

# 8690 Kerns Street

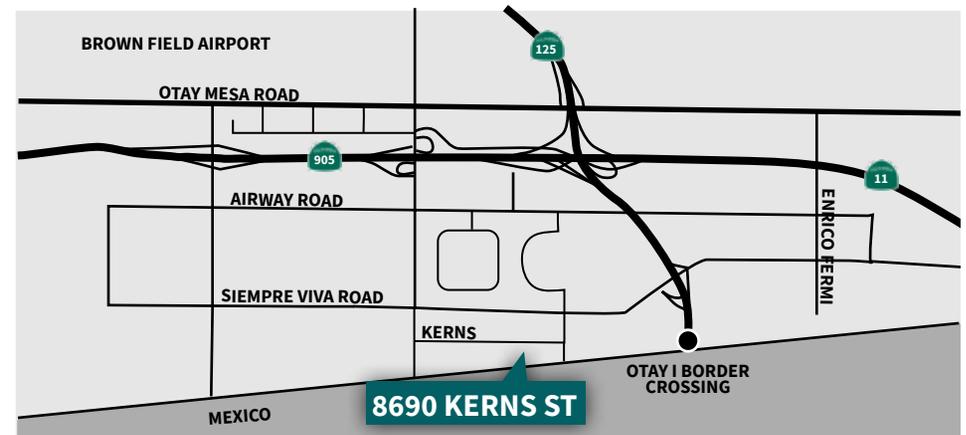
LOCATED WITHIN SIEMPRE VIVA BUSINESS PARK • SAN DIEGO, CALIFORNIA

## FOR LEASE



### SUITE FEATURES

- 24,905 SF for Lease
- 4,038 SF Office
- .5/2000 GPM Sprinklers
- Excellent Corporate Image
- Located in Otay Mesa's Finest Business Park
- 56'x60' Column Spacing
- Located within a HUB Zone, Enterprise Zone & Recycling Zone
- Available 03-01-2026
- Located in Foreign Trade Zone (FTZ) Magnet Site
- 5 Dock High, 1 Grade Level Doors
- Clear Height: 26'
- Parking Ratio: 1.42/1,000 SF
- 400 amps of 277/480v Power
- Rent: \$1.15 Net of Expenses
- Operating Expenses approx. \$0.427 psf/mo.



OWNED BY

**EASTGROUP**  
PROPERTIES

www.eastgroup.net

For more information, please contact:

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**IDS**  
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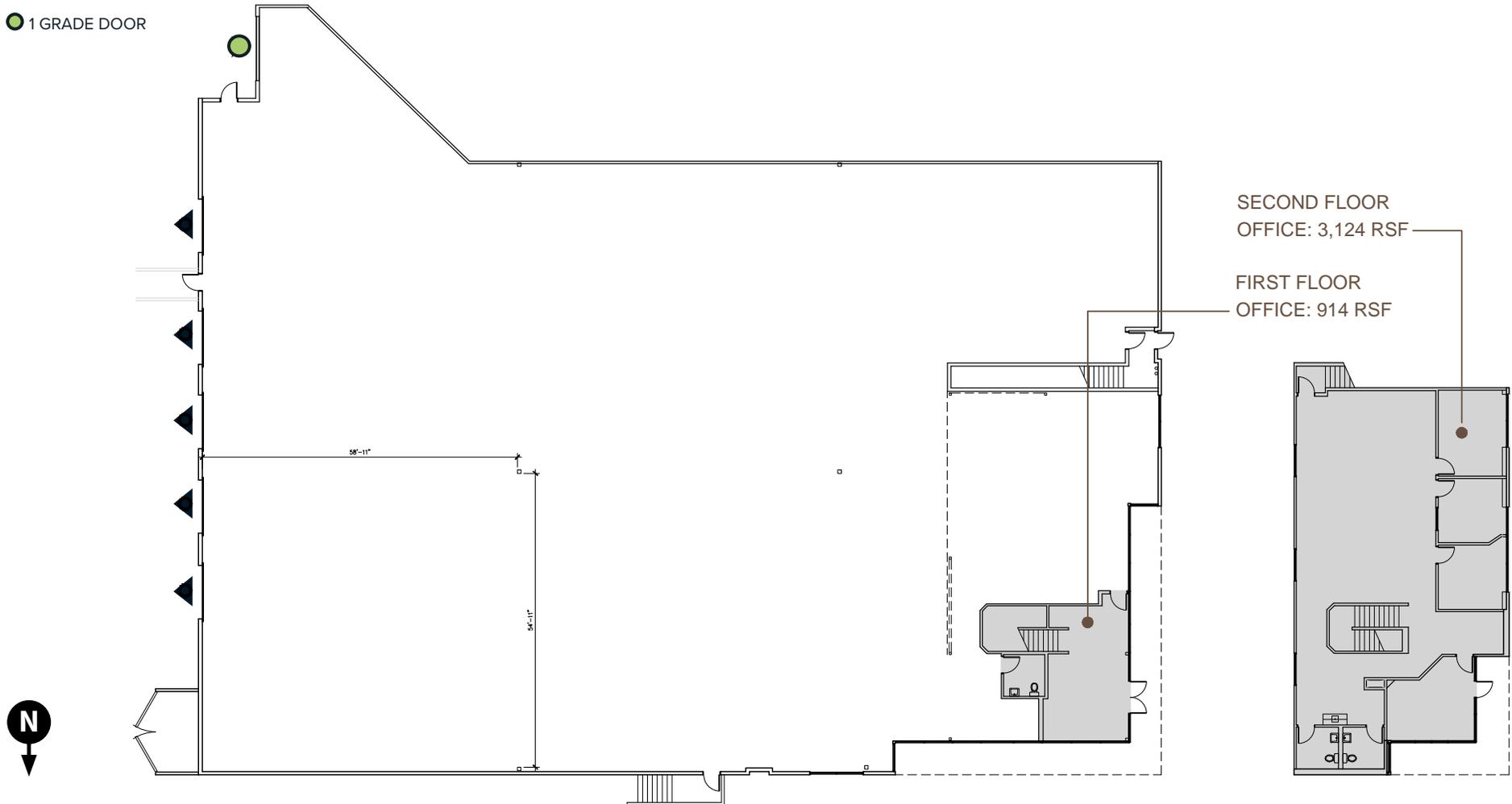
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▲ 5 DOCK DOORS

● 1 GRADE DOOR



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