

MULTI-TENANT INDUSTRIAL SPACE AVAILABLE FOR LEASE



7290-7330 OPPORTUNITY RD. | 7243-7323 ENGINEER RD. | 7250-7330 ENGINEER RD. | 7257-7343 RONSON RD.





LOCATION MAP



PROJECT FEATURES

- Industrial, office and flex suites between 1,460 and 10,050 square feet available
- Part of an approximately 210,673 SF business park
- Approx. 14'-16' clear height
- Grade level loading
- Excellent freeway access just off the I-805 and minutes from I-15 and Highways 52 & 163
- 2.87/1,000 parking ratio



SITE PLAN + AVAILABILITY

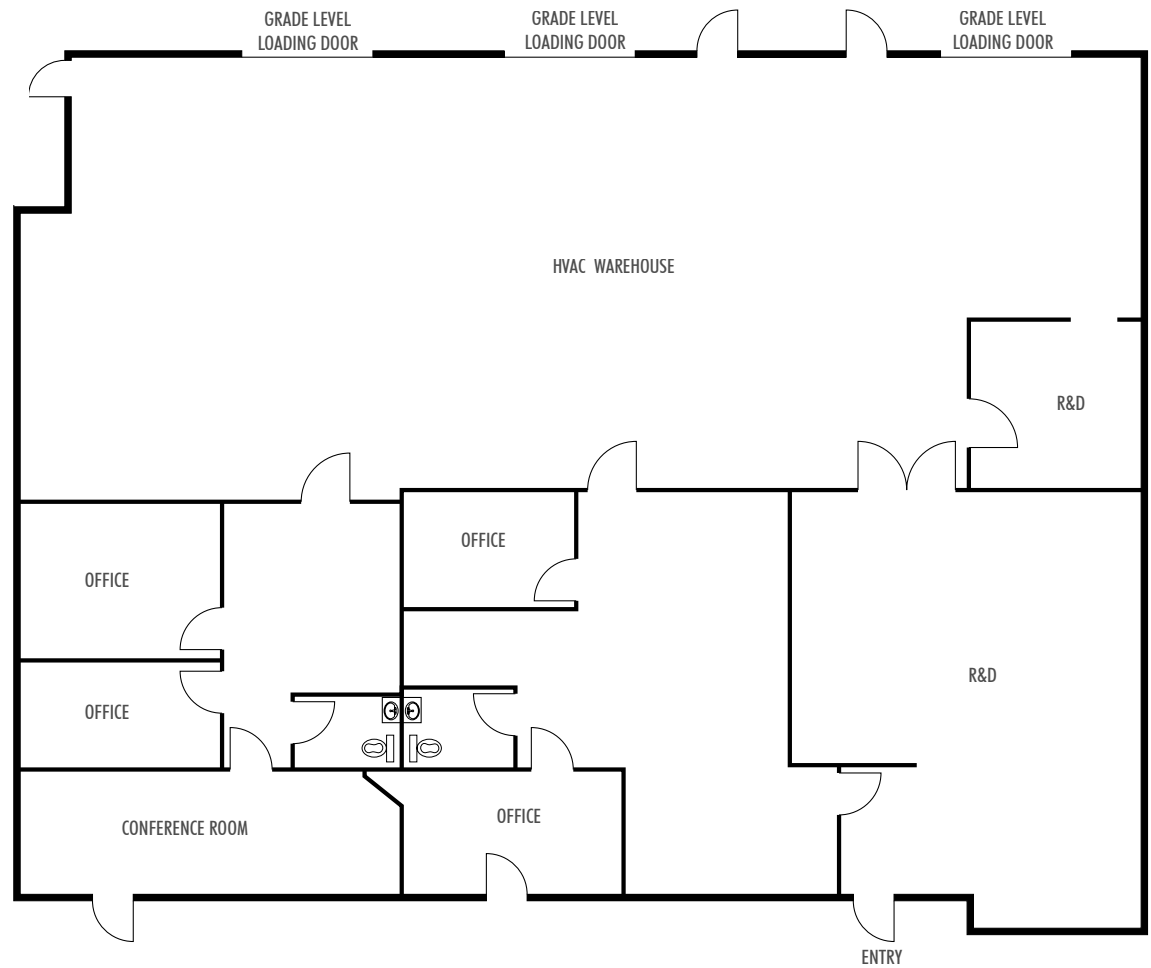


Modified Gross rates do not include a CAM Fee = Approximately \$0.23 PSF/Month

ADDRESS	SF	RATE	COMMENTS
7257 Ronson Road, Suite D	5,670	\$1.55 MG	Approximately 50% office/ 50% warehouse, (4) private offices, conference room, (2) restrooms, (3) grade level loading doors.
7290 Engineer Road, Suite A	1,460	\$1.55 MG	Approximately 60% office/ 40% warehouse, (2) private offices, reception, (1) restroom, and (1) grade level loading door.
7290 Engineer Road, Suite D	1,460	\$1.55 MG	Approximately 85% office/ 15% warehouse, (3) private offices, reception, (1) restroom, and (1) grade level loading door.
7323 Engineer Road, Suite A	10,050	\$1.55 MG	Approximately 50% office/50% HVAC warehouse, (7) private offices, (2) grade level doors, and (2) restrooms. Available March 1, 2019.
7330 Opportunity Road, Suite J	1,581	\$1.55 MG	Approximately 90% office/ 10% warehouse, (4) private offices, reception, open office area, break, conference room, and (1) restroom.
7343 Ronson Road, Suites K-L	1,782	\$1.55 MG	100% office. (3) private offices, open office, and (2) restrooms.
7343 Ronson Road, Suite M	2,398	\$1.55 MG	Approximately 20% office/ 80% warehouse, (2) private offices, reception, (1) restroom and (1) grade level loading door.
7343 Ronson Road, Suite O	2,086	\$1.55 MG	Approximately 50 office/ 50% warehouse, (1) private office, reception, open office area and (1) restroom.
7370 Opportunity Road, Suite J	1,782	\$1.55 MG	Approximately 80 office/ 20% warehouse, (2) private offices, reception, open office area and (1) restroom.

