

RARE INDUSTRIAL/FLEX BUILDING WITH EXCESS FENCED YARD IN KEARNY MESA



5155 Mercury Point
San Diego, CA 92111



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

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The site is ±1.1 acres with ±27,000 SF of secured fenced parking on both sides and the rear, drive-around access, two gates, front parking, and street parking on Mercury Point.

The ±10,000 SF building has ±8,400 SF on the ground floor, plus ±1,600 SF of improved HVAC office space on the second floor, and 800 SF of mezzanine storage not included in RSF.

There is heavy power available: 800 amps, 480/277 volt, 3-phase power, and a step-down transformer for 120/208 volt.

Current Ground Floor improvements:

- ±2,400 RSF of front office space with one private office, breakroom, storage, and four restrooms
- ±4,000 SF of training/meeting rooms
- ±2,000 SF of warehouse space with two 12'x12' grade-level doors

The training/meeting rooms can be converted back to warehouse space, yielding ±6,000 SF of warehouse and ±4,000 SF of total office space.



Building SF: ±10,000 SF



Total Lot SF: ±46,714 SF (± 27,000 SF Fenced Parking)



Open Parking in Front of the Building
Abundant Street Parking on Mercury Point



[Zoning: IS-1-1](#)



Available for Lease Approximately June 2025



Lease Rate: Contact Agent

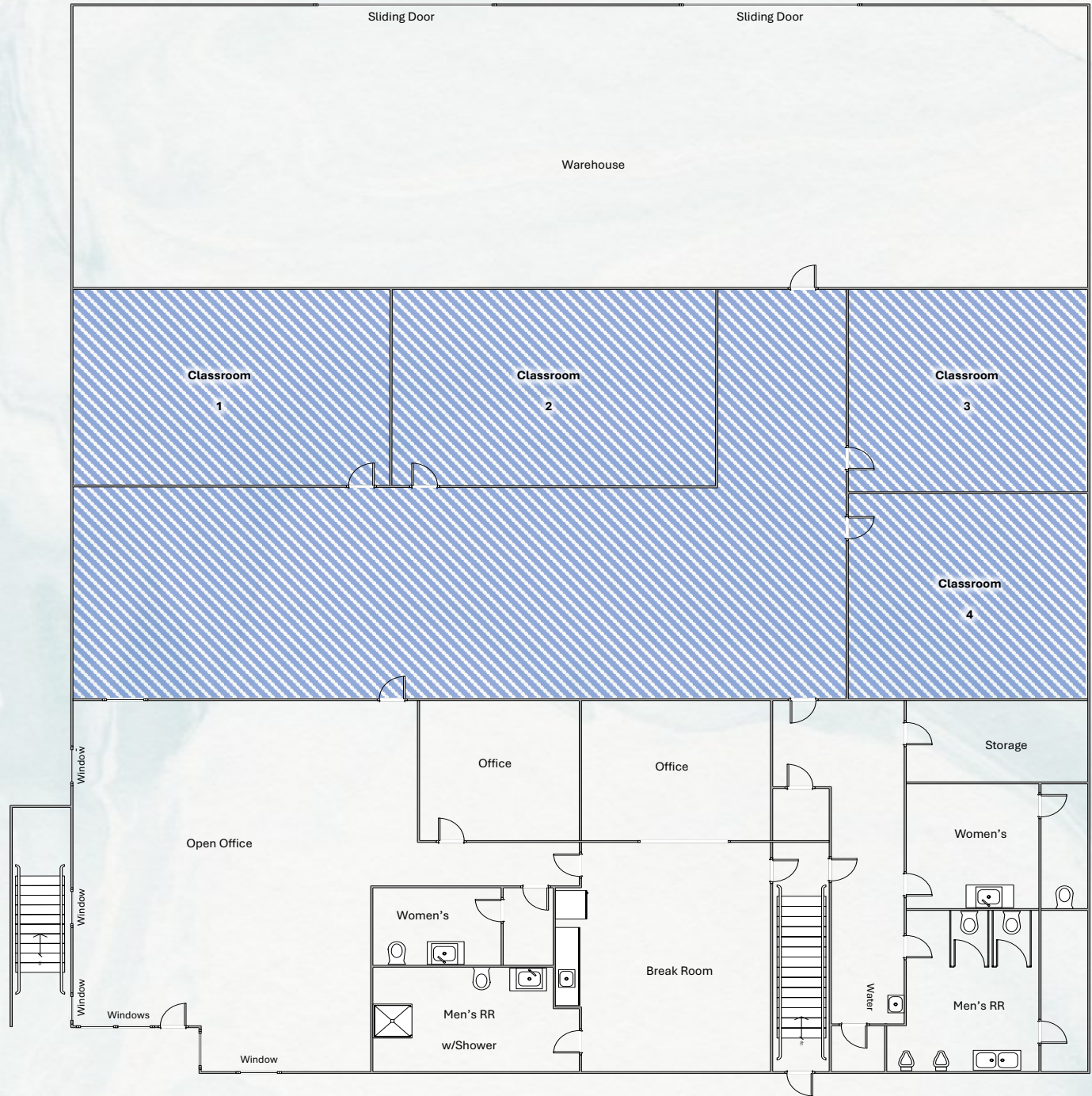


Please Do Not Disturb Current Occupant
[Call Agent to Schedule a Tour](#)

