

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



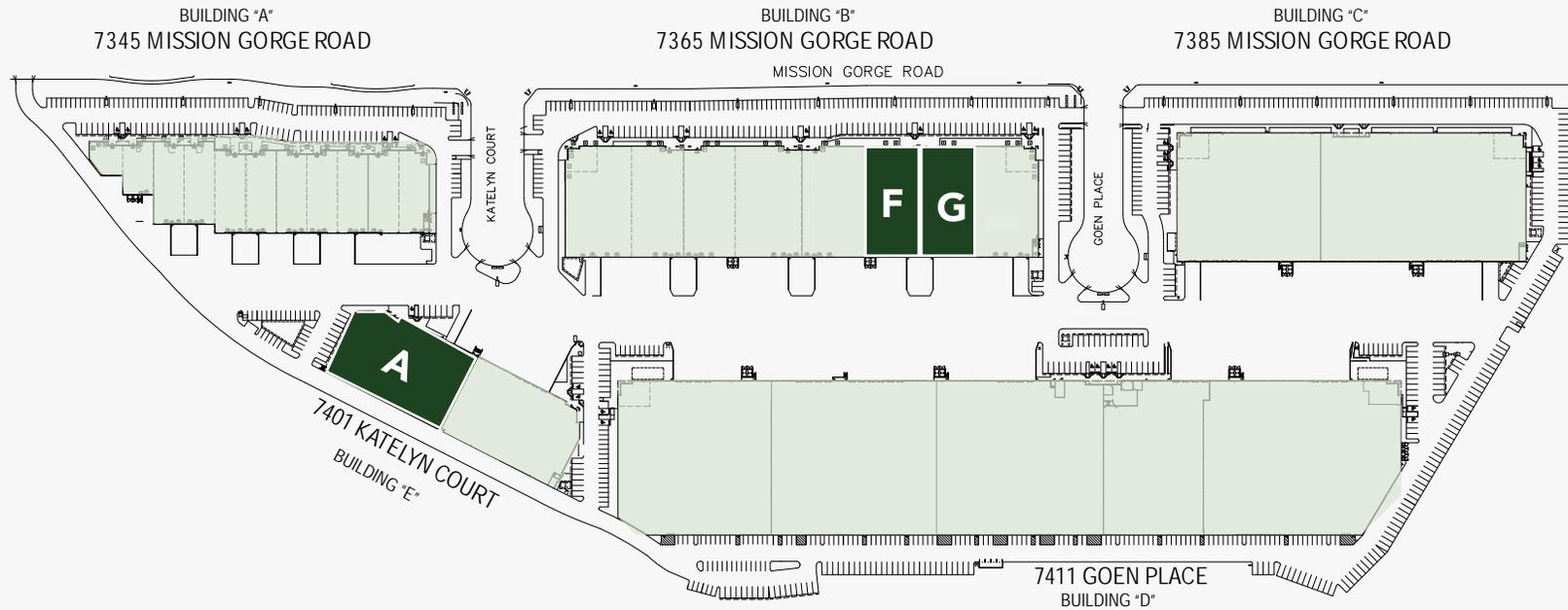
PROPERTY FEATURES

- 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	Suite F Immediately Suite G June 1, 2026	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	June 1, 2026	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)