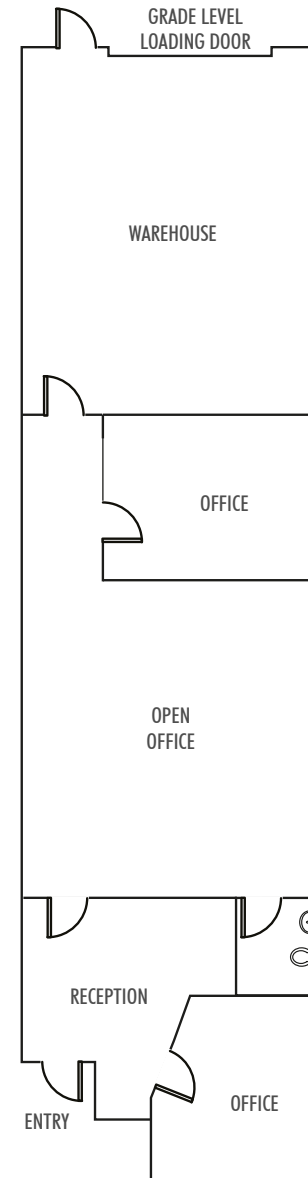


7257 RONSON ROAD, SUITE D | ± 5,670 SF



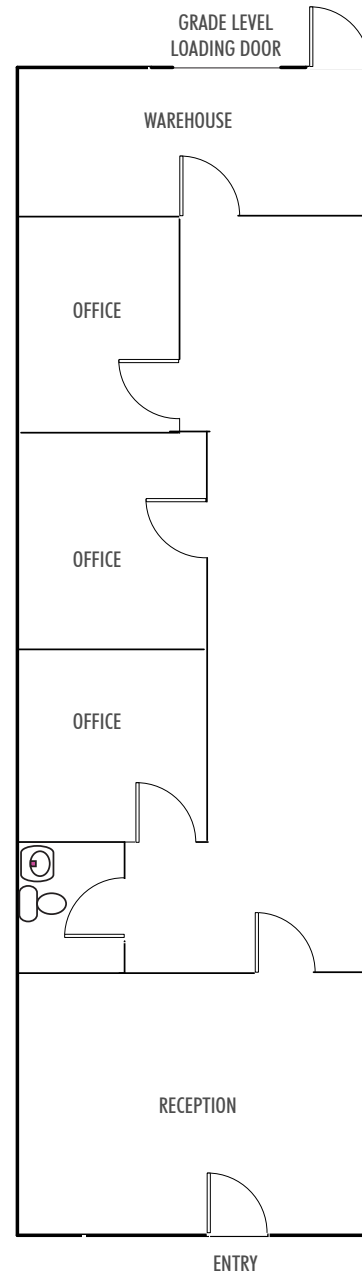


7290 ENGINEER RD, SUITE A | ± 1,460 SF





