

**FOR
LEASE**



EMPIRE CENTRE
±131,586 SF | 2 BUILDING INDUSTRIAL PROJECT

7880 & 7920 AIRWAY ROAD
OTAY MESA, CA



Jones Lang LaSalle Brokerage, Inc.
CA License #01856260

EMPIRE CENTRE

FEATURES



± 132,000 SF
two building
development



Premier Location
directly off the SR-905
freeway



55
Dock Doors



9
Grade Doors



24'
Clear Height



Multiple
Freeway
Access Points



Concrete
Truck Court



Executive Suites
Available On-Site



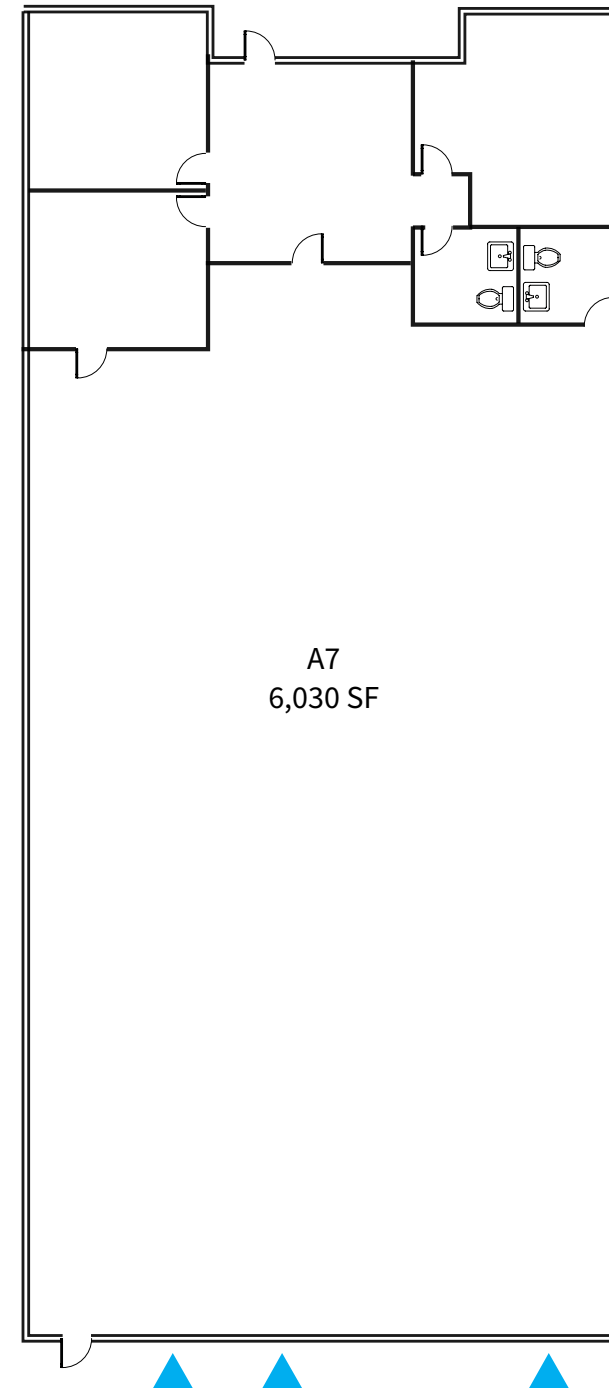
- ▲ DOCK HIGH DOOR (55)
- GRADE LEVEL DOOR (9)

7920 AIRWAY RD

Suite A7

Size	±6,030 SF
Office Area	±1,800 SF
Clear Height	24'
Dock Doors	3
Grade Doors	0 (1 Existing Metal Ramp)
Power	Heavy Power (800+ amps)
Available	Now
Rent	\$1.20 NNN

