

**11,852 SF LIGHT INDUSTRIAL FOR LEASE**



**KEARNY MESA COMPLEX**

**8833 COMPLEX DRIVE**

**SAN DIEGO, CA 92123**

# PROJECT FEATURES

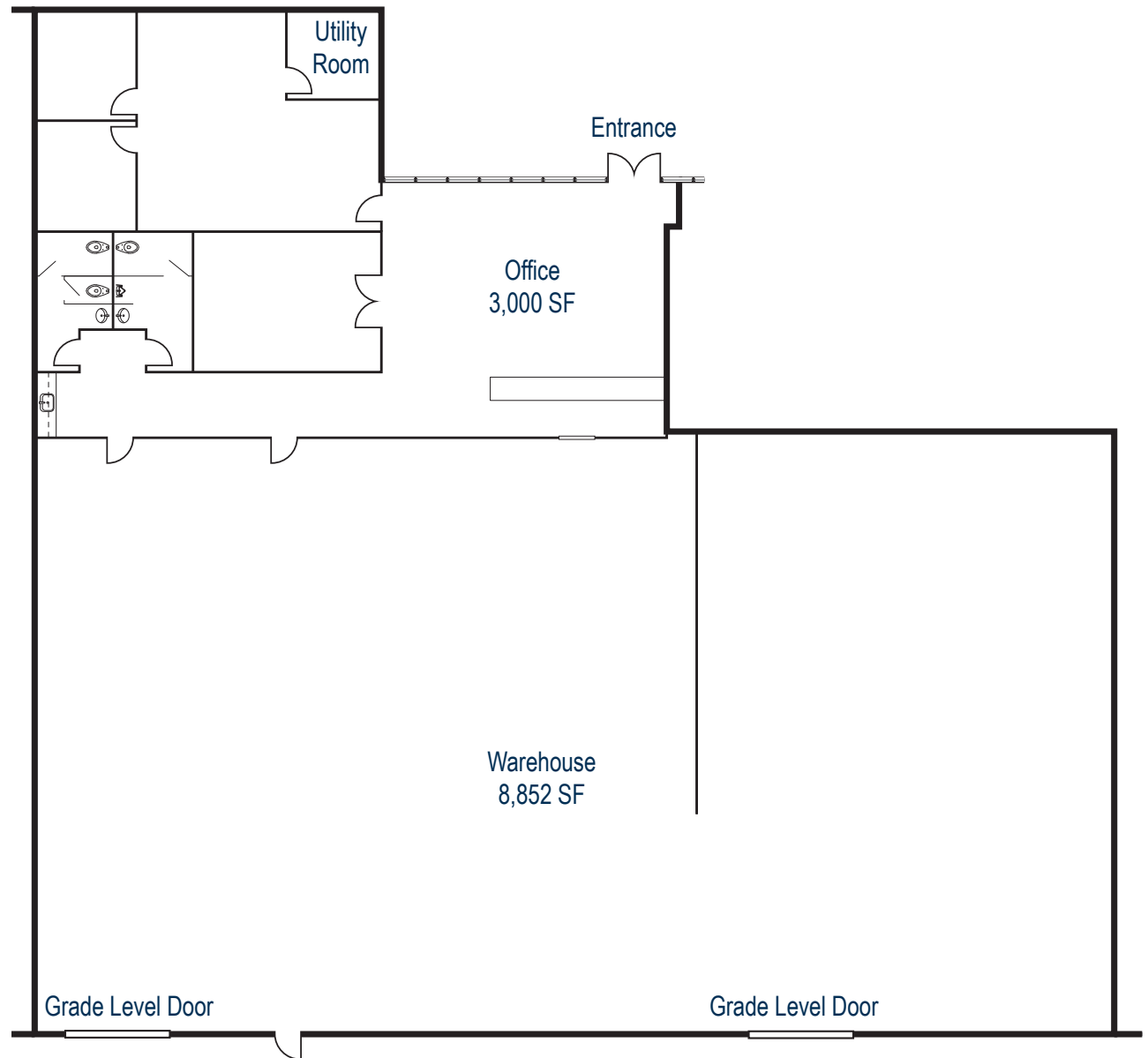
- Use: Light Industrial
- Approximately 11,852 SF
- Renovated Offices throughout - Ready for Occupancy 2026
- 18' Warehouse Clear Height
- Warehouse Sprinklered
- Two (2) Grade Level Doors:
  - One (1) 14' x 14'
  - One (1) 12' x 13.4'
- Panel A: 250 Amps of 208-120 Volt Power (Tenant to Verify)
- Panel B: 90 Amps of 277- 480 Volt Power (Tenant to Verify)
- Parking Ratio: 1.71/1,000 SF
- Located on Main Fiber Loop
- Direct Access to Highway 163, 52 and I-15
- Available Immediately

