

FOR LEASE | ±33,715 SF ON ±1.67 AC PARCEL

INDUSTRIAL / FLEX BUILDING WITH AMPLE PARKING



**7740 KENAMAR CT**  
SAN DIEGO, CA 92121

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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

**SIZE**

±33,715 SF industrial/flex building

**PARCEL**

±1.67 AC

**LOADING**

1 Dock + 2 grade-level doors

**CLEAR HEIGHT**

22-24' In warehouse

**BUILD OUT**

50% Warehouse / 50% office

**POWER**

3 Phase, 1,600 amps, 277/480 volts

**FENCED-IN**

Yard (±10,000 SF)

**YEAR BUILT**

1985

**ZONING**

IL-2-1

**PARKING**

±85 Parking spaces, expandable with yard

**CONSTRUCTION**

Concrete tilt-up with steel frame, glass curtain wall, and wood truss

**LEASE RATE: \$1.40/SF NNN (NNN'S ±\$0.35/SF)**

**AVAILABLE: NOVEMBER 1, 2026\***

\*Contact broker for details



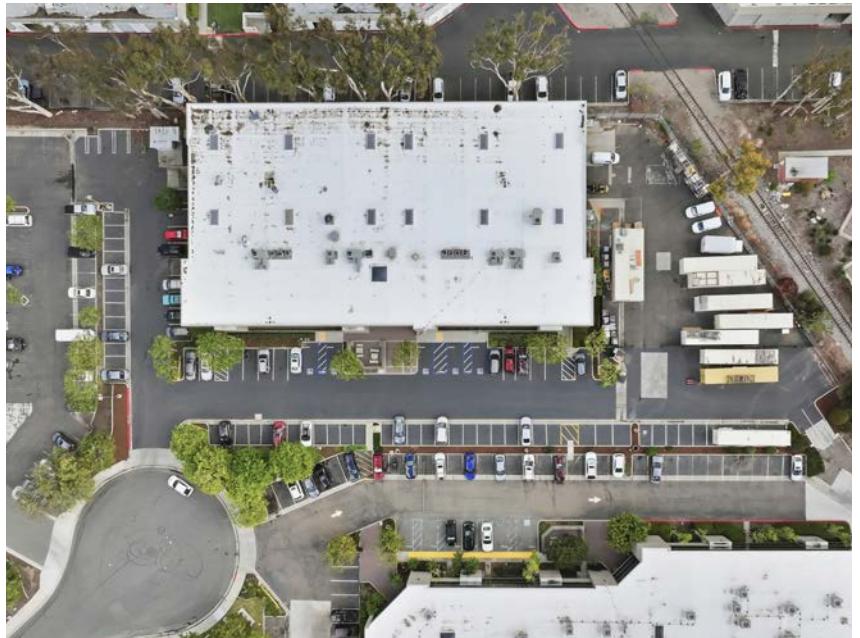
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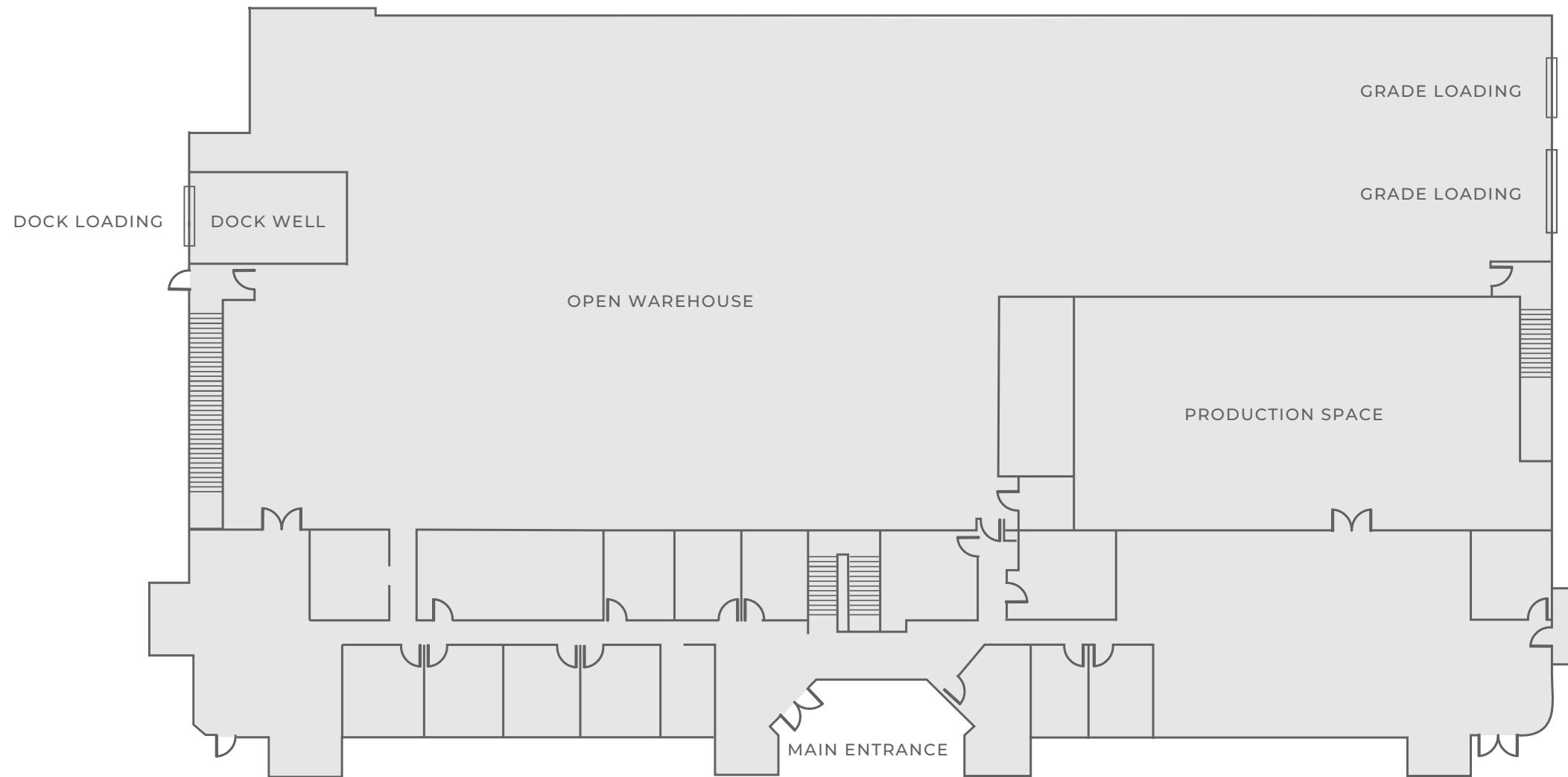




