

# FOR LEASE IN KEARNY MESA

±6,400 SF FREE-STANDING INDUSTRIAL BUILDING WITH FENCED YARD



**8159 ENGINEER ROAD**  
SAN DIEGO, CA 92111

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**Voit**  
REAL ESTATE SERVICES

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PROPERTIES  
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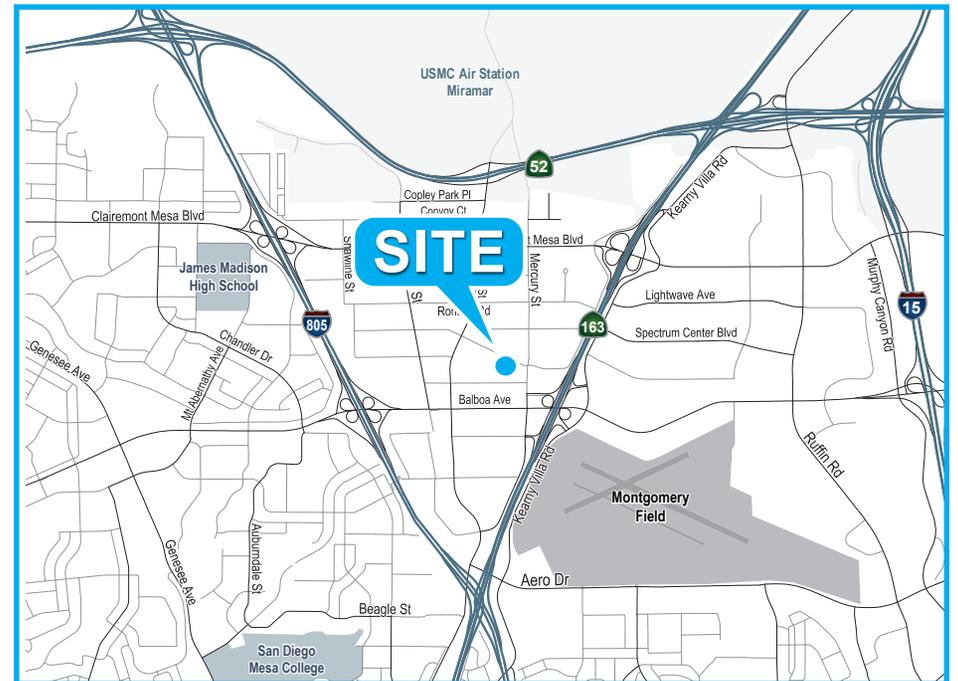
FOR **LEASE**

## 8159 ENGINEER ROAD

### PROPERTY FEATURES:

- ± 6,400 SF Free-standing Building with Fenced Yard
- 50% HVAC Office / 50% Warehouse
- 2 Grade Level Doors
- 14' Clear Height
- 0.50 Acres Lot Size
- Large Fenced Yard
- Central San Diego Location
- Great Freeway Access to Highway 163 and I-805
- Zoning: IS-1-1 (Industrial)
- Available October 1, 2022

