

MISSION TRAILS INDUSTRIAL PARK

7345-7385 MISSION GORGE ROAD / 7401 KATELYN COURT / 7411 GOEN PLACE
SAN DIEGO (MISSION GORGE), CALIFORNIA 92120

**COMMISSION PAID 100% ON
LEASE EXECUTION**

AVAILABLE FOR LEASE
14,111 SF - 28,242 SF OF INDUSTRIAL WAREHOUSE/DISTRIBUTION



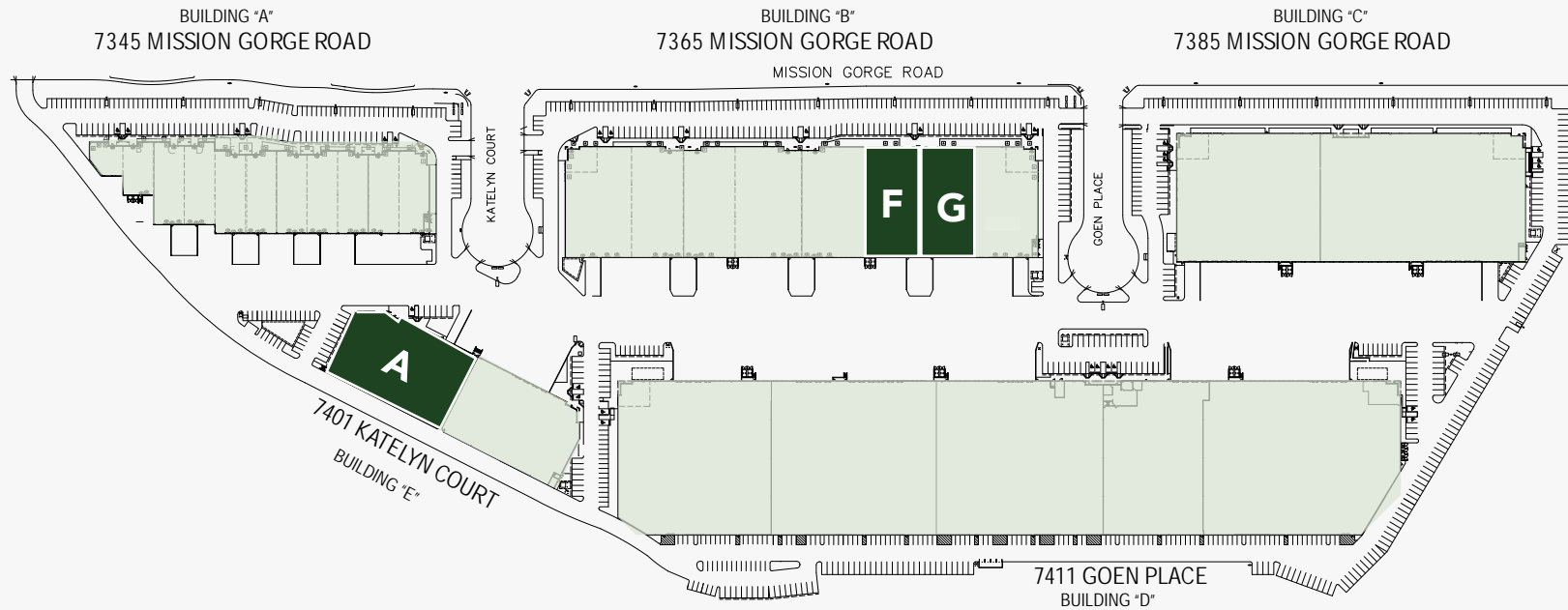
PROPERTY FEATURES

- Approximately 651,279 SF, five-building, warehouse/distribution project
- $\pm 30'$, $\pm 28'$, and $\pm 24'$ clear heights (varies by building)
- Dock high and oversized grade level loading doors
- Typical door sizes: ($\pm 9' \times \pm 9'$) dock high doors, ($\pm 12' \times \pm 14'$) grade level doors, rear building has larger/oversized grade level doors
- High image concrete tilt-up construction with glass curtain wall entries
- Mission Gorge Road frontage
- Excellent truck access with full drive around capability
- Full concrete truck courts
- Parking ratio: 1.1/1,000 - 2.4/1,000 SF (varies by building)
- Most buildings have ESFR fire suppression
- Fiber available
- Proximate to Interstates 8, 805 and 15
- Strong institutional ownership and responsive property management
- Companies that have chosen Mission Trails include Forward Air, Seaworld, PODS, Kaiser Permanente, HD Supply and CEVA



