



# ±5,000 SF INDUSTRIAL SUITE FOR LEASE IN KEARNY MESA

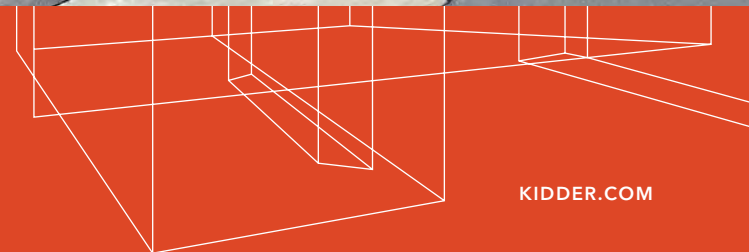
5160 MERCURY PT, SAN DIEGO, CA



**Kidder  
Mathews**

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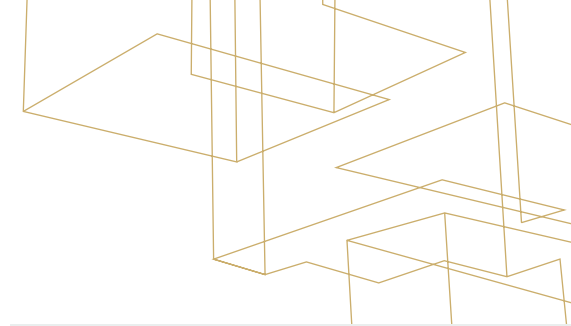


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**FOR LEASE IN KEARNY MESA**

# ±5,000 SF Industrial Suite

5160 MERCURY PT, SUITE C, SAN DIEGO, CA 92111



## **BUILDING FEATURES**

**±5,000 SF** with 40% office and 60% warehouse

**ONE GRADE LEVEL** loading door

**ZONING DESIGNATION:** IS-1-1

**14 FEET** minimum clear height

**SUITE AVAILABLE** Now

**CENTRALLY LOCATED** in Kearny Mesa sub-market of San Diego

**EASY ACCESS** to 52, 805, 15 and 163 freeways

**VISIBLE** from 52 freeway

**ABUNDANT PARKING** on-site & street

**WALKING DISTANCE** to various retail amenities

**NATURAL GAS** service available

**RENTAL RATE** \$1.95 nnn (\$.25 nets)

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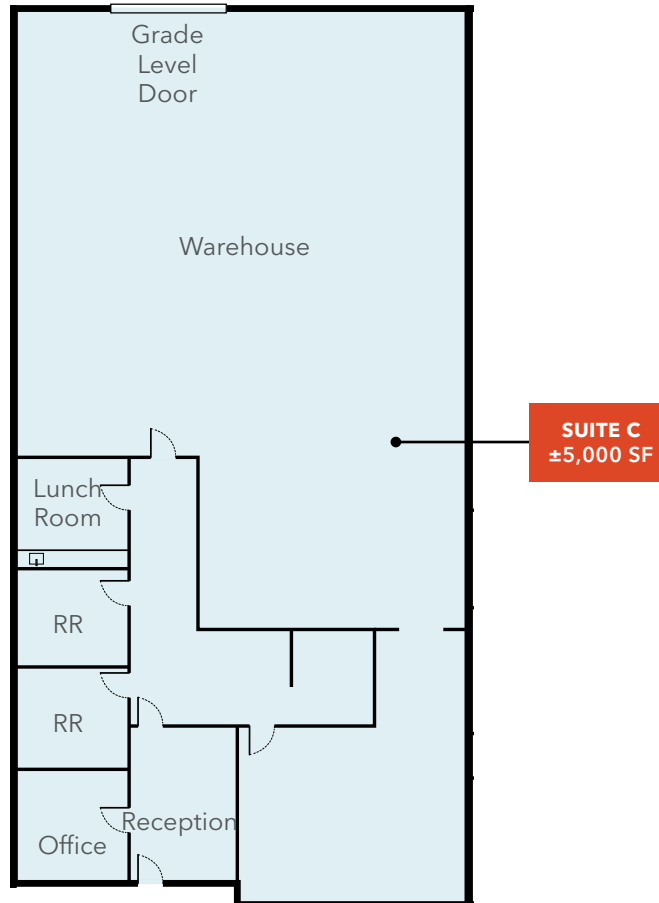
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## Floor Plan | Suite C



