

# distribution/office space FOR LEASE



## san diego distribution center

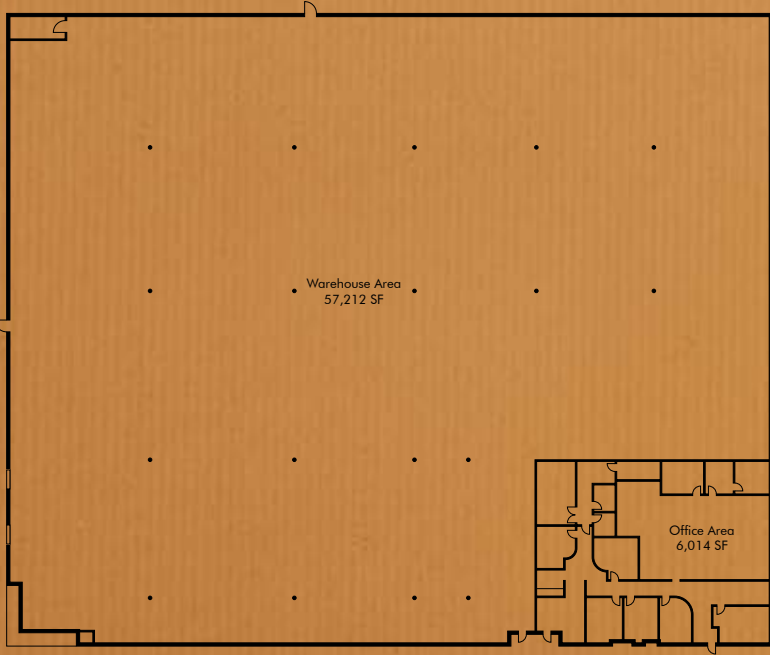
7603 ST. ANDREWS AVENUE, SUITE A, B, & C  
SAN DIEGO, CA 92154

**CBRE**





# SUITE A, B, & C



TOTAL AREA  
**± 63,226 SF**

OFFICE AREA  
**±6,014 SF**

LOADING  
**12 DH | 2 GL**

CLEAR HEIGHT  
**± 24'**

LEASE RATE  
**\$0.95/SF NNN**

OPERATING EXPENSES  
**± \$0.21/SF**

SUITE FEATURES RECEPTION,  
PRIVATE OFFICES, AND  
2 RESTROOMS



# availability

BRITANNIA BOULEVARD



OTAY MESA ROAD



**BROWN FIELD AIRPORT**



san diego  
distribution  
center

**OTAY MESA ROAD**



**BRITANNIA BLVD**

**LA MEDIA ROAD**

**AIRWAY ROAD**

**SIEMPRE VIVA ROAD**

**CBX**  
CROSS BORDER EXPRESS



# san diego distribution center

7603 ST. ANDREWS AVENUE  
SAN DIEGO, CA 92154

**ROB HIXSON, SIOR**  
**LIC. 00944946**

+1 619 696 8350  
rob.hixson@cbre.com

**ERIK PARKER**  
**LIC. 01315045**

+1 619 696 8330  
erik.parker@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE, INC. | 4301 La Jolla Village Drive Suite 3000 | San Diego, CA 92122 | [cbre.com/sandiego](https://www.cbre.com/sandiego)

**CBRE**

