

METROPLEX BUSINESS CENTER

8909, 8949 & 8969 KENAMAR DRIVE, SAN DIEGO, CALIFORNIA 92121



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H.G. FENTON COMPANY

CUSHMAN &
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TRUST. SERVICE AND TRADITION SINCE 1906

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Make your own choices about the safety of your operations with features including:



Direct suite access without the need to share an elevator



Dedicated entrance allowing unrestricted accessibility



Private, in-suite restrooms



Separate HVAC systems with MERV-rated filters



Electronic signing and lease payment system



Vacant spaces thoroughly cleaned before move-in



Ample outdoor space allows for socially-distanced breaks



Parking in close proximity to building allows for easy pick-up and delivery

Control Your Own Work Environment • Eliminate Impact by Others

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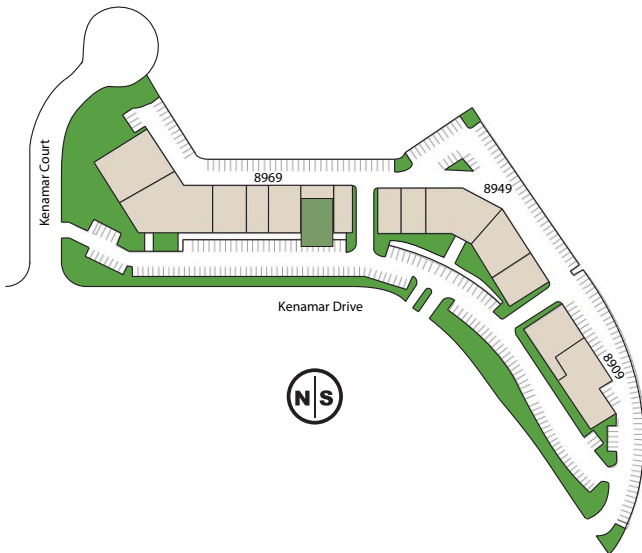


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PROPERTY FEATURES:

- Three-building multi-tenant industrial / showroom park located directly behind the coveted Pyramid building
- One block off Miramar Road, close proximity to I-805 & I-15
- Ideal showroom with glass line
- High bay warehouse with approximately 22' clear height
- Excellent street frontage on Kenamar Drive



AVAILABILITY	SF	RATE	COMMENTS
8969 Kenamar Drive, Suite 102	4,907	\$1.55 NNN	2-story, open office and (1) private office, balance warehouse. (2) grade level loading doors. Sublease through 9/30/2025. Available 1/1/2023.

NNNs Expenses: ±\$0.39 PSF



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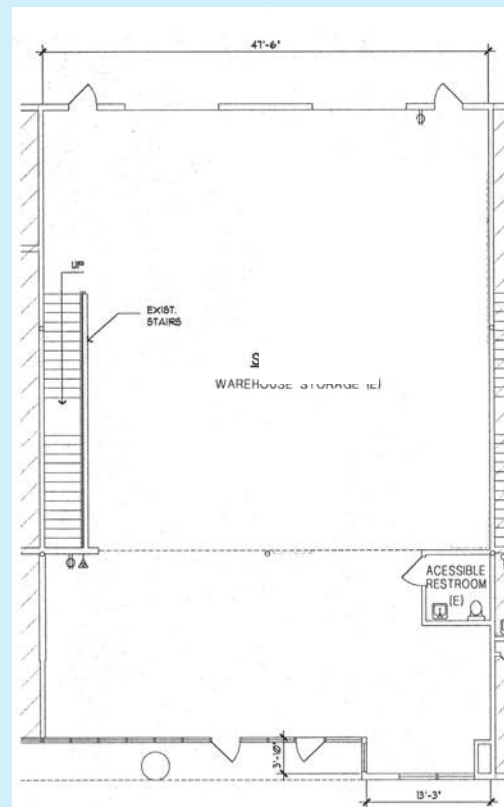
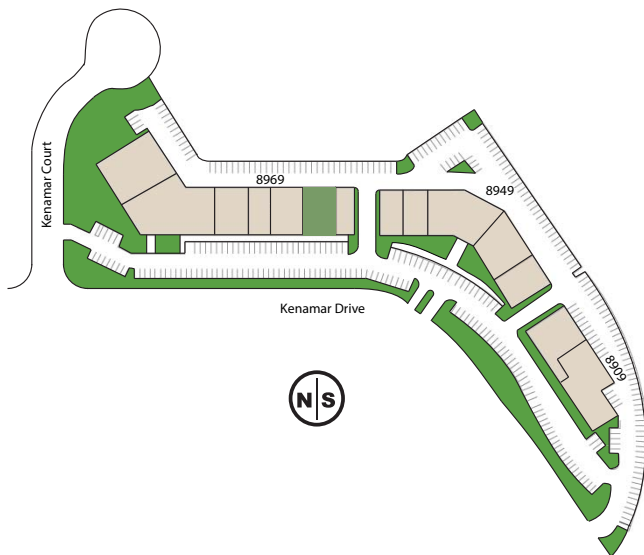
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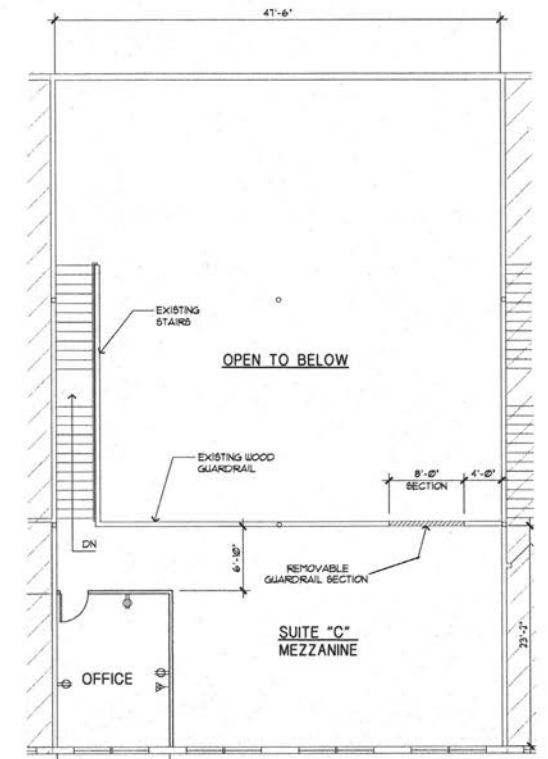
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1ST FLOOR



2ND FLOOR

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