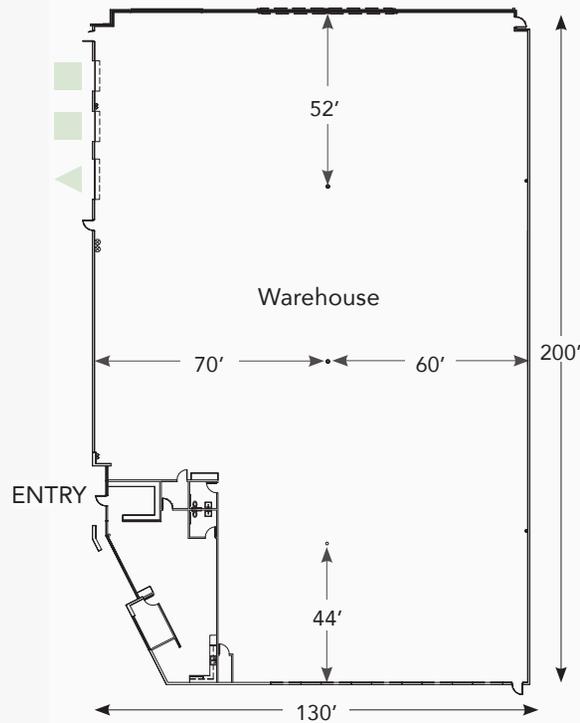


Available Immediately

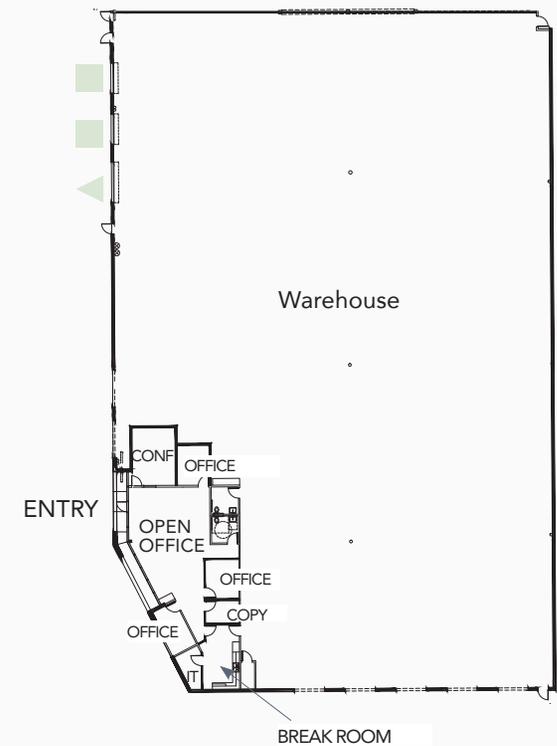


Lease Rate: Call broker (NNN's = ±\$0.35/SF/Mo.)

AS-BUILT FLOOR PLAN



PROPOSED FLOOR PLAN



■ Dock High Doors

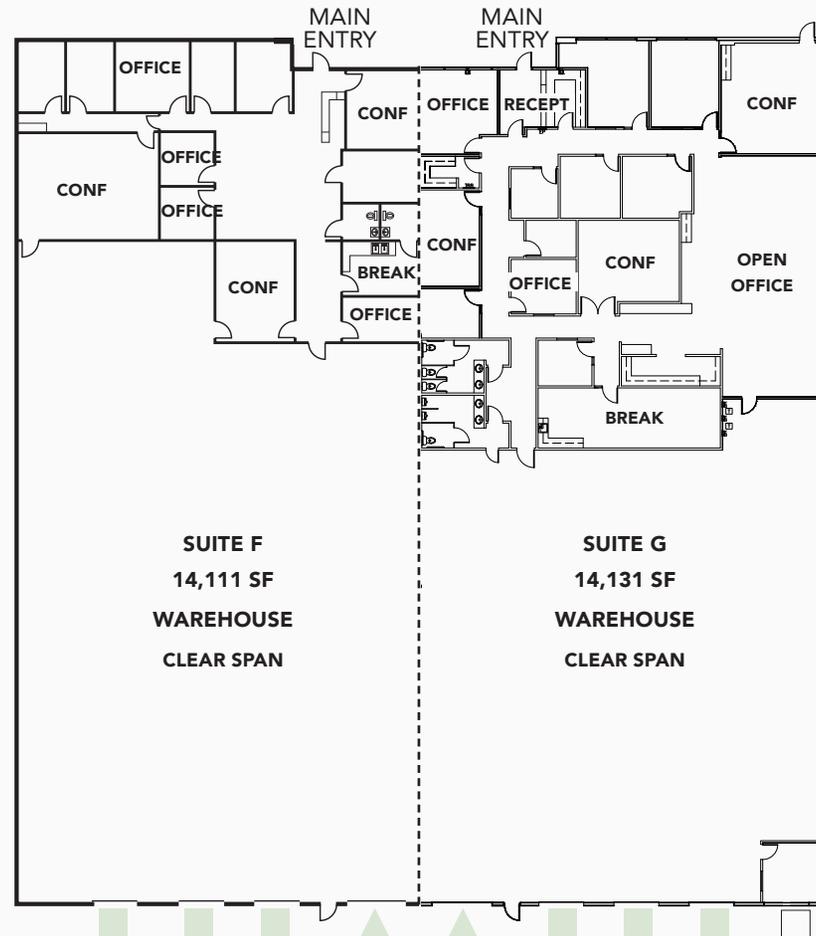
▲ Grade Level Loading Doors

- 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)
- 📅 SUITE F: Available Immediately
SUITE G: Available June 1, 2026
- 💰 Lease Rate: Call broker (NNN's = ±\$0.27/SF/Mo.)