AVAILABILITIES

ADDRESS	SUITE	SF	AVAILABILITY	LEASE RATE
7401 Katelyn Ct.	Suite A	25,704 SF	Immediately	Call Broker (NNN's = ±\$0.35/SF/Mo.)
7365 Mission Gorge Rd.	Suite F-G	28,242 SF	Immediately	Call Broker (NNN's = ±\$0.27/SF/Mo.)
7365 Mission Gorge Rd.	Suite F	14,111 SF	Immediately	Call Broker (NNN's = ±\$0.27/SF/Mo.)
7365 Mission Gorge Rd.	Suite G	14,131 SF	Immediately	Call Broker (NNN's = ±\$0.27/SF/Mo.)



Available
 Leased

SUITE A



Approximately 25,704 SF



Approximately 5% office



(2) Dock high loading doors (9'x10')



(1) Oversized grade level loading door (12'x14') with ramp



± 24' Clear height



Power: 200 Amps @ 277/480v (Expandable, tenant to verify)



ESFR ready (tenant to verify)

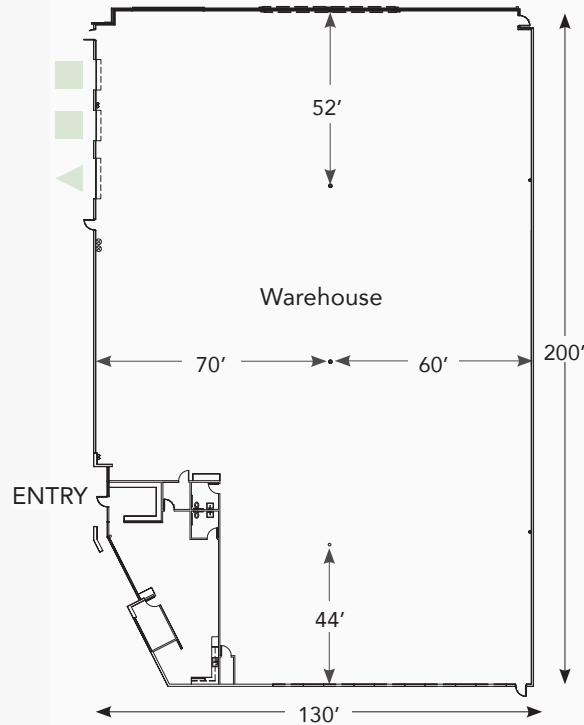


Available Immediately

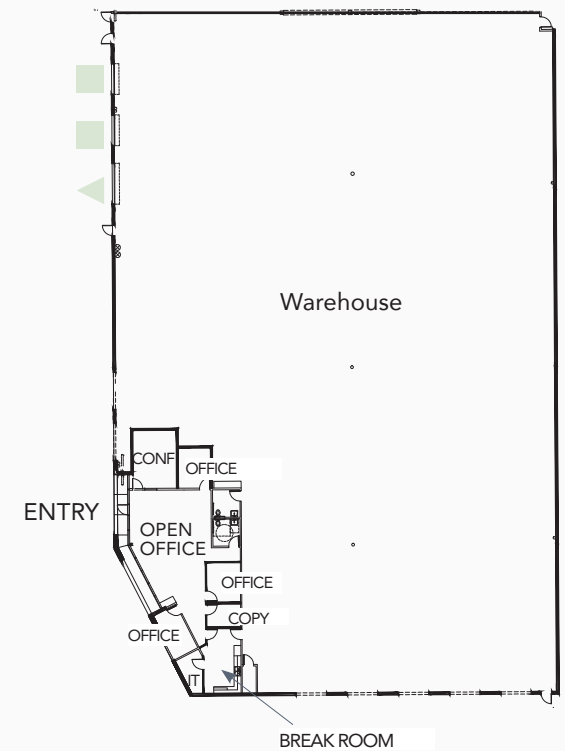


Lease Rate: Call broker (NNN's = ±\$0.35/SF/Mo.)

