

FOR LEASE**LAS AMERICAS BUSINESS PARK I, II, & III****9605 & 9651 AIRWAY ROAD, SAN DIEGO, CA 92154****9668 HEINRICH HERTZ DRIVE, SAN DIEGO, CA 92154****AVAILABLE SPACE AS OF JANUARY 2019****Las Americas Business Park I – 9651 Airway Road**

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
A & B	Leased	7,000	1,920	2	4	18'9	X
C	Leased	3,600	900	1	2	18'9	X
D	Available	3,600	900	1	2	18'9	\$0.80
E	Leased	3,465	900	1	2	18'9	X
F	Leased	3,520	900	1	2	18'9	X
G	Leased	3,600	900	1	2	18'9	X
H	Leased	3,600	900	1	2	18'9	X
I	Leased	3,600	900	1	2	18'9	X

Las Americas Business Park II – 9668 Heinrich Hertz Drive

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
A & B	Available 4/19	6,390	1,800	2	4	18'10	\$0.80 NNN
C	Available 4/19	3,240	850	1	2	18'10	\$0.80 NNN
D	Available 4/19	3,240	850	1	2	18'10	\$0.80 NNN
E	Leased	3,163	850	1	2	18'10	X
F	Leased	3,121	850	1	2	18'10	X
G	Leased	3,240	850	1	2	18'10	X
H	Leased	3,240	850	1	2	18'10	X
I	Available	3,240	850	1	2	18'10	\$0.80 NNN

Las Americas Business Park III – 9605 Airway Road

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
A	Leased	20,056	2,000	1	3	24'	X
B	Leased	16,023	2,000	1	3	24'	X
C	Leased	16,023	2,000	1	3	24'	X
D	Leased	20,056	2,000	1	3	24'	X

Net charges estimated at \$0.213 PSF.

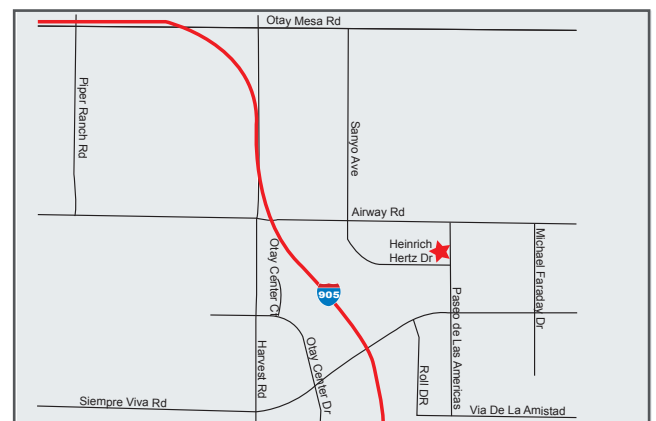
*Month-to-Month



FOR LEASE

Property Highlights:

- 28,874 SF Industrial Building
- 3,240 SF
- 850 SF of Office Space (Including 2 Restrooms)
- Two 18' X 10' Dock High (Recessed Approach)
- One 9' X 14' Grade Level (Ramp)
- 18' 10" Clear Height
- 200 Amps, 120/240 Volts, 3-Phase, 4 Wire
- See Reverse Side for Building Layout
- \$0.60 NNN/PSF/Mo



BUILDING LAYOUT

