

MERCURY TECH CENTER

*For Lease ±5,566 SF Suite
Centrally Located in Kearny Mesa*

8125 MERCURY CT, SUITE 140
SAN DIEGO, CA



Property Features

- Approximately 60% office and 40% warehouse
- Walking distance to abundant retail amenities
- Abundant on-site and street parking
- Centrally located in Kearny Mesa
- Fully sprinklered
- Easy access to multiple freeways
- Robust fiber to project
- One (1) grade level roll up door
- Available March 1, 2027
- Lease Rate: \$1.95 NNN (±\$0.61 nets/SF)

3/1/27

AVAILABLE DATE

±5,566

SQUARE FEET AVAILABLE

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

MICKEY MORERA

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LIC N° 00950071

JAMES DUNCAN, SIOR

858.369.3015

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DANNA TIU

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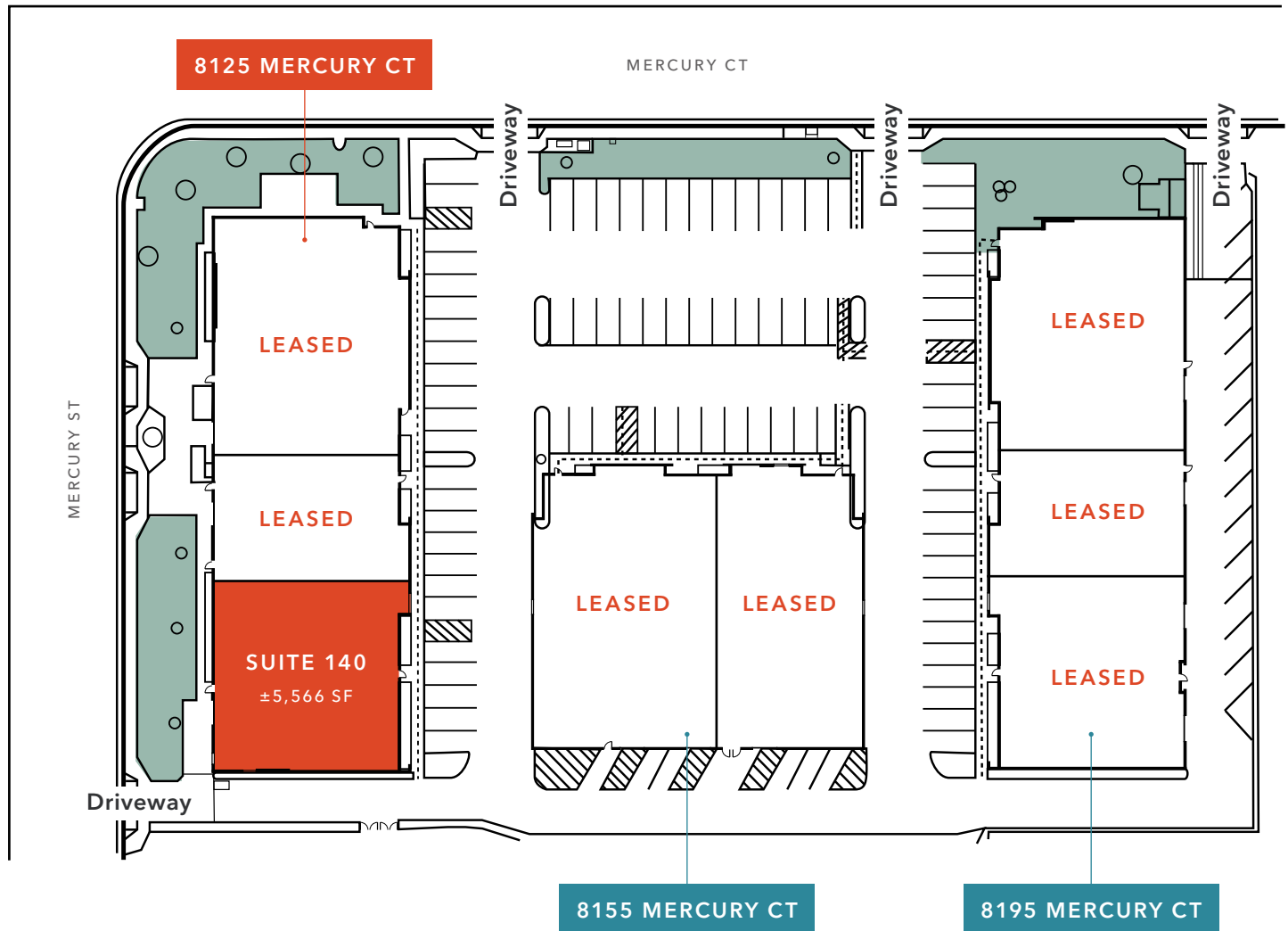
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**km Kidder
Mathews**

