

FOR LEASE

6530 GATEWAY PARK DRIVE

SAN DIEGO, CA 92154

\$0.86/SF NNN



±23,011 SF Industrial Building Near CA-905 in Otay Mesa

±23,011 SF Industrial building

Divisible to approx. 8,500 SF and 14,500 SF

Dock-high loading & grade level doors

400 amps, 120/208 volt, 3 phase power (potential to upgrade)

19' minimum clear height

IP-1-1 zoning

Freeway visibility

FENCED/SECURED PROPERTY

Lease Rate \$0.86 NNN (NNN estimated at \$0.2891)

*For Leasing
Information,
Please Contact*

BRYAN TEEL

858.369.3074

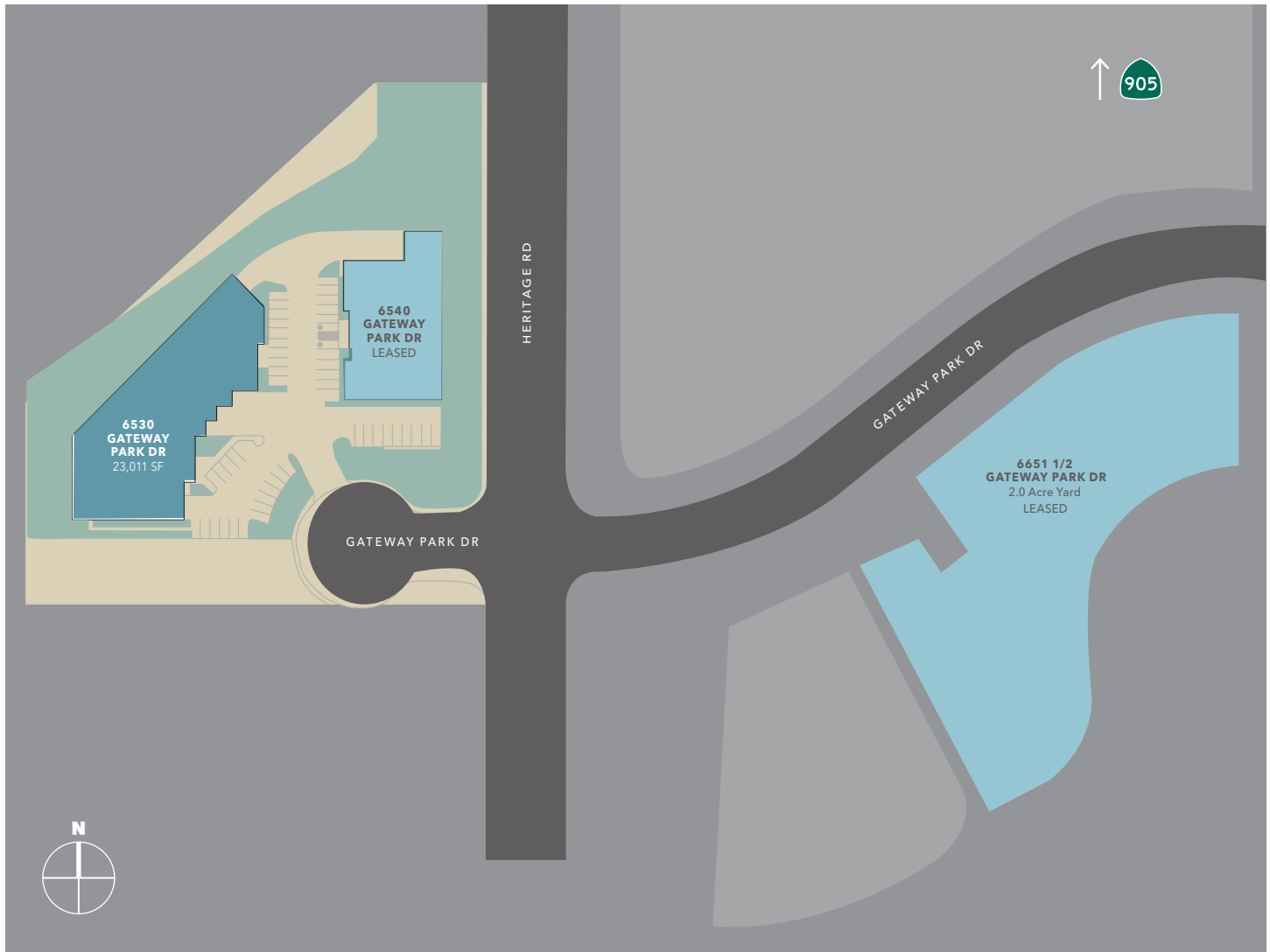
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LIC N° 01464788

