

for lease

KM5

*Kearny Mesa 5
San Diego, CA 92111*

For more information or tours, please contact:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

» Location, Location, Location
(In the Heart of Kearny Mesa)

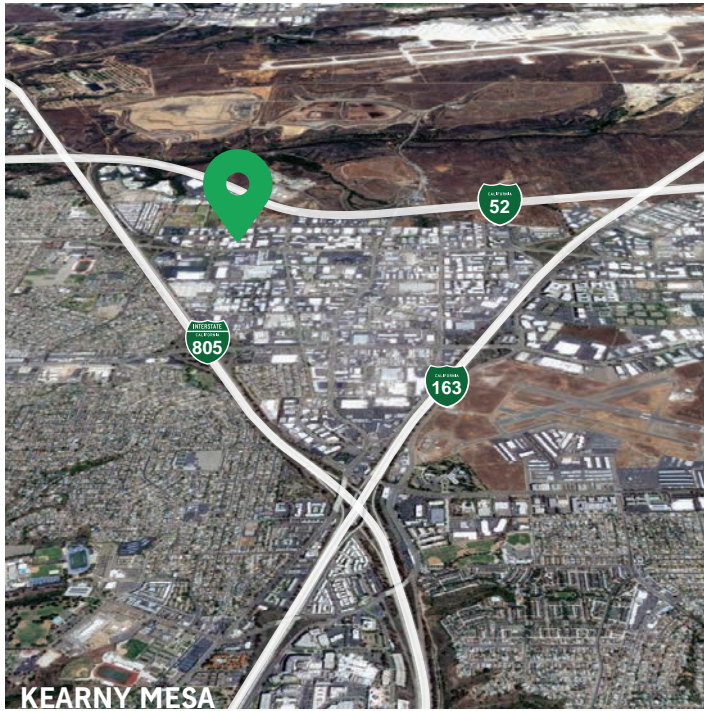
» Various Office, Flex, and Industrial
Combinations

» Amenities On-Site or
Within Walking Distance

» Excellent Freeway Access
(I-805 & I-5, SR-163 & SR-52)

» Institutional Ownership with Responsive
& Local Property Management

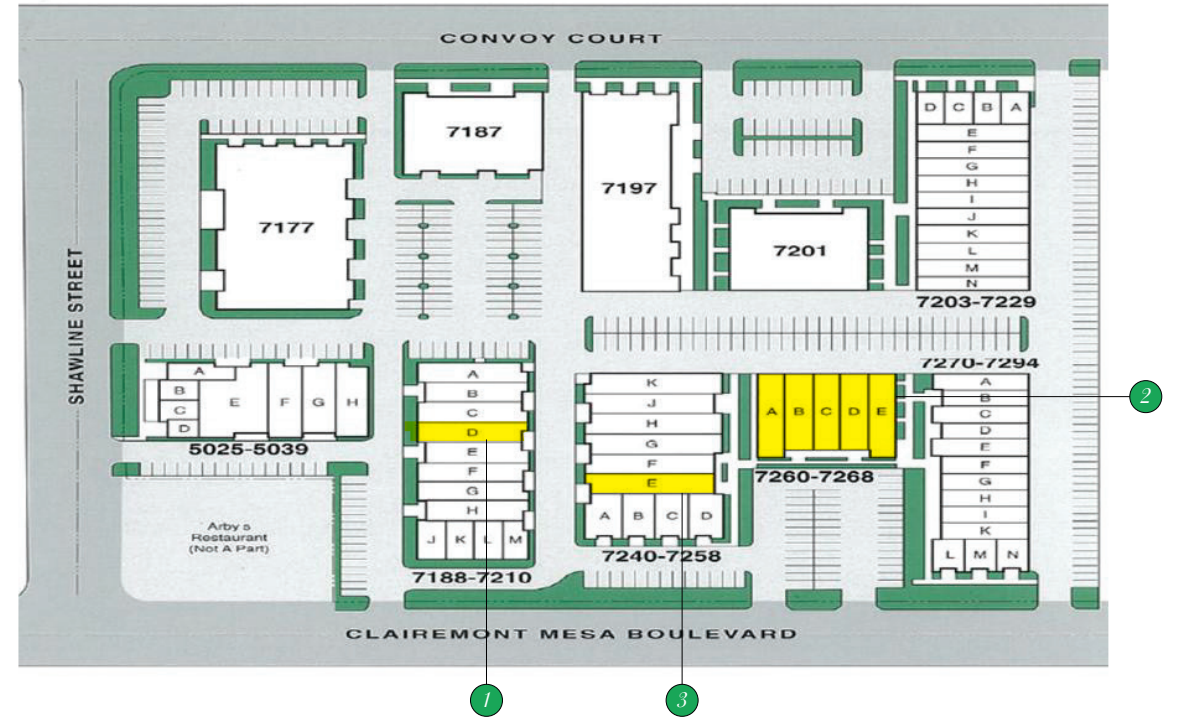
» Street Frontage Locations Provide
Excellent Street & Signage Exposure



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Conveniently located in the heart of Kearny Mesa, this ten-building industrial park offers excellent freeway access, flexible layouts, & superior signage opportunities.



7188-7210 Clairemont Mesa Blvd.



7240-7258 Clairemont Mesa Blvd.



5025-5039 Shawline Street



7201 Convoy Court

available suites

ADDRESS	SUITE SIZE	AVAILABLE	IMPROVEMENTS	BAY DOORS	MONTHLY RENT (NNN)	ACCESS
1. 7194 Clairemont Mesa Blvd.	1,920 SF	Immediately	10% office, 90% warehouse, 100% HVAC	1	\$4,032 (\$2.10 / SF) NNN (\$0.28 / SF)	Contact Broker
2. 7248 Clairemont Mesa Blvd.	2,400 SF	Immediately	90% HVAC office 10% warehouse	1	\$5,040 (\$2.10 / SF) NNN (\$0.28 / SF)	Contact Broker
3. 7260-7268 Clairemont Mesa Blvd.	10,000 SF	Immediately	90% HVAC showroom / office 10% warehouse	2	\$19,500 (\$1.95 / SF) NNN (\$0.28 / SF)	Contact Broker

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 Terms of sale or lease and availability are subject to change or withdrawal without notice.