7290 ENGINEER RD, SUITE D | ± 1,460 SF



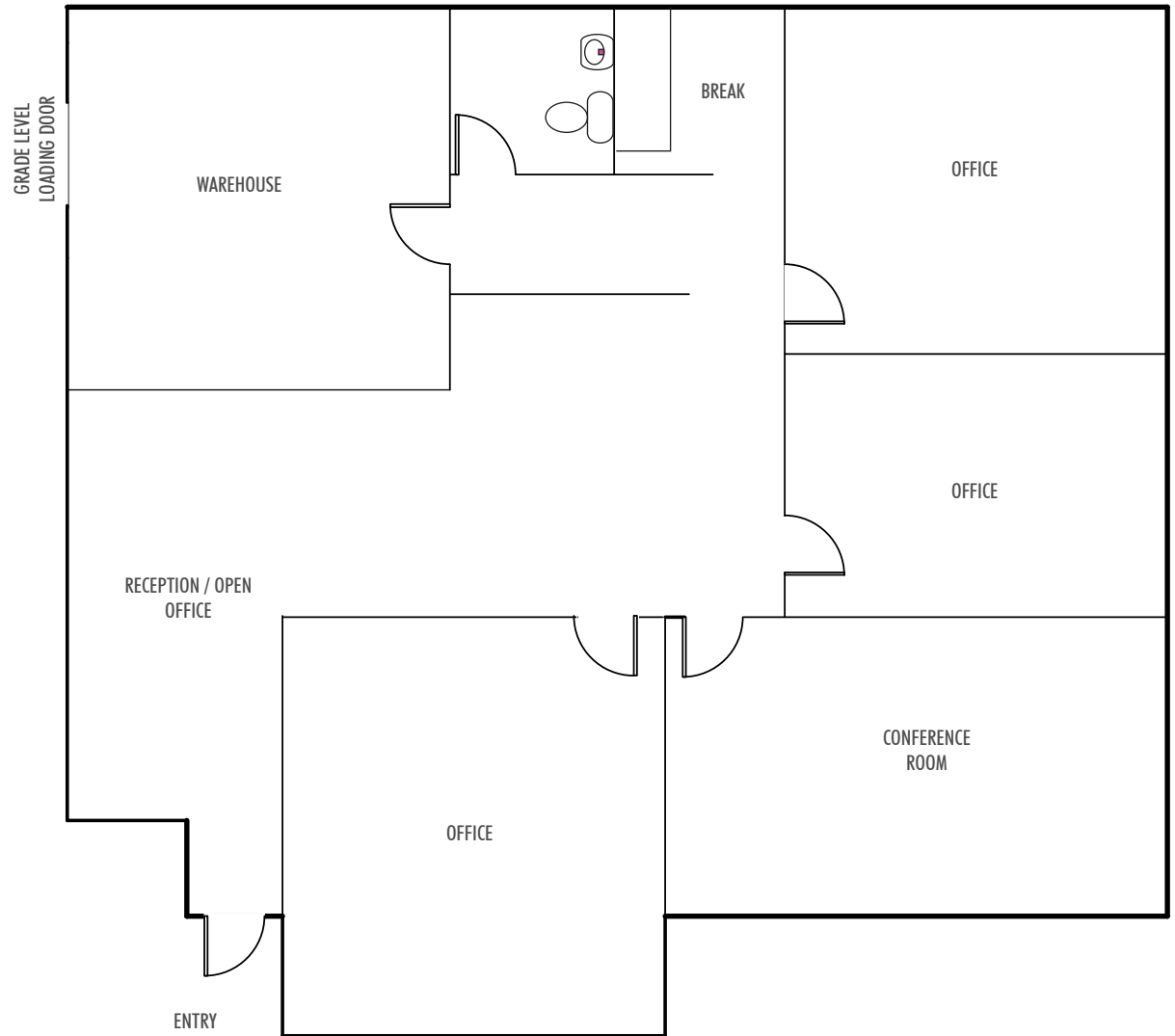


7323 ENGINEER RD, SUITE A | ± 10,050 SF



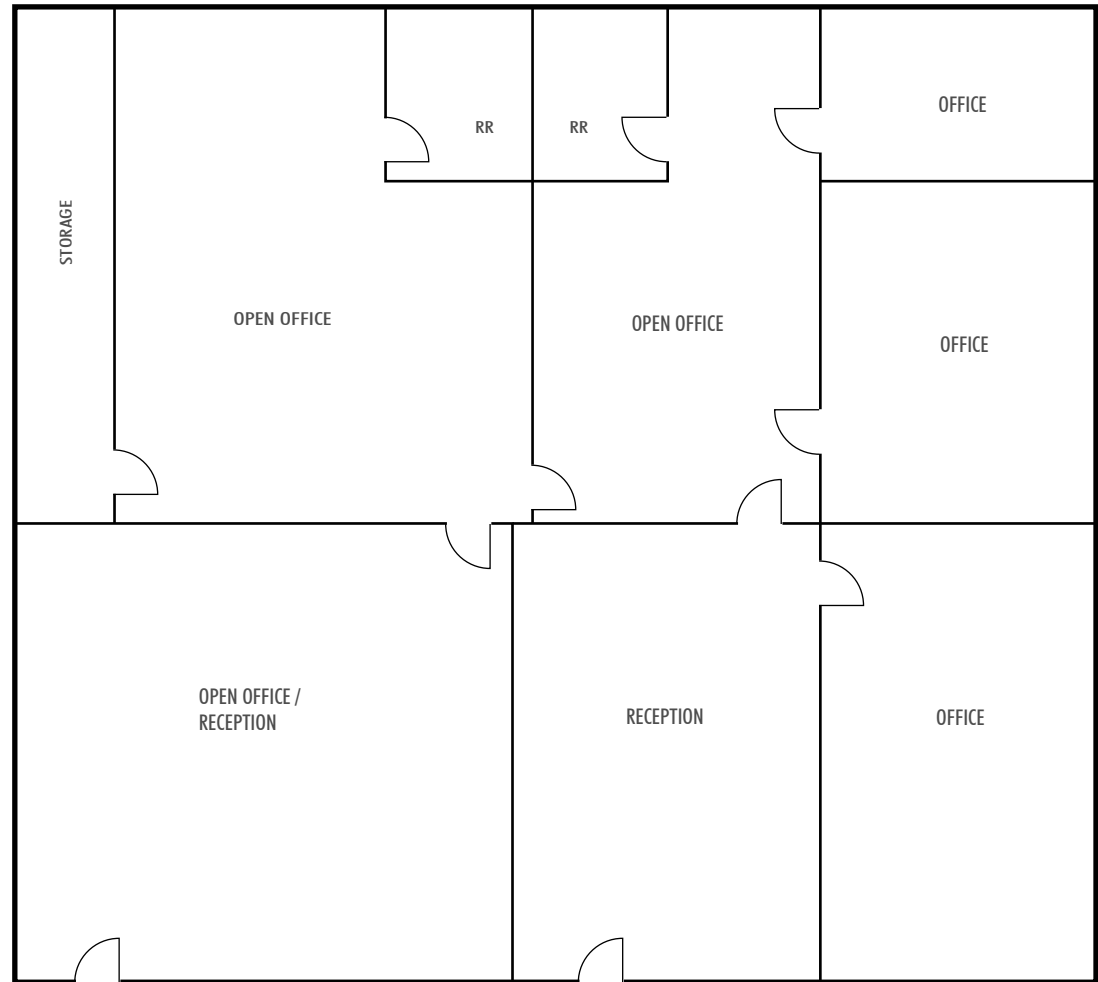


7330 OPPORTUNITY ROAD, SUITE J | ± 1,581 SF



