

8709
KERNS ST



ASSET LOCATION

8709 KERN 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

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PHOENIX
5.5 HRS/364 MILES



INLAND EMPIRE
2.5 HRS/112 MILES



KEARNY MESA
25 MIN/22 MILES



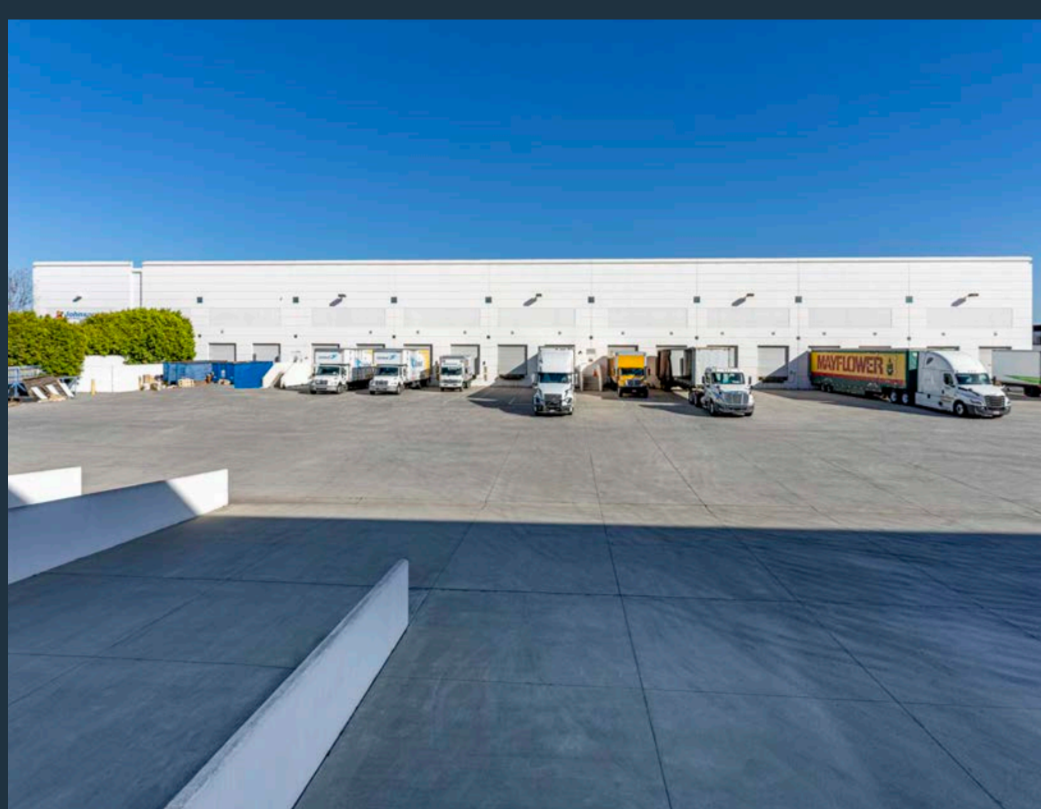
LOS ANGELES
3.5 HRS/135 MILES



OCEANSIDE
45 MIN/53 MILES



DOWNTOWN
15 MIN/14 MILES



CORPORATE NEIGHBORS

8709 KERN S



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PROPERTIES

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