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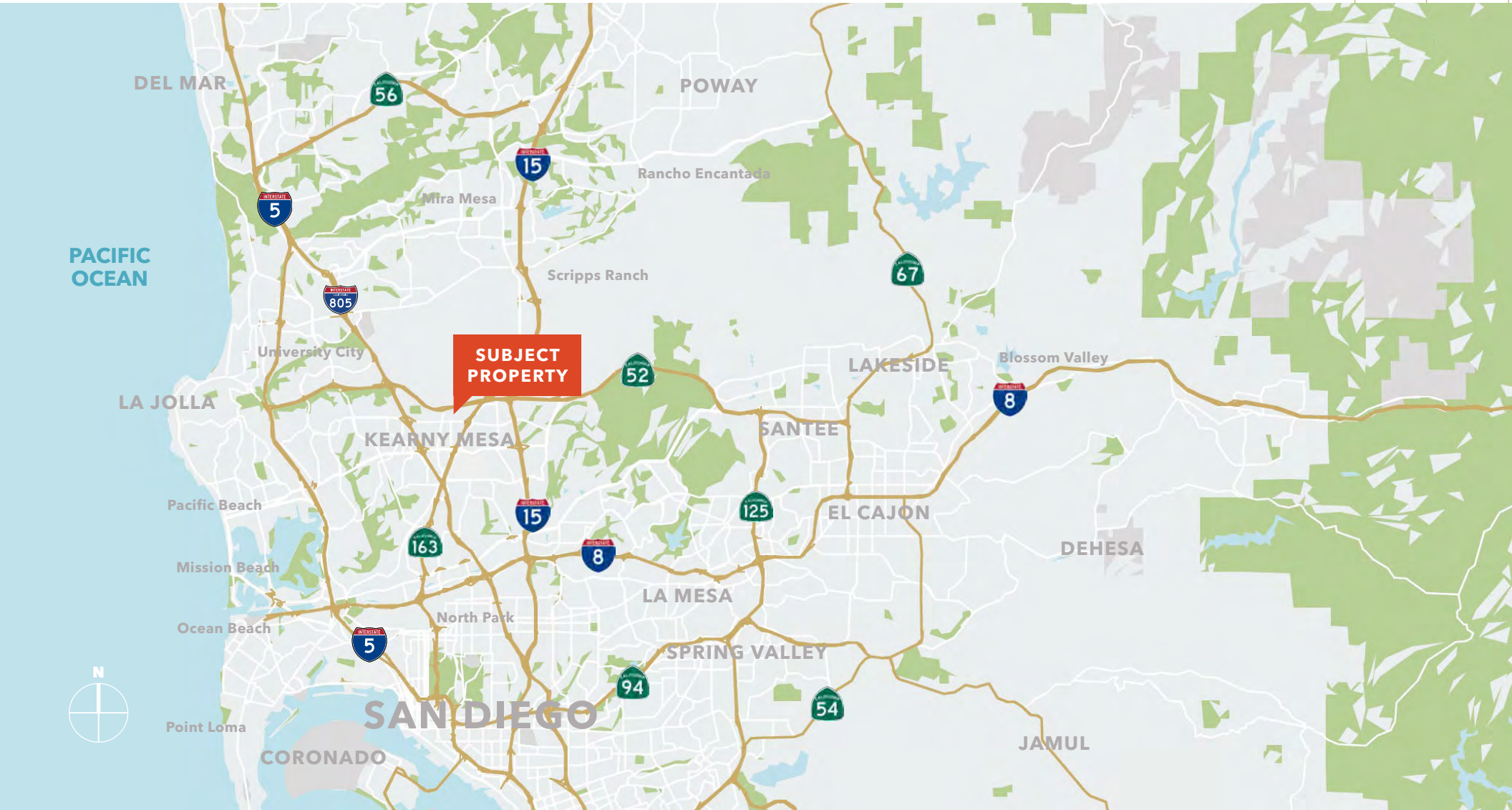
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**km** Kidder Mathews

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