Features are approximate - tenant to verify



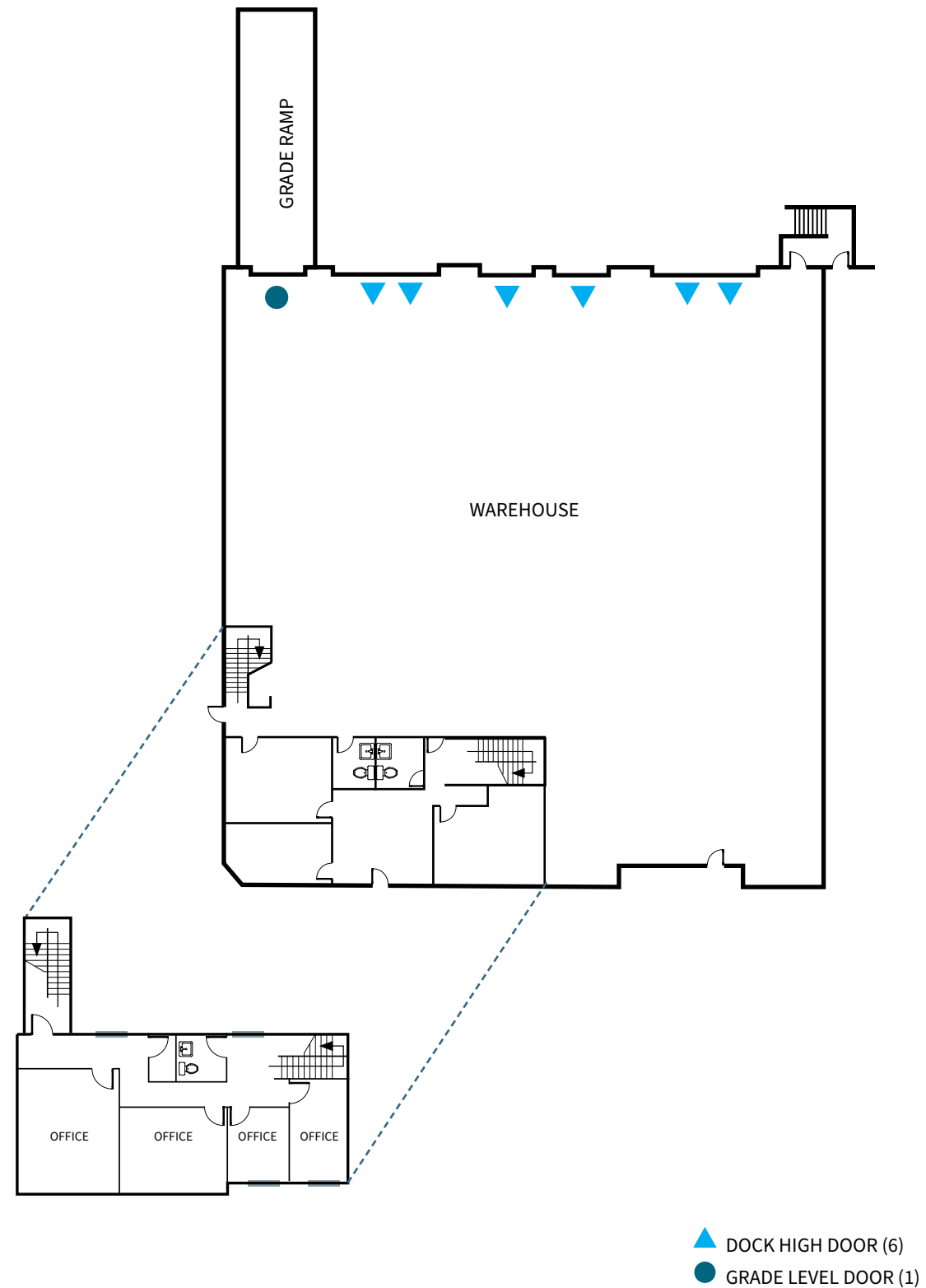
▲ DOCK HIGH DOOR (3)
● GRADE LEVEL DOOR (0)

7880 AIRWAY RD

Suite B1 & B2

Size	14,595 SF
Office Area	±3,473 SF
Clear Height	24'
Dock Doors	6
Grade Doors	1
Power	Heavy Power (800+ amps)
Available	Now
Rent	\$1.15 NNN