First Floor Floorplan

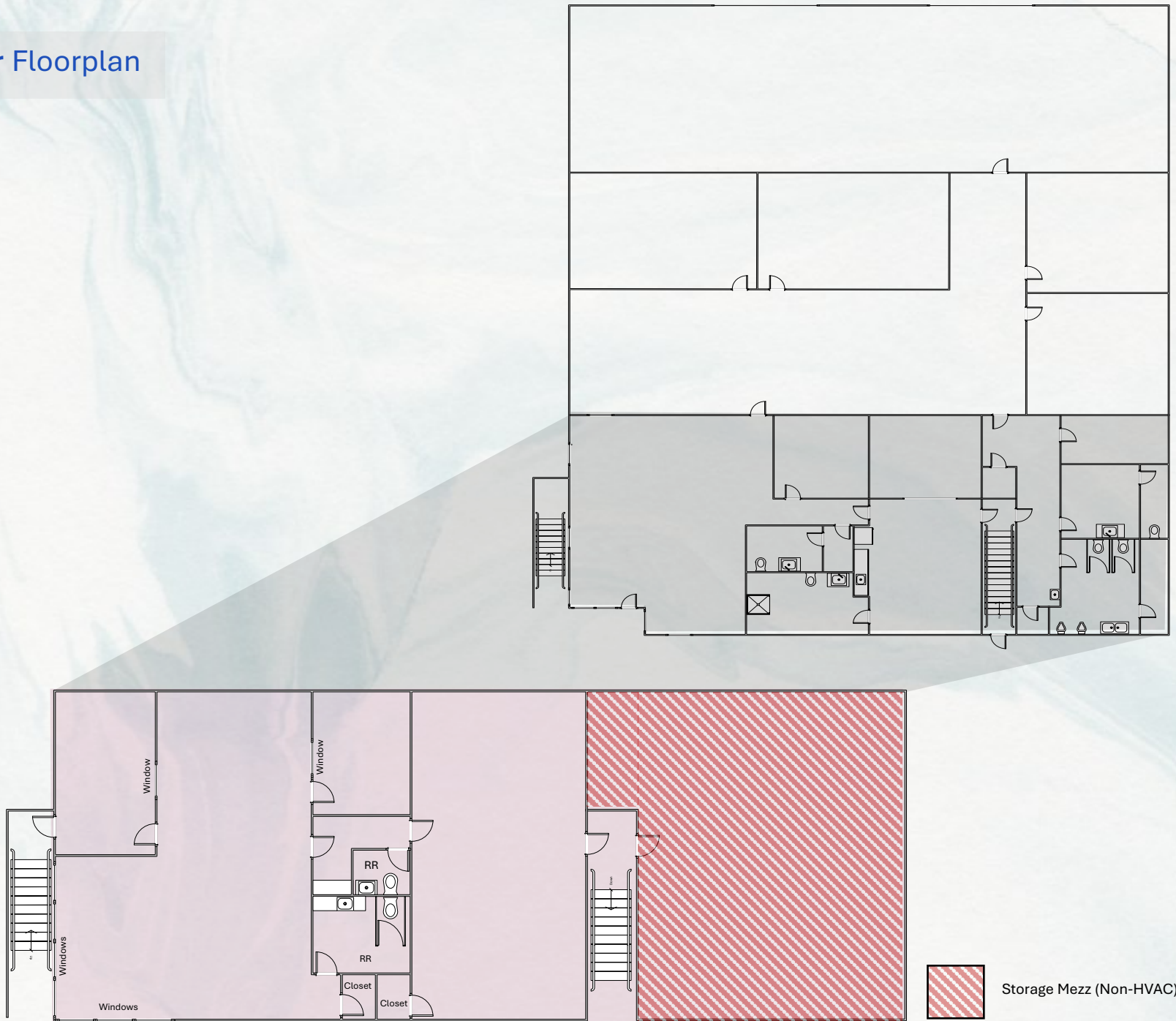


Area can be converted to warehouse



Floor Plan Are Not Fit to Scale;
For Reference Purposes Only

Second Floor Floorplan



Floor Plan Are Not Fit to Scale;
For Reference Purposes Only



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Highest and Best Uses

Zoned: IS-1-1 ([View Link](#))



Building Supplies



Equipment Rental



Fleet Management



Plant Nursery



Light Manufacturing





DRIVE TIMES

Mission Valley	13 mins
Miramar	15 mins
El Cajon	19 mins
Downtown	19 mins
Chula Vista Bayfront	22 mins
Escondido Promenade	27 mins
Otay Mesa Port of Entry	30 mins
Carlsbad	32 mins

MIRAMAR

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