**LEASE RATE:** \$2.05/SF/NNN/Mo.  
(NNN= \$0.32 SF/Month)

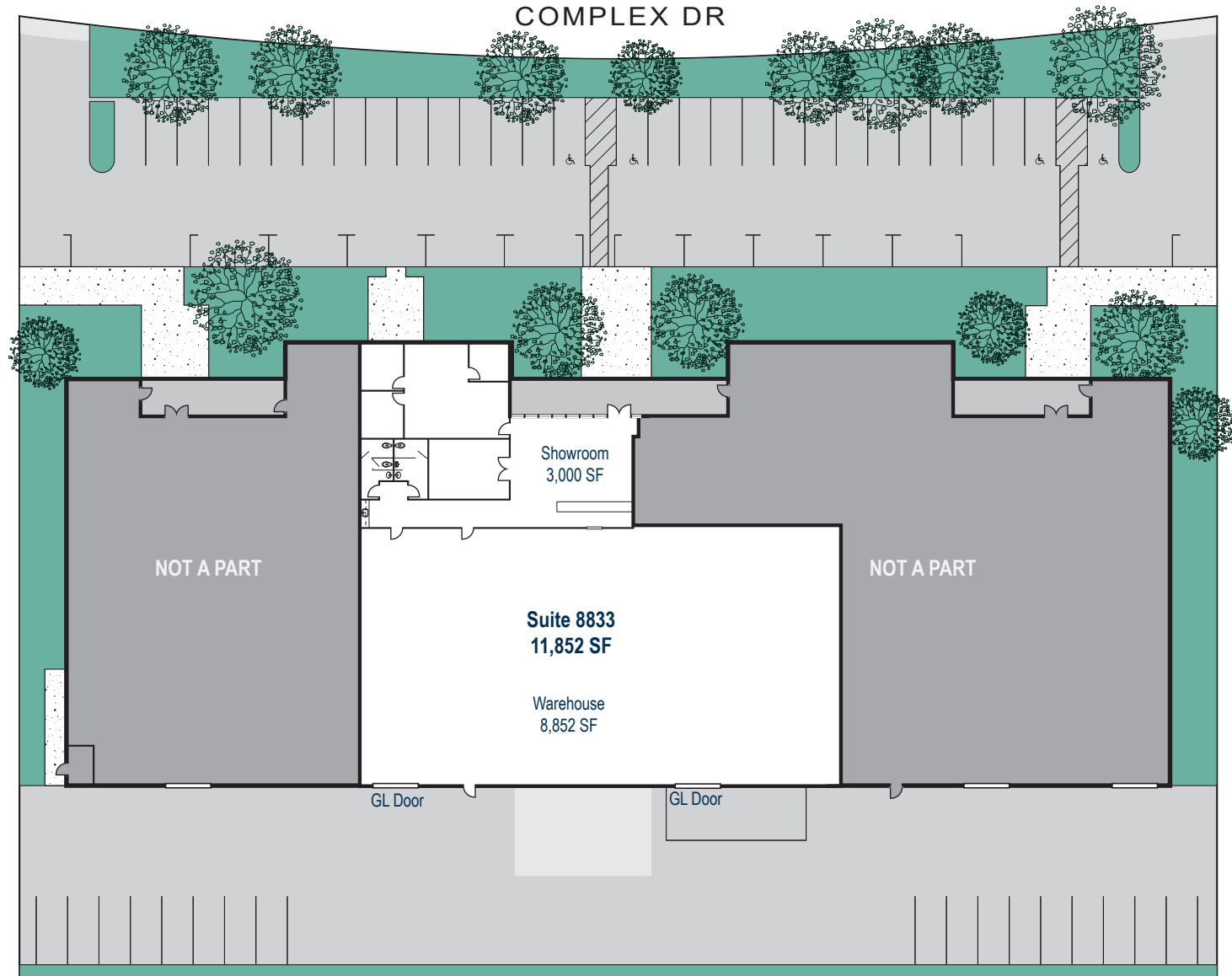


# FLOOR PLAN

8833 COMPLEX DRIVE  
11,852 SF



# SITE PLAN





8833  
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# BUILDING PHOTOS





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