

**LEASING INCENTIVES
OFFERED!**

Tenant Incentive:
One (1) Month of Free Rent Per Year of Term
**Minimum 3-Year Lease Term

Broker Incentive:
4% Procuring Broker Commission



6970-7170 / 7310-7374
CONVOY COURT



Kearny Mesa Industrial Park

CBRE



**INDUSTRIAL / FLEX SUITES
AVAILABLE FOR LEASE**



Owned by Rexford Industrial, Kearny Mesa Industrial Park offers premier industrial and flex suites in San Diego's most strategically connected submarket. The project combines modern functionality with exceptional freeway access, giving businesses the efficiency and visibility they need to succeed.

Project Features

- + Approximately ±187,700 SF multi-tenant industrial project spanning 13 buildings
- + Strong institutional ownership with responsive property management
- + Diverse unit sizes and buildouts
- + Outstanding Central San Diego location
- + Immediate freeway access to I-805, I-15, Hwy-163 and Hwy-52
- + Dock high and grade level loading doors
- + Approximately ±14 - 20' clear height
- + Full drive around access
- + Spectrum fiber and cable connectivity available
- + 2.7/1,000 SF parking ratio + abundant street parking
- + On-site deli and coffee shop
- + Surrounded by retail, dining, and service amenities on Clairemont Mesa Blvd.