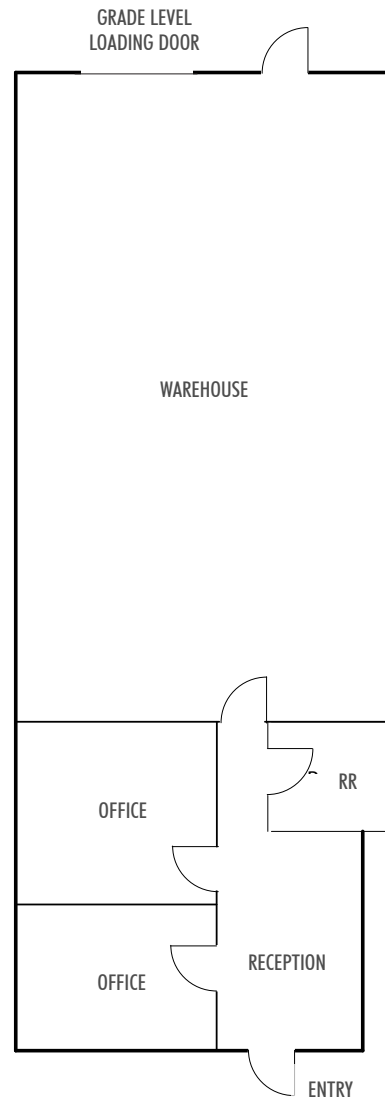


7343 RONSON ROAD, SUITE K-L | ± 1,782 SF



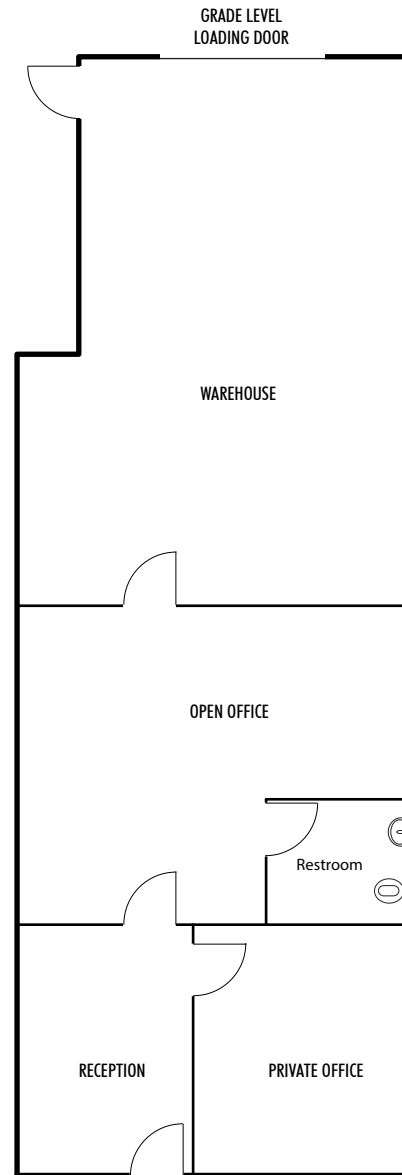


7343 RONSON ROAD, SUITE M | ± 2,398 SF



