



VIVA

LOGISTICS CENTER

IDS

REAL ESTATE GROUP

PROPERTY AERIAL



A 8409 KERNS STREET

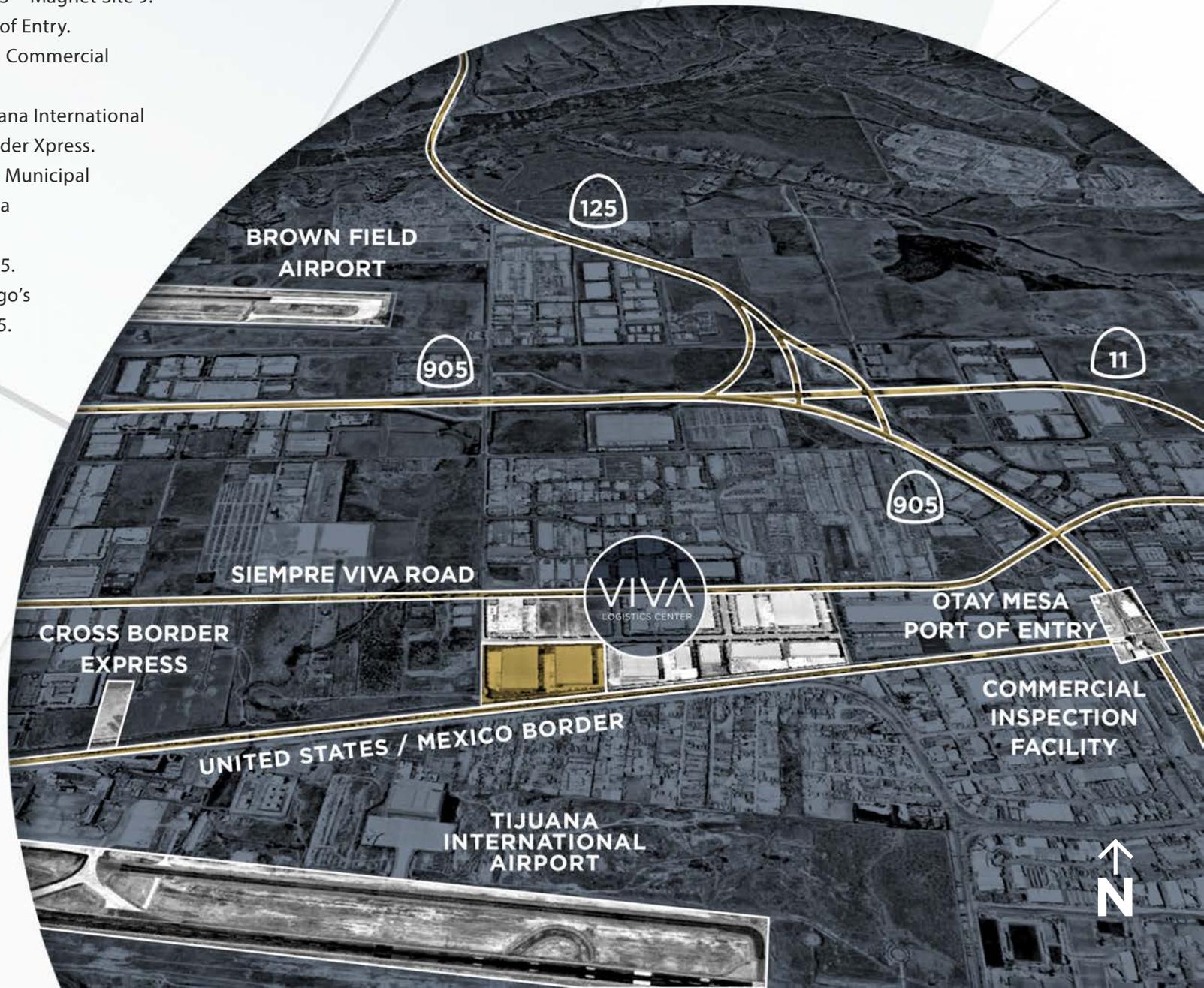
- RSF – 248,269
 - Clear Height – 36'-38'
- SUITE 102
69,301 SF
AVAILABLE JULY 1, 2025