Project Site Plan



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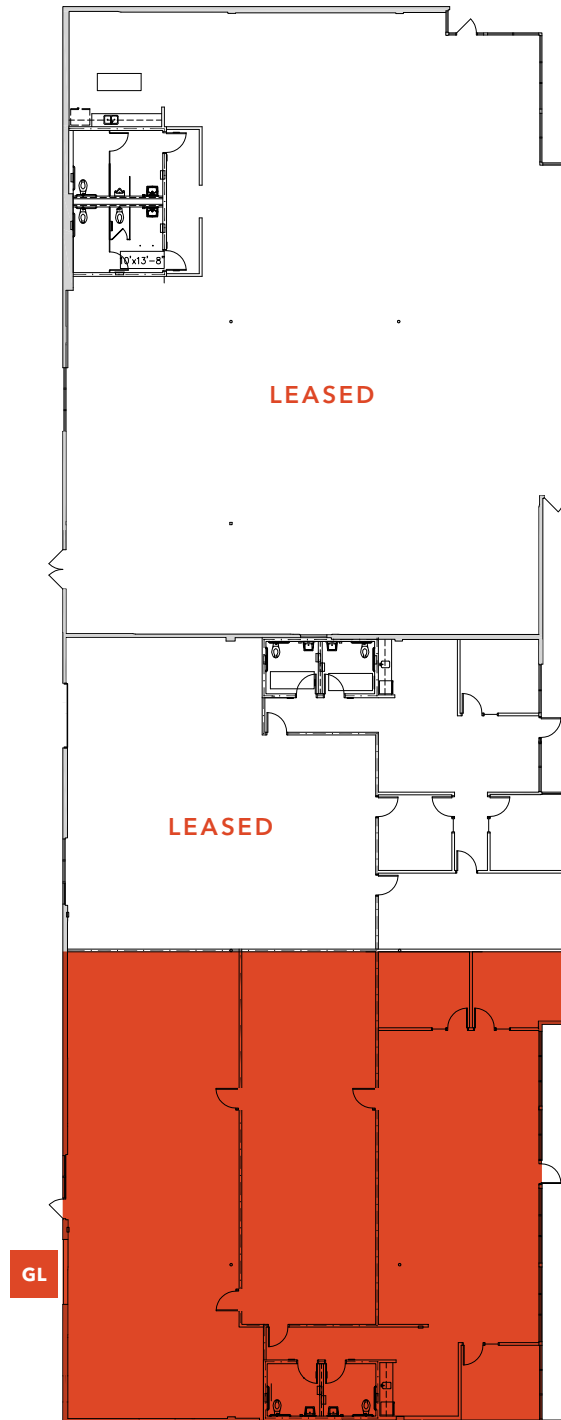
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Floorplan



140

AVAILABLE SUITE

±5,566 SF

AVAILABLE SPACE

3/1/27

AVAILABILITY DATE

\$1.95

NNN - LEASE RATE
(±\$0.61 NETS/SF)