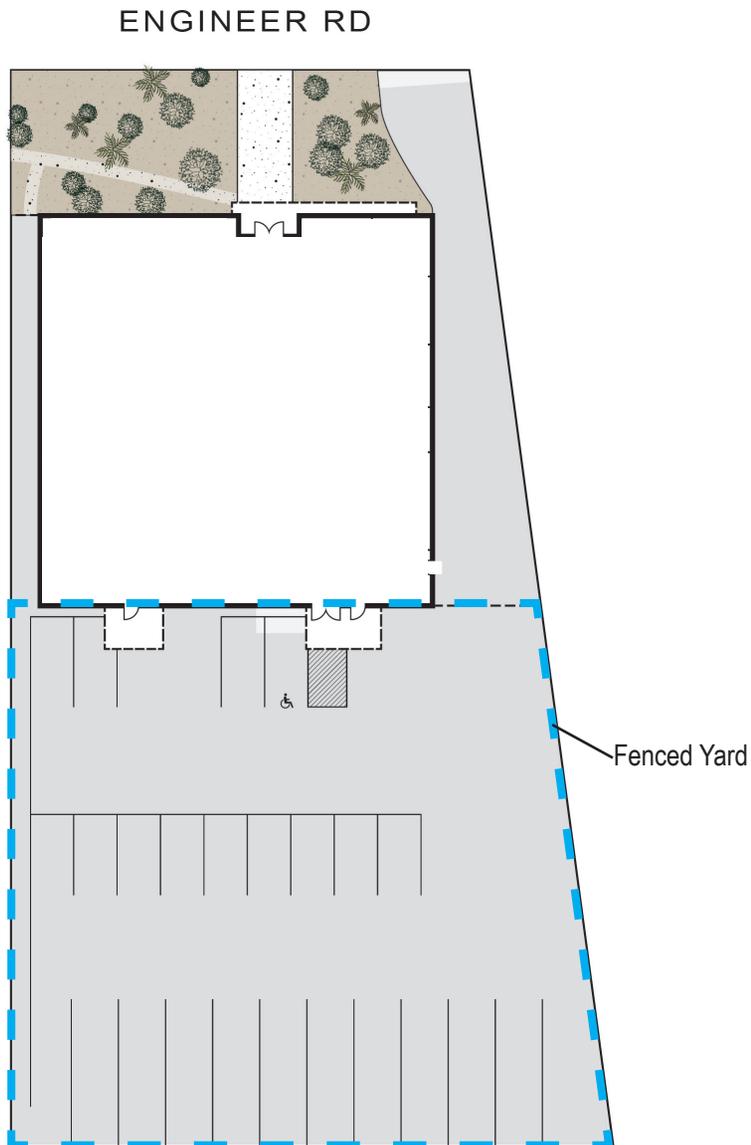
**LEASE RATE: \$16,000.00/Month**  
**(Single Tenant AIR Gross Lease)**



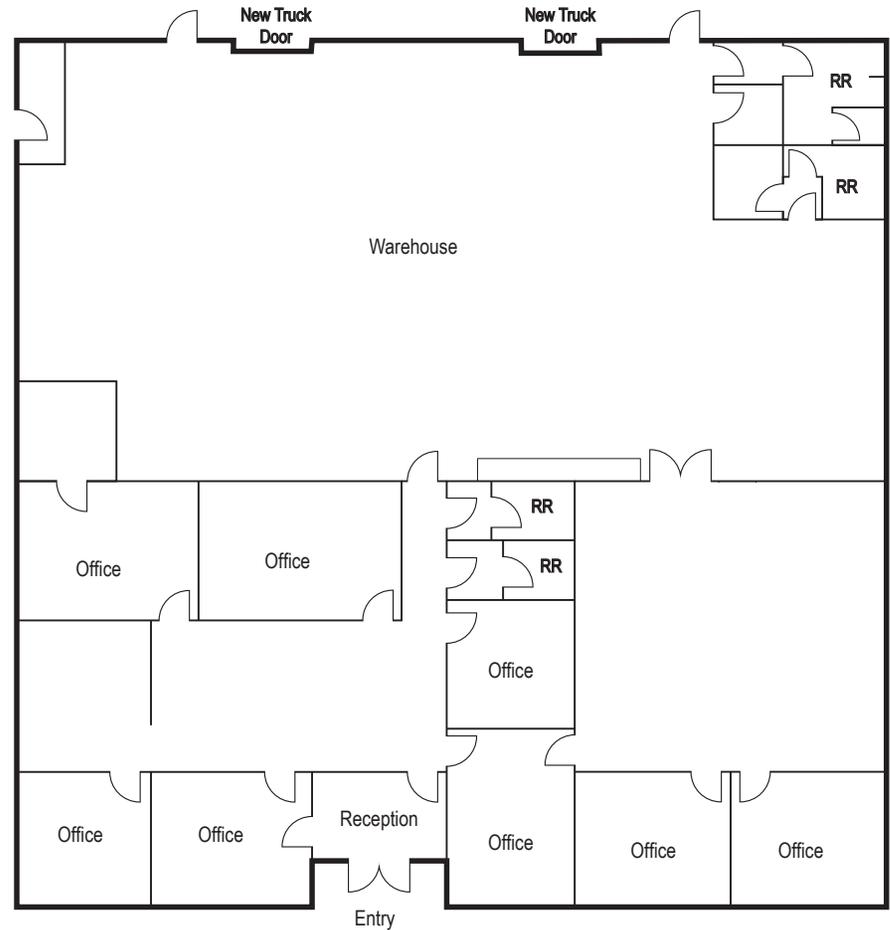
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## ±6,400 SF

### SITE PLAN



### FLOOR PLAN



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