B 8511 KERNS STREET

- RSF – 225,763
 - Clear Height – 32'-34'
- 100% LEASED

LOCATION

- Within Foreign-Trade Zone 153 - Magnet Site 9.
- 0.5 mile from Otay Mesa Port of Entry.
- 1.5 Miles from CHP Otay Mesa Commercial Vehicle Enforcement Facility.
- Less than a mile from the Tijuana International Airport through the Cross Border Xpress.
- Minutes from the Brown Field Municipal Airport currently undergoing a major renovation.
- One mile from SR-905 & SR-125.
- Convenient access to San Diego's major Interstates 5, 8, 15 & 805.



OVERVIEW

Viva Logistics Center is a 2-building Class A industrial project comprised of 474,032 sf within the highly desirable Otay Mesa submarket of San Diego.

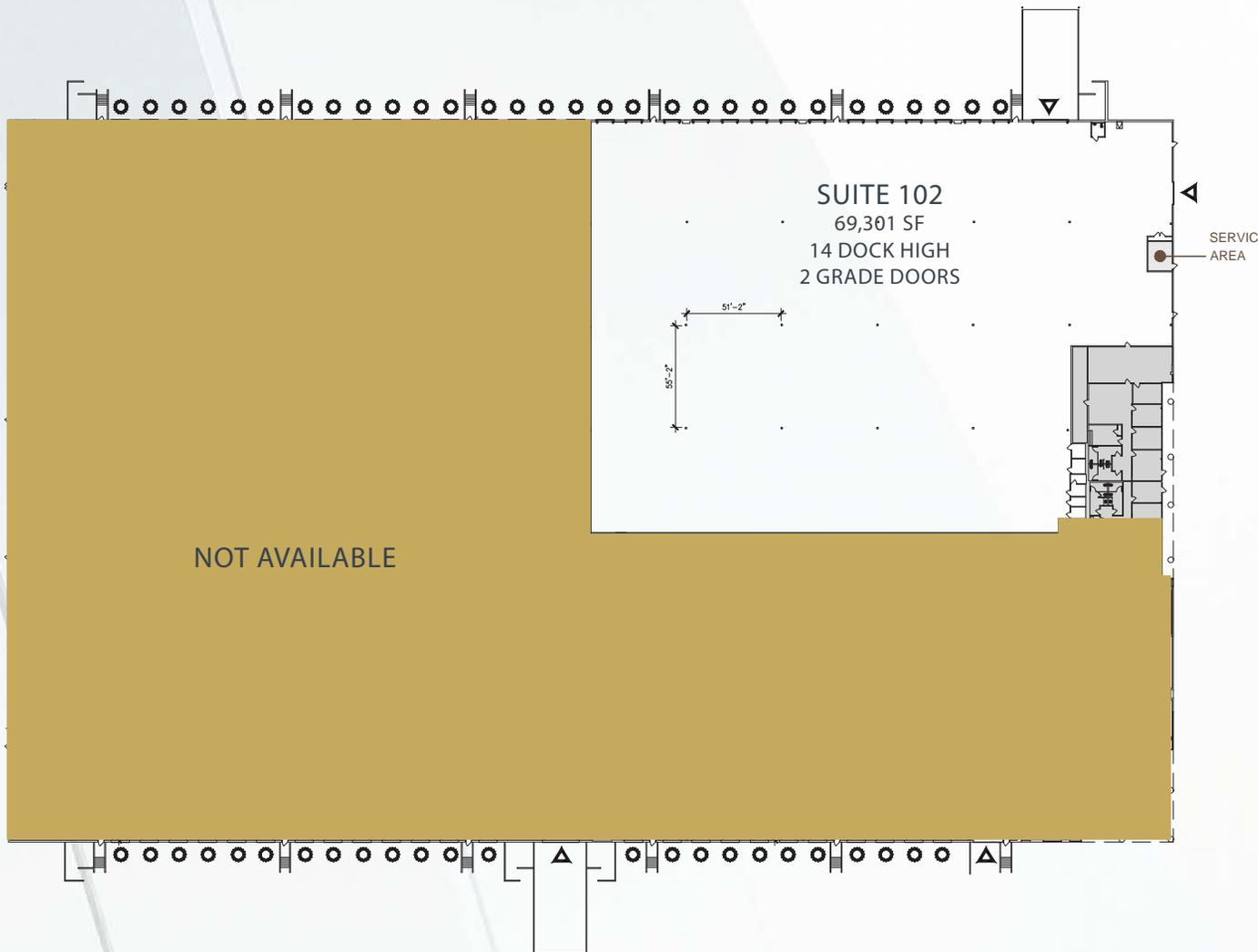
FEATURES

- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- Ample Parking
- IBT-1-1 Zoning