GL

GRADE LEVEL DOOR

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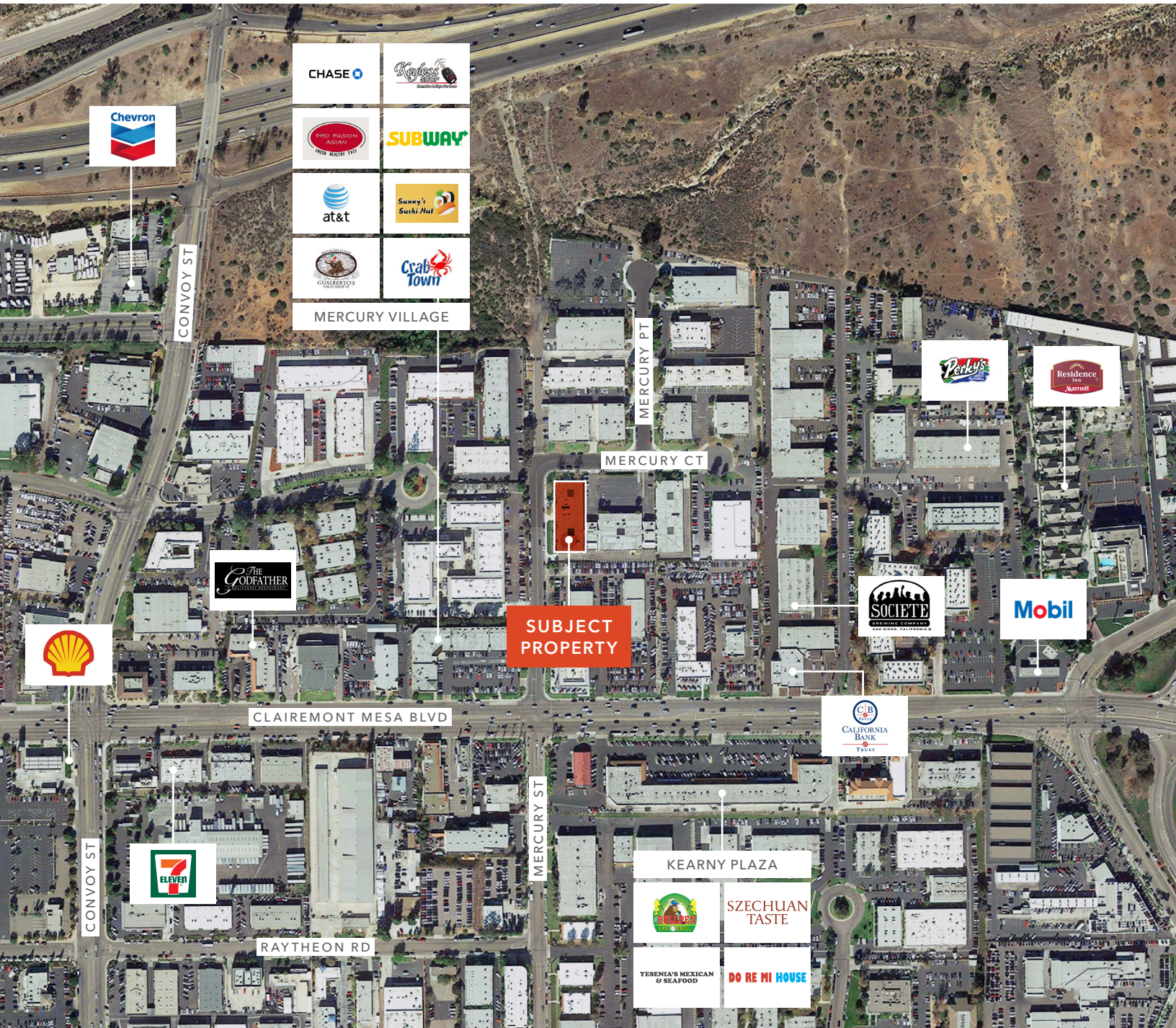
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