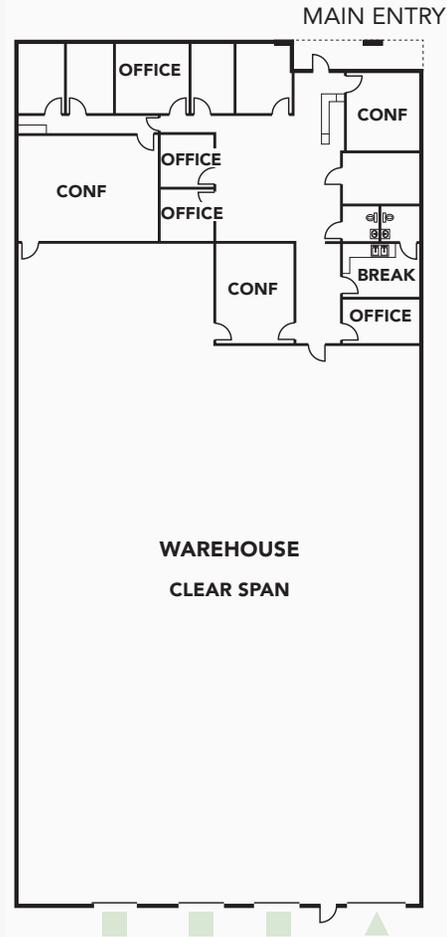


* Not to scale

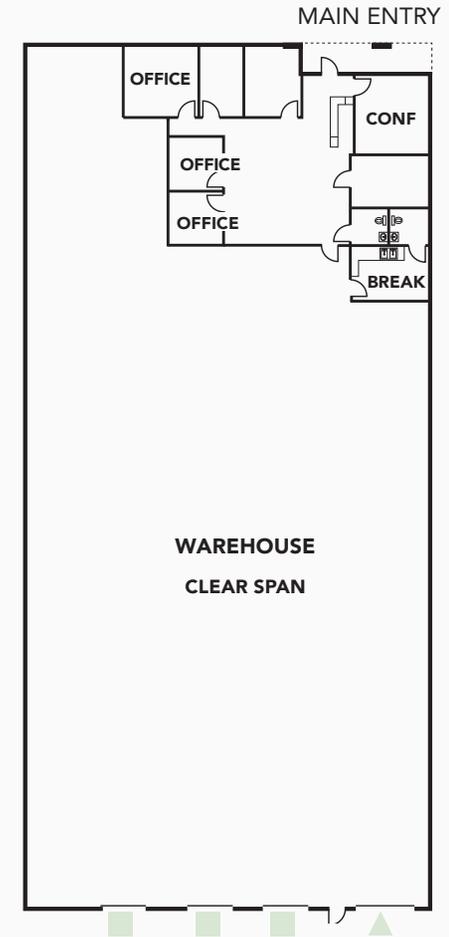
SUITE F

-  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



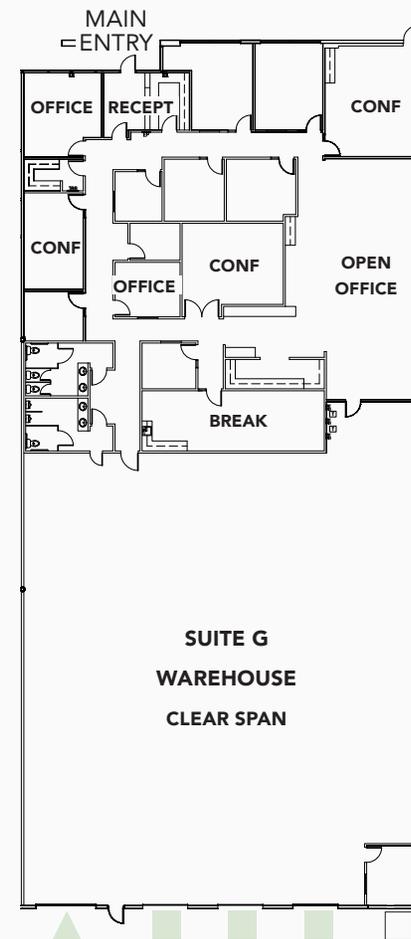
* Not to scale

- 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)
- 📅 Available June 1, 2026
- 💰 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

Kearny Mesa

Kaiser Hospital

Mission Gorge

Admiral Baker Golf Course

MISSION TRAILS INDUSTRIAL PARK



MISSION TRAILS INDUSTRIAL PARK

0-10
MINUTES

10-20
MINUTES

20-30
MINUTES

30-40
MINUTES



MISSION TRAILS INDUSTRIAL PARK

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