Sizes are approximate - tenant to verify

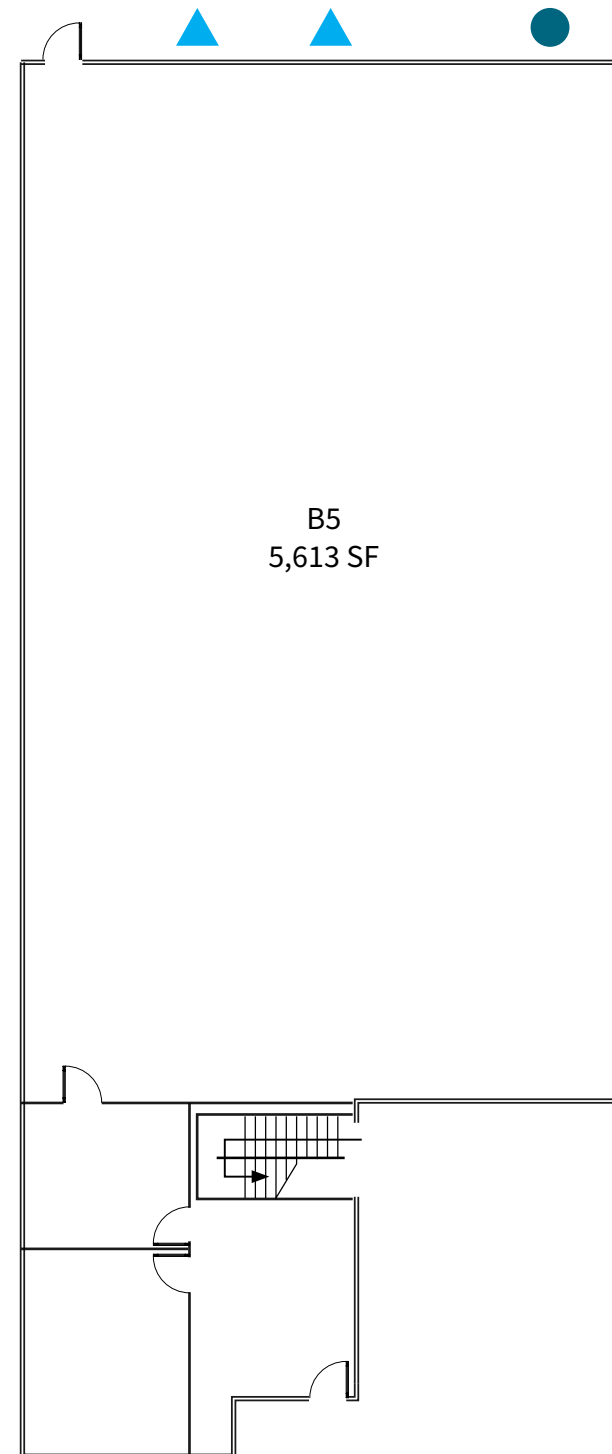


7880 AIRWAY RD

Suite B5

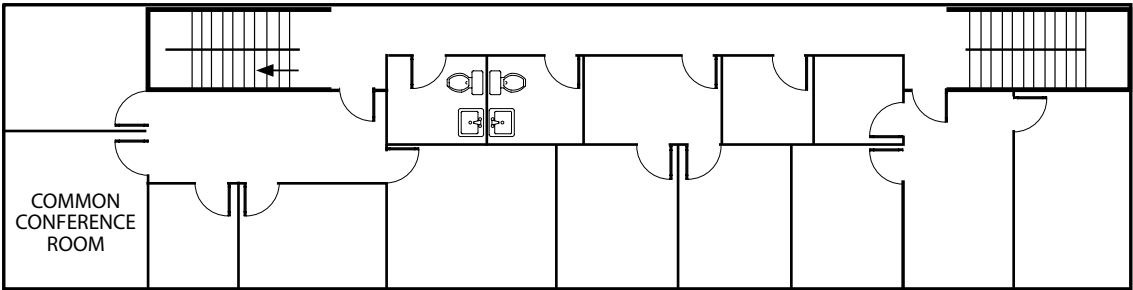
Size	±5,613 SF
Office Area	±1,059 SF
Clear Height	24'
Dock Doors	2
Grade Doors	1
Power	Heavy Power (800+ amps)
Available	Now
Rent	\$1.20 NNN