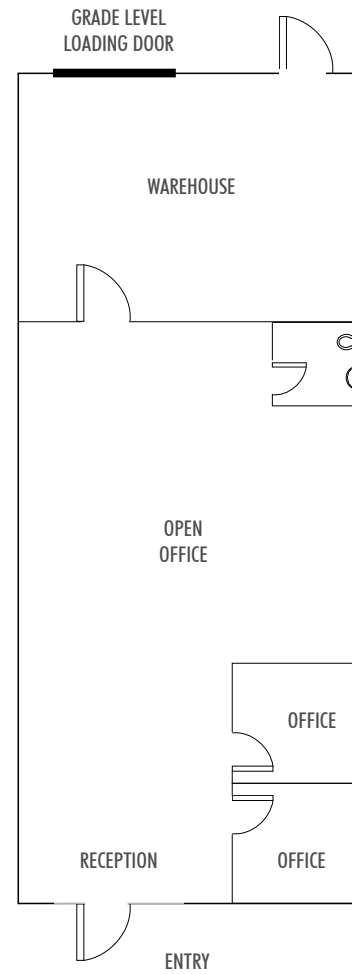


7343 RONSON ROAD, SUITE 0 | ± 2,086 SF





7370 OPPORTUNITY ROAD, SUITE J | ± 1,782 SF





CLAIREMONT MESA BLVD

RONSON RD

ENGINEER RD.

OPPORTUNITY RD.