

**Motivated  
Sublessor!**  
Below Market  
Sublease  
Rate  
\$0.95/SF Gross



# For Sublease

8917 Kerns Street, Suite B, San Diego, CA 92154

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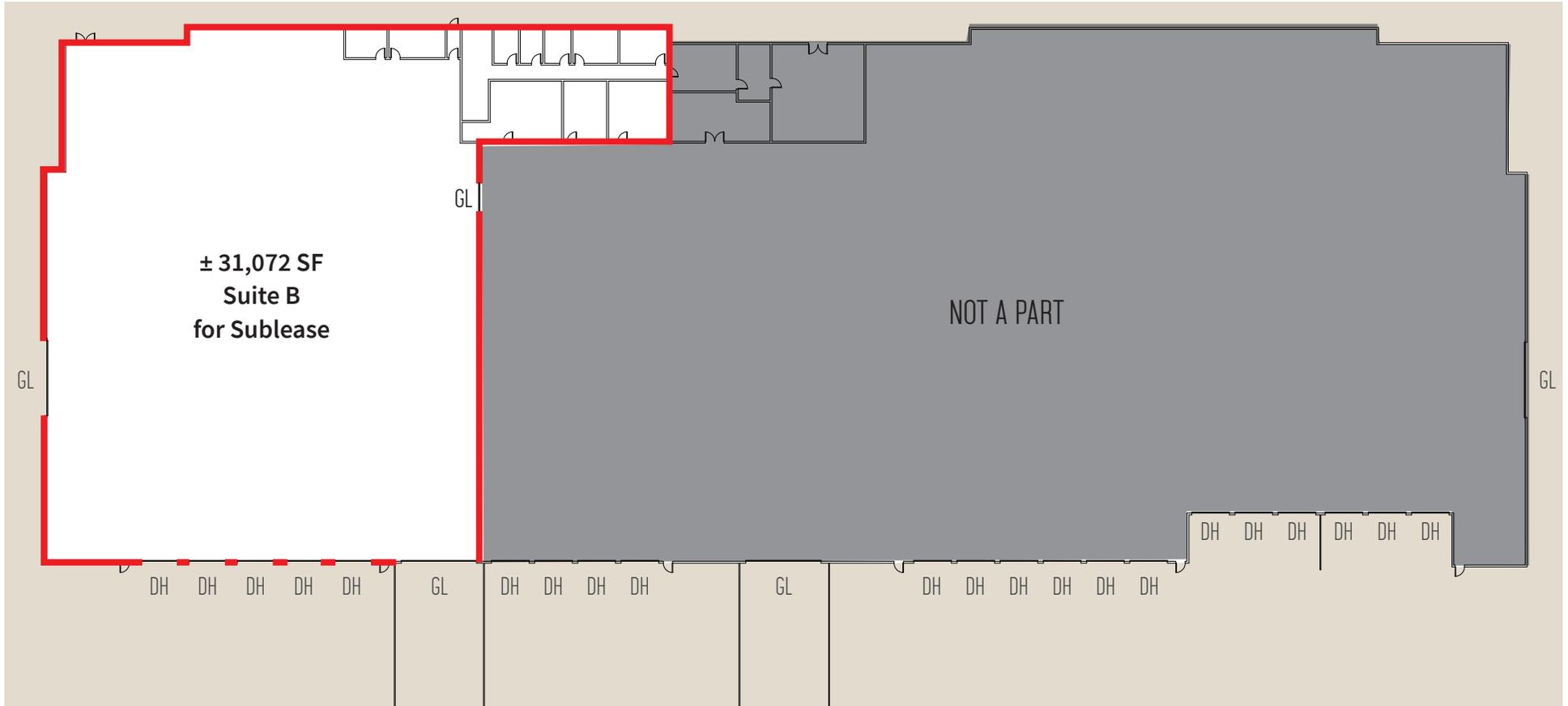
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

## Warehouse Distribution Space

### Property Highlights

- ± 31,072 SF available now
- ± 2,500 SF (office, restrooms, conference room, break area)
- ± 28,572 SF (warehouse)
- 5 dock high doors
- 2 GL doors (1 via ramp w/oversized door & 1 at side of w/h)
- 28' clear height
- Racking and Supplementary Services: Available & Negotiable
- Excellent location near the US Customs Inspection Facility
- Great access to Siempre Viva Road & 905 freeway
- **Below Market Sublease Rate: \$0.95/SF Gross**

8917 Kerns Street, Suite B | ± 31,072 SF | **Floor Plan**



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# CORPORATE NEIGHBORS

**8917 Kerns Street**

**Chipman** Relocation & Logistics  
**WHALEN**  
**Pilot**

**amazon**

**Mor** **STERIS**  
**GENERAL DYNAMICS** **NAPA**

**THE SALVATION ARMY**

**FedEx** **artissimo** **DESIGNS**  
**INMAR** **Chosen** **FOODS**  
**ZEBRA TECHNOLOGIES** **Expeditors**

**CUBIC** **KraftHeinz**  
**resideo** **Steelcase** **POWERSONIC**  
**THE PRODUCER EXCHANGE** **W.A.M. PLASTICS** **Parker**

**Ryder**

**FENSKÉ** **ATLAS** **EXPO FRESH**

**FedEx**

**Panasonic**

**XPO Logistics**

**ZUCARMEX**

**Andrew Williamson** **INDUSTRIAL DEVELOPMENT**

**CHD**

**U.S. Customs and Border Protection**

**OTAY MESA PORT OF ENTRY**

**California Highways:** 905, 125, 11

**Neighboring Areas:** LIBERTAD, CENTRO URBANO 70, LAGO VISTA, RINCÓN DE OTAY

**MASTER TOUCH** **LINFREIGHT** **NAPA** **MAD ENGINE**

**ups** **BD** **FedEx**

**HOLOGIC** **BOSE**

**toytown** **ROYAL FLAVOR** **GENERAL DYNAMICS**

**Logitrans360**  
**LA2BOY**



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