Features are approximate - tenant to verify

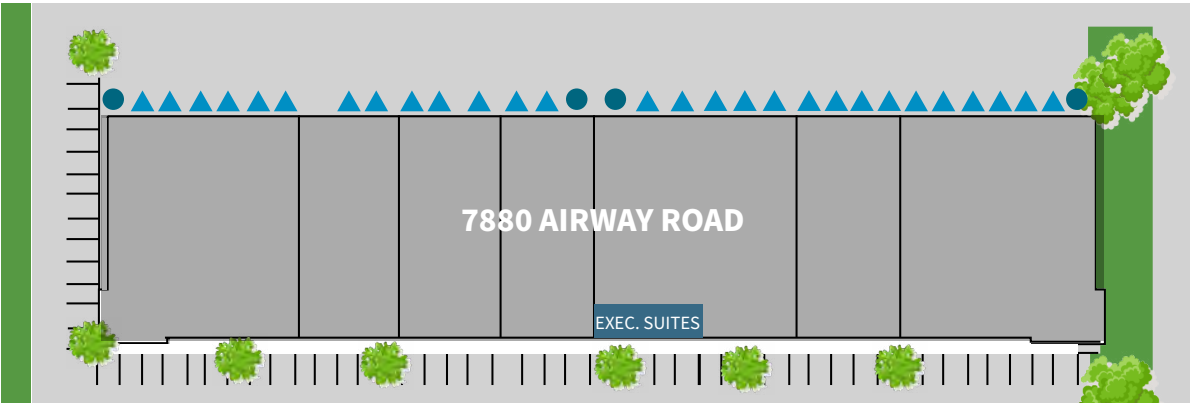
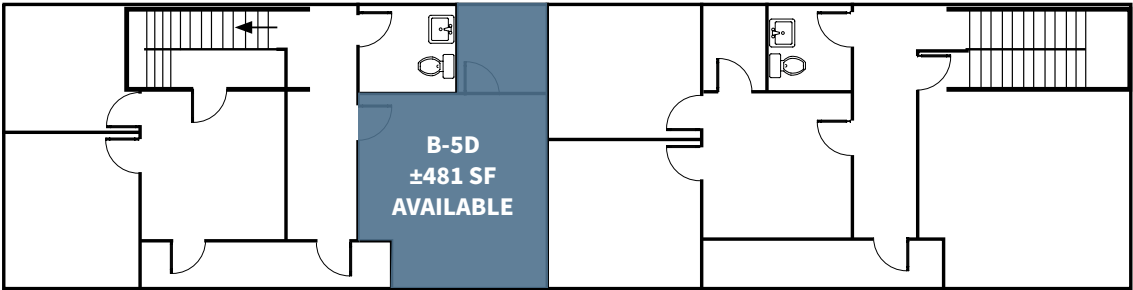


▲ DOCK HIGH DOOR (2)
● GRADE LEVEL DOOR (1)

FIRST FLOOR



SECOND FLOOR



7880 AIRWAY RD

Executive Suite

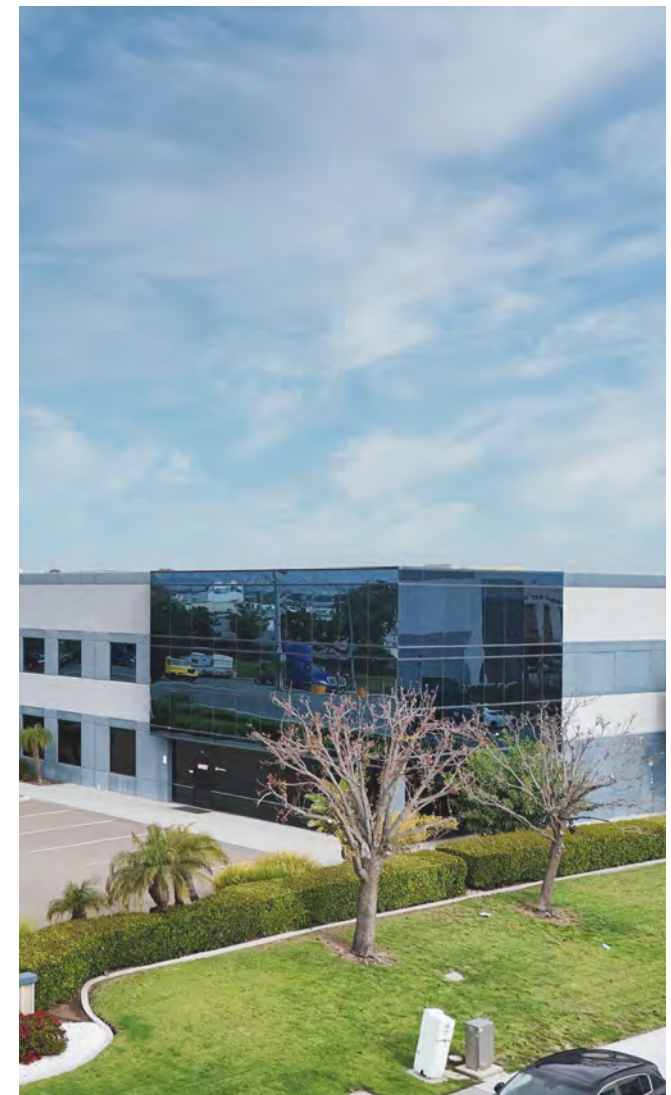
Size	±481 SF
Available	Now
Rent	\$2.50/SF Gross

Features are approximate - tenant to verify

EMPIRE CENTRE

LOCATION









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