AS-BUILT FLOOR PLAN



PROPOSED FLOOR PLAN



■ Dock High Doors

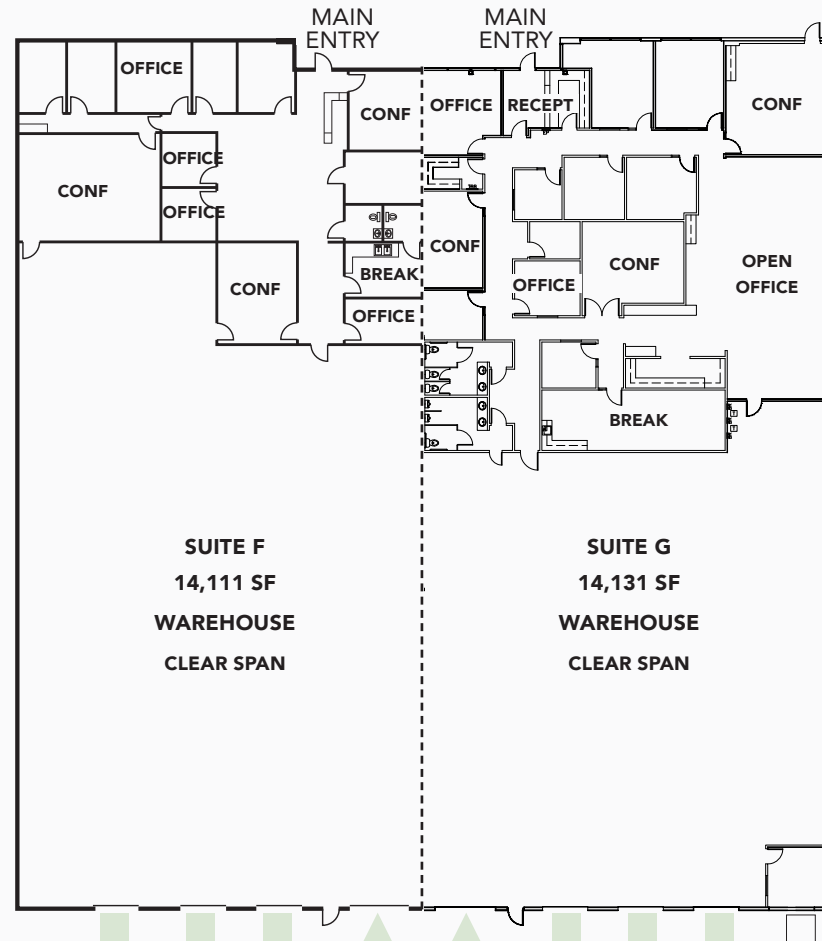
▲ Grade Level Loading Doors

- Dock High Doors
- Knock out panel
- ▲ Grade Level Loading Doors

SUITE F-G










AS-BUILT FLOOR PLAN

- Approximately 28,242 SF
- 🛒 Approximately 30% office
- 📄 (6) Dock high loading doors + (1) knock out panel
- 🚚 (2) Oversized grade level loading door (12'x14') with ramp
- ↕ ± 24' Clear height
- ⚡ Power: 400 Amps @ 277/480v (tenant to verify)
- 🚒 ESFR ready (tenant to verify)
- 📅 1 Available Immediately
- 💰 Lease Rate: Call broker (NNN's = ±\$0.27/SF/Mo.)