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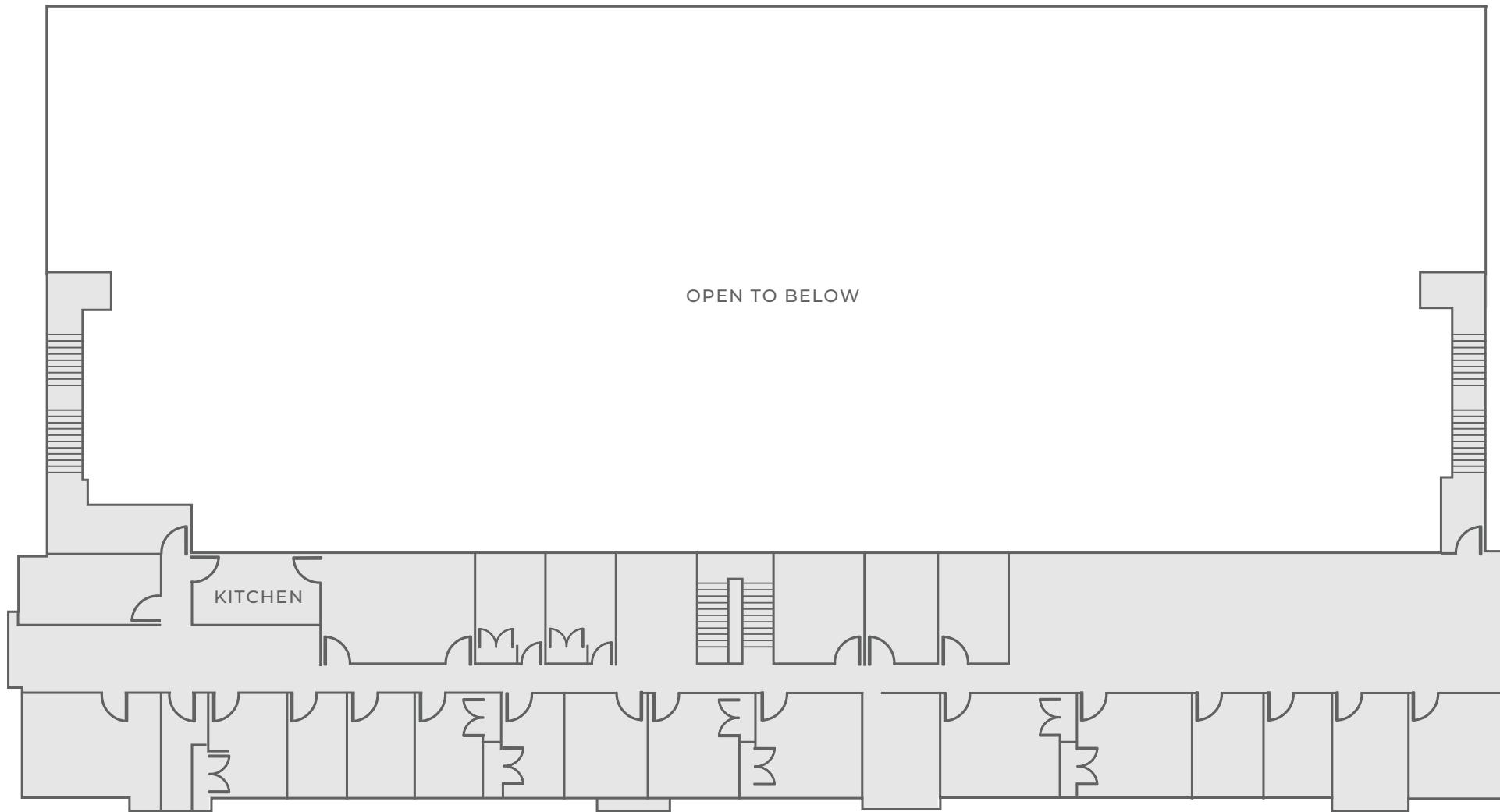