- 34' - 38' Clear height
- Energy efficient LED exterior lighting
- ESFR



8409 KERNS STREET

SUITE	TOTAL SF	LEASE RATE	COMMENTS
102	69,301	Call for Rate Details NNN = \$0.25 psf	Tallest suite in this size range Available July 1, 2025



PREMISES FEATURES

- Office SF – 4,246 SF
- Dock High Doors - 14
- Grade Level Doors - 2
- Sprinklers – ESFR K17 & K22
- Column Spacing – 52' x 56'
- 800 amps of 277/480 volts distributed
- Reinforced concrete slab 6" on grade
- ~135' Exclusive Concrete Truck Court
- 36' Clear Height

LEGEND

- Dock High Doors
- △ Grade Level Doors

CURRENT PROJECT ENHANCEMENTS



BUILDING MONUMENT AND WAYFINDING SIGNAGE

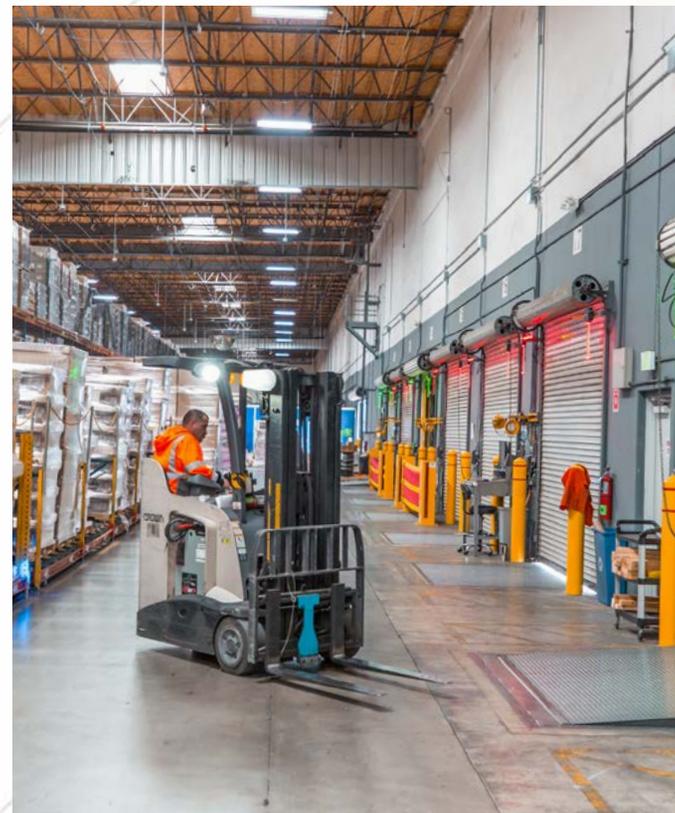


SUSTAINABLE LANDSCAPE DESIGN



MODERN PAINT SCHEME

VIVA LOGISTICS CENTER



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