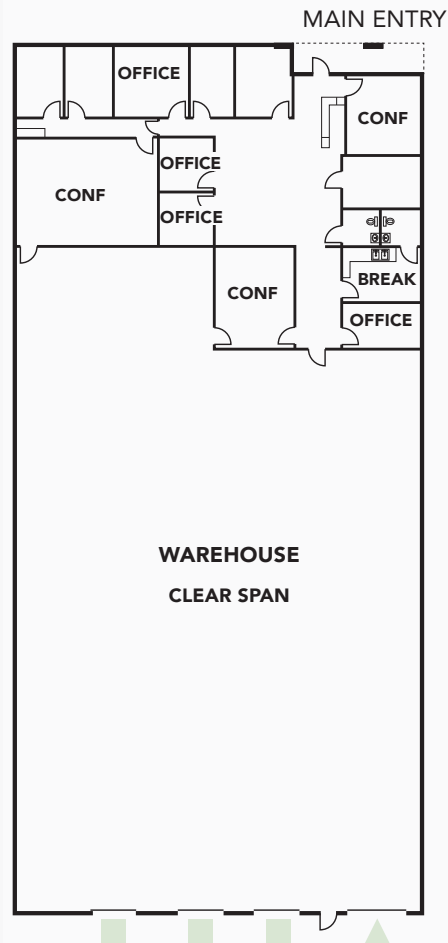


* Not to scale

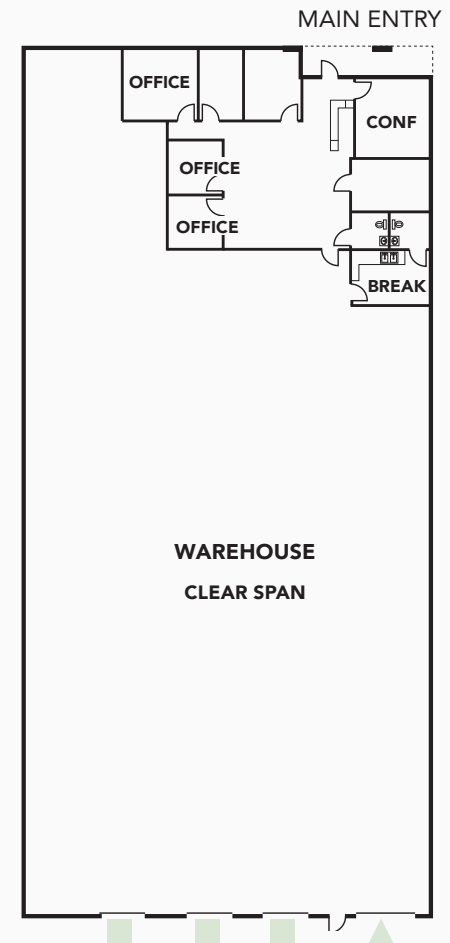
SUITE F

-  Approximately 14,111 SF
-  Approximately 25% office
-  (3) Dock high loading doors
-  (1) Oversized grade level loading door (12'x14') with ramp
-  ± 24' Clear height
-  Power: 200 Amps @ 277/480v (tenant to verify)
-  ESFR ready (tenant to verify)
-  Available Immediately
-  Lease Rate: Call broker (NNN's = ±\$0.27/SF/Mo.)

AS-BUILT FLOOR PLAN



PROPOSED FLOOR PLAN



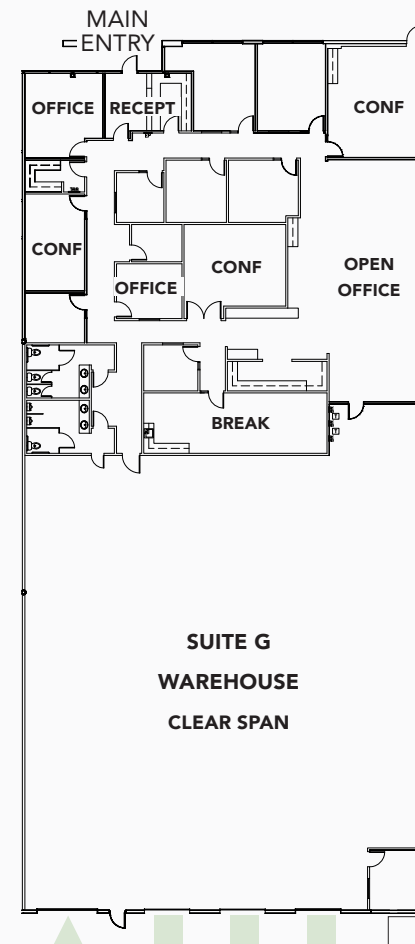
* Not to scale

- Dock High Doors
- Knock out panel
- ▲ Grade Level Loading Doors

SUITE G

- Approximately 14,131 SF
- 🛒 Approximately 40% office
- 📄 (3) Dock high loading doors + (1) knock out panel
- 🚚 (1) Oversized grade level loading door (12'x14') with ramp
- ↕ ± 24' Clear height
- ⚡ Power: 200 Amps @ 277/480v (tenant to verify)
- 🚒 ESFR ready (tenant to verify)
- 📅 1 Available Immediately
- 💰 Lease Rate: Call broker (NNN's = ±\$0.27/SF/Mo.)

AS-BUILT FLOOR PLAN



* Not to scale

AERIAL MAP



San Diego
International Airport

Downtown

SDSU West
Campus

805

5

Kearny Mesa

8

Kaiser Hospital

Friars Road

15

Mission Gorge

MISSION TRAILS
INDUSTRIAL PARK

Mission Gorge Road

Admiral Baker
Golf Course



MISSION TRAILS INDUSTRIAL PARK

0-10
MINUTES

10-20
MINUTES

20-30
MINUTES

30-40
MINUTES



MISSION TRAILS INDUSTRIAL PARK

CBRE

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