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**km Kidder
Mathews**



AVAILABILITIES

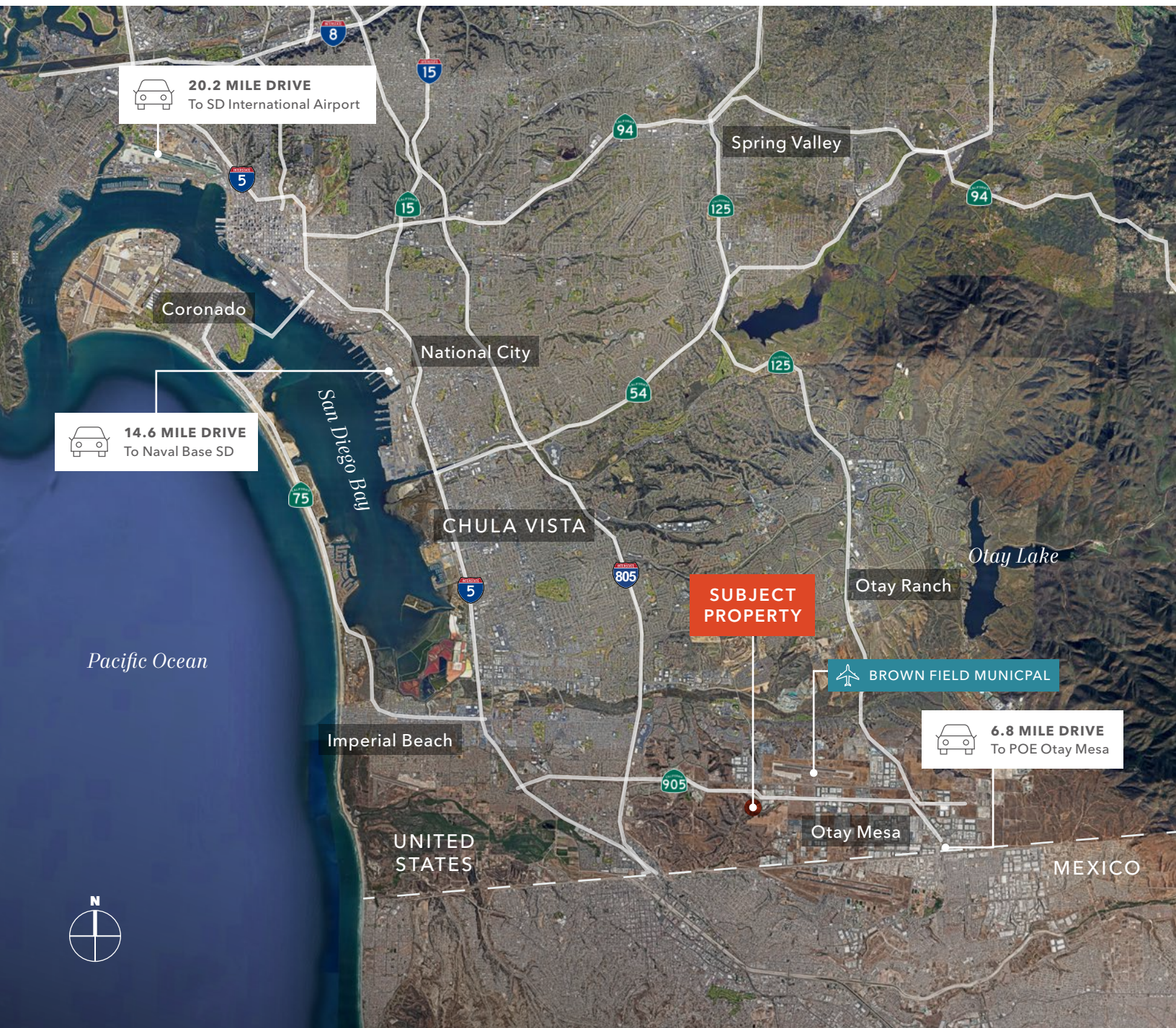
	Total SF	Office SF	Loading	Power	Lease Rate (SF/MO)
6530 GATEWAY PARK DR	±23,011	±4,335	2 grade-level doors, 3 docks	400 amps, 120/208V, 3 PH (potential to upgrade with 1,200 amp supply)	\$0.86 NNN*
6530 GATEWAY PARK DR SUITE 1	±14,500	±2,276	1 grade-level door, 2 docks	TBD	\$1.04 NNN*
6530 GATEWAY PARK DR SUITE 2	±8,500	±2,059	1 grade-level door, 1 dock	TBD	\$1.14 NNN*

* = NNN estimated at \$0.2891

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FOR MORE
INFORMATION
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