## FIRST FLOOR



Floor plans not to scale, for reference only.

## SECOND FLOOR



Floor plans not to scale, for reference only.

## MIRA MESA COMMUNITY PLAN UPDATE (2022)

In December 2022, the City of San Diego adopted the updated Mira Mesa Community Plan, a long-range framework guiding land use, mobility, and economic development for the region's 10,700-acre planning area, which includes the Miramar industrial hub. The Update reinforces Mira Mesa / Sorrento Mesa as one of San Diego's most important employment and innovation districts, with land-use protections that strongly support long-term industrial relevance.

### 1. Reinforced Industrial / Employment Importance

- The Plan identifies Mira Mesa-Miramar as a Prime Industrial and Employment Hub, essential for job creation, goods movement, and regional competitiveness.
- Industrial land is largely preserved, with strategic flexibility added only in select areas to support future job-generating uses.

### 2. Land-Use Stability With Strategic Flexibility

- Most industrial zones (IL-2-1 and related) remain intact and protected, offering predictable long-term use for warehouse, distribution, and R&D/tech.
- Some areas transition to Prime Industrial – Flex, allowing future mixed-employment opportunities. This enhances long-term optionality without undermining core industrial zoning.

### 3. Strong Growth in Surrounding Population & Workforce

- The Plan accommodates up to 24,000 new housing units, significantly expanding the local labor pool that supports industrial and tech tenants.
- Increased density and improved mobility strengthen workforce access to Miramar's industrial corridor.

