

FOR LEASE

Business Centre

Pacific Rim



Features:

THREE BUILDING INDUSTRIAL PARK

- Bldg. A: 49,917 sf with bays from 7,822 sf
- Bldg. B: 39,355 sf with bays from 4,160 sf
- Bldg. C: 46,299 sf - freestanding, single tenant
- Dock high & ramp truck doors
- Turnkey suites available for immediate occupancy
- Close proximity to the Otay Mesa Border Crossing
- High visibility & corporate image
- Clear height to 24' ft. and fire sprinklered
- Excellent ingress/egress and truck maneuverability
- 165-ft. truck loading area

*Bldg. A = 9565 Heinrich Hertz Road
Bldg. B = 9543 Heinrich Hertz Road
Bldg. C = 2220 Neils Bohr Court*



For more information:

REGAN TULLY or MICHAEL VOGT

☎ (619) 661-6791

☎ (619) 661-6792

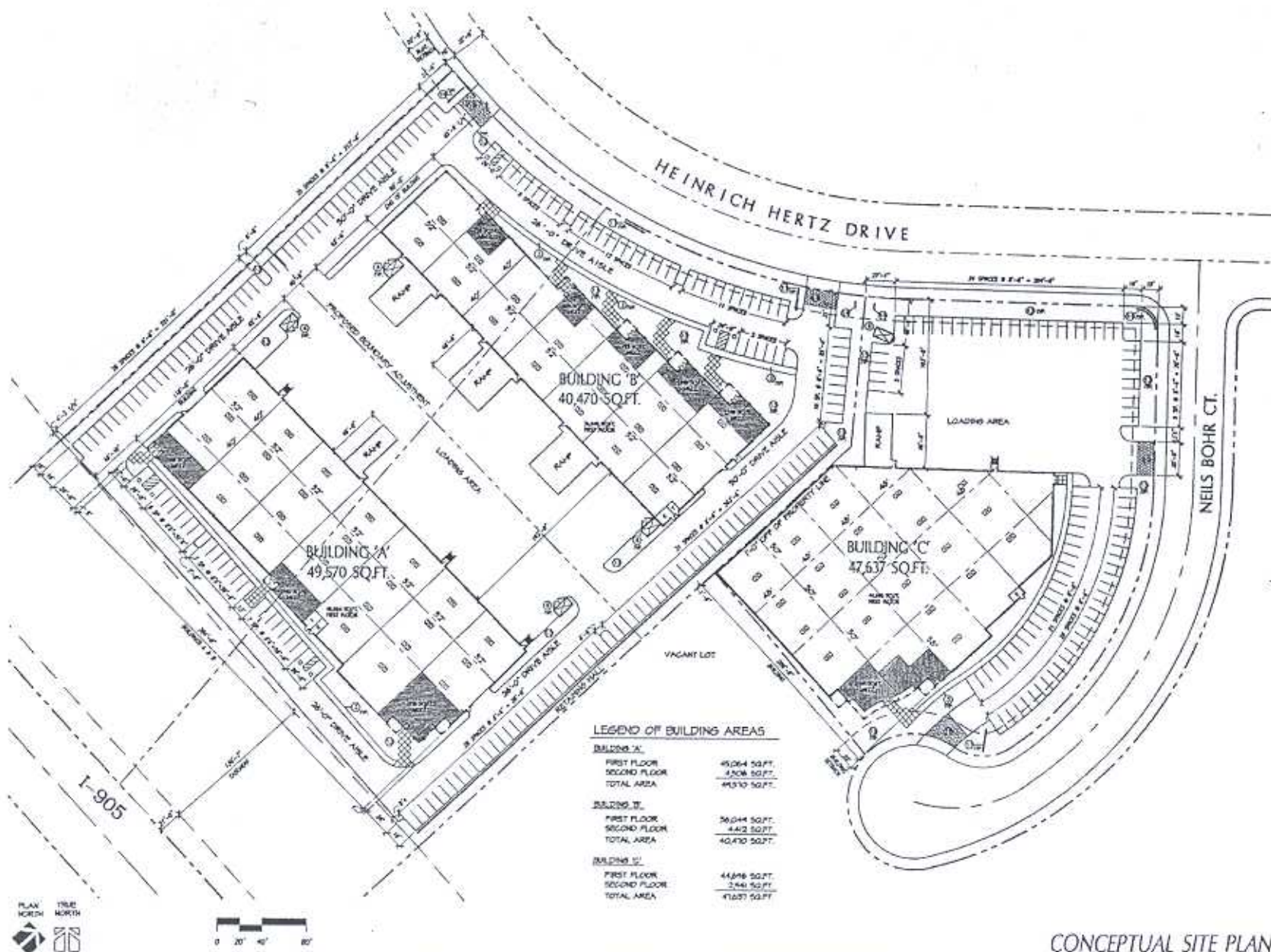
2320 Paseo de Las Americas, #200

Otay Mesa, CA 92154

Ofc (619) 661-6681

fax (619) 661-6685

All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, change of leasing price, or other conditions prior to sale, lease or financing, or withdrawal without notice.



CONCEPTUAL SITE PLAN

PACIFIC RIM BUSINESS CENTER



McArdle Associates Architects
 6965 El Camino Real #105-472
 La Costa, California 92009 760-431-7775

PACIFIC RIM BUSINESS CENTRE Available Space

9565 Heinrich Hertz Drive			Total Suite SF	Mezzanine SF	Approx. Office SF	Grade Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN *
Bldg.	Suite #	Status							
A	1	<i>Leased</i>	7,407	1,355	2,710	0	2	24'	---
A	2	<i>Leased</i>	6,136			0	4	24'	---
A	3	<i>Leased</i>	6,136			1	2	24'	---
A	4	<i>Leased</i>	7,822	1,354	2,708	0	4	24'	---
A	5	<i>Leased</i>	6,552			0	3	24'	---
A	6	<i>Leased</i>	6,968			0	4	24'	---
A	7	<i>Leased</i>	8,896	2,480	4,960	1	3	24'	---

9543 Heinrich Hertz Drive			Total Suite Sq. Ft.	Mezzanine Sq.Ft.	Approx. Office Sq. Ft.	Grade Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN *
Bldg.	Suite #	Status							
B	1	<i>Leased</i>	4,160	0	1,326	1	2	24'	---
B	2	<i>Leased</i>	4,160	0	1,326	1	2	24'	---
B	3	<i>Leased</i>	4,160	0	1,248	1	2	24'	---
B	4	<i>Leased</i>	6,240	1,380	2,760	1	2	24'	---
B	5	<i>Leased</i>	6,578	1,211	2,422	1	2	24'	---
B	6	<i>Leased</i>	6,043	0	0	1	2	24'	---
B	7	<i>Leased</i>	8,014	1,311	2,826	0	3	24'	---

2220 Neils Bohr Court			Total Suite Sq. Ft.	Mezzanine Sq.Ft.	Approx. Office Sq. Ft.	Grade Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN *
Bldg.	Suite #	Status							
C	1	<i>Leased</i>	46,299	2,983	2,855	1	9	24'	---

*** All mezzanine area figures includes stairs.

All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, change of leasing price, or other conditions prior to sale, lease or financing, or withdrawal without notice.