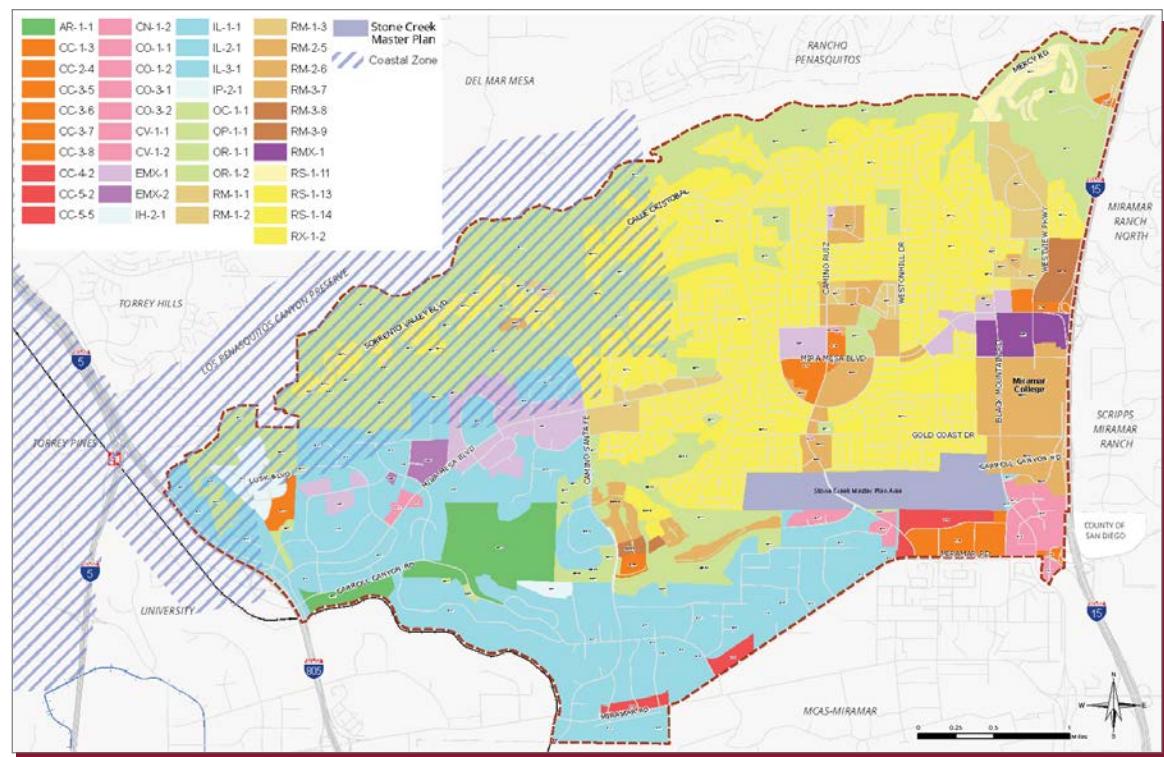
### 4. Mobility & Infrastructure Improvements

- Major emphasis on improving east-west and north-south connectivity, transit access, and circulation around employment centers.
- Enhances truck flow, employee access, and overall operational efficiency for industrial users.

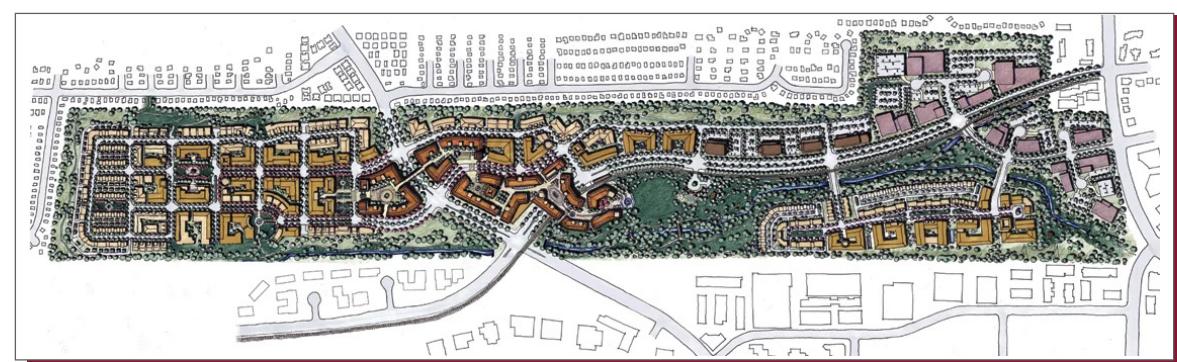
### 5. Long-Term Upside Potential

- With protected industrial zoning today—and emerging flex/mixed-employment nodes—the area offers both stability and future redevelopment optionality.
- Demand for well-located infill industrial space remains strong as Mira Mesa / Miramar continues to evolve as a core San Diego economic engine.

## MIRA MESA COMMUNITY PLAN



## STONE CREEK MASTER PLAN





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For more information or tours, please contact:

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