Project Availabilities

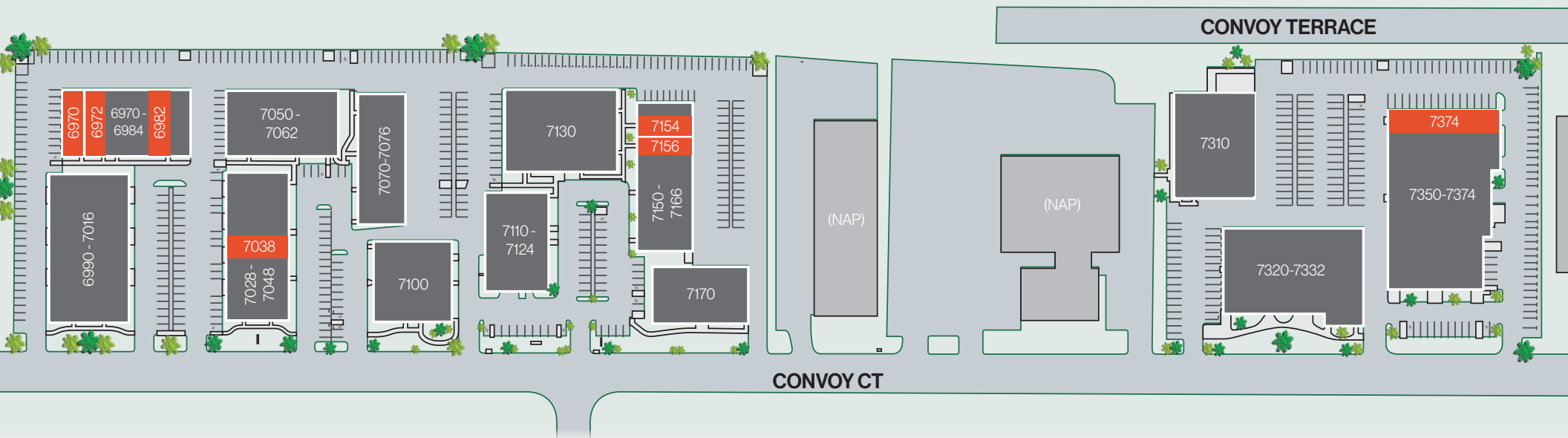
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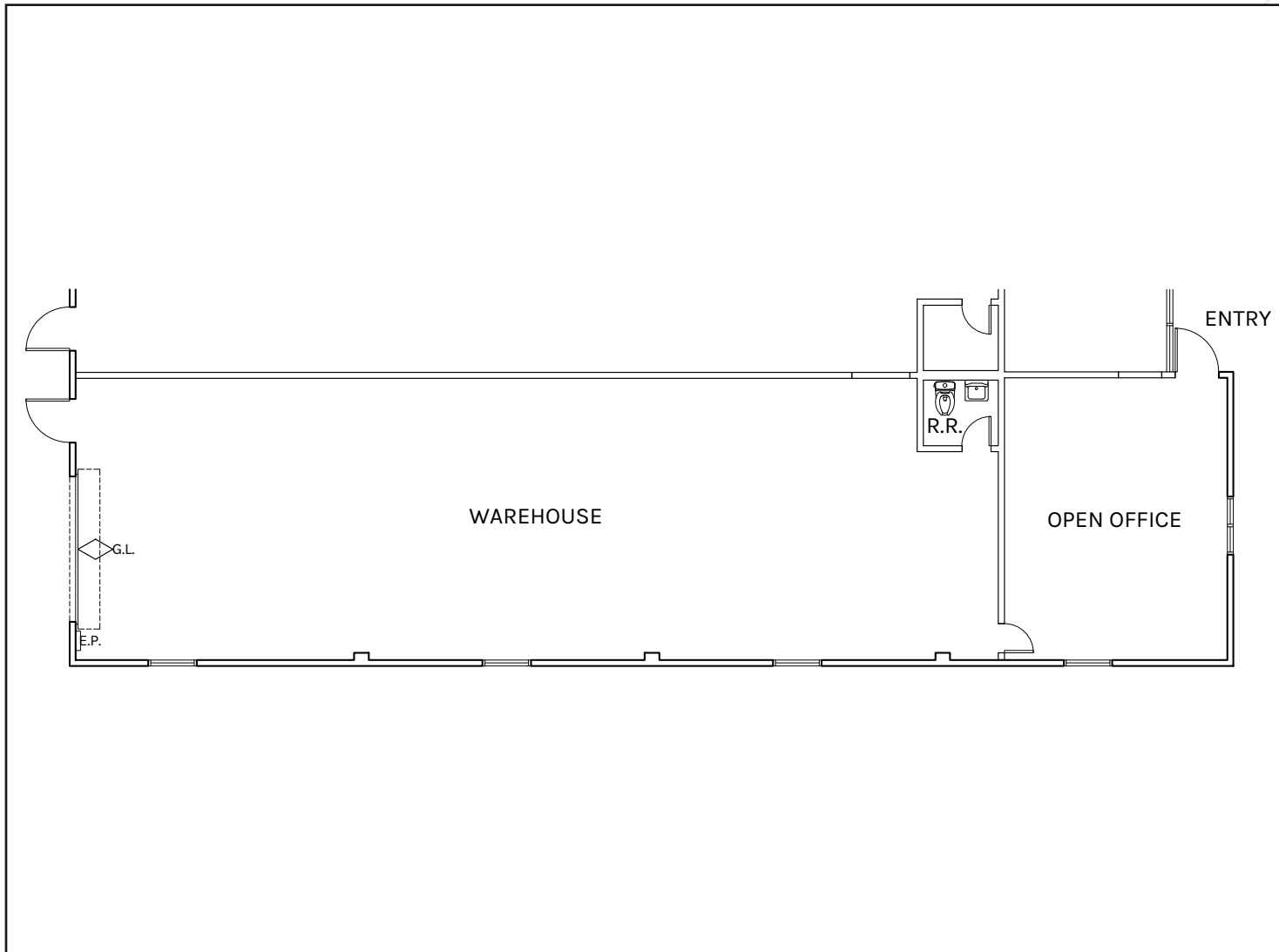
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ADDRESS	SF	LEASE RATE	AVAILABILITY	BUILDOUT
6970 Convoy Ct.	±1,616	\$2.20/SF MG (CAMs = ±\$0.22/SF)	October 1, 2026	±20% open office / balance warehouse with (1) grade level loading door. End unit. **Can be combined with 6972 for ±3,232 SF.
6972 Convoy Ct.	±1,616	\$2.20/SF MG (CAMs = ±\$0.22/SF)	October 1, 2026	±23% office / balance warehouse with (1) grade level loading door. **Can be combined with 6970 for ±3,232 SF.
6982 Convoy Ct.	±1,564	\$2.20/SF MG (CAMs = ±\$0.23/SF)	Immediately	±28% office / balance warehouse with (1) grade level loading door.
7038 Convoy Ct.	±2,417	\$2.20/SF MG (CAMs = ±\$0.22/SF)	Immediately	±17% office / balance warehouse with (1) grade level loading door.
7154 Convoy Ct.	±1,516	\$2.20/SF MG (CAMs = ±\$0.22/SF)	October 1, 2026	±48% office / balance warehouse with (1) grade level loading door.
7156 Convoy Ct.	±1,458	\$2.20/SF MG (CAMs = ±\$0.22/SF)	Immediately	±22% office / balance warehouse with (1) grade level loading door.
7374 Convoy Ct.	±4,075	\$2.20/SF MG (CAMs = ±\$0.21/SF)	September 1, 2026	±25% office / balance warehouse with (1) grade level loading door. End unit.



Floor Plan

6970 Convoy Court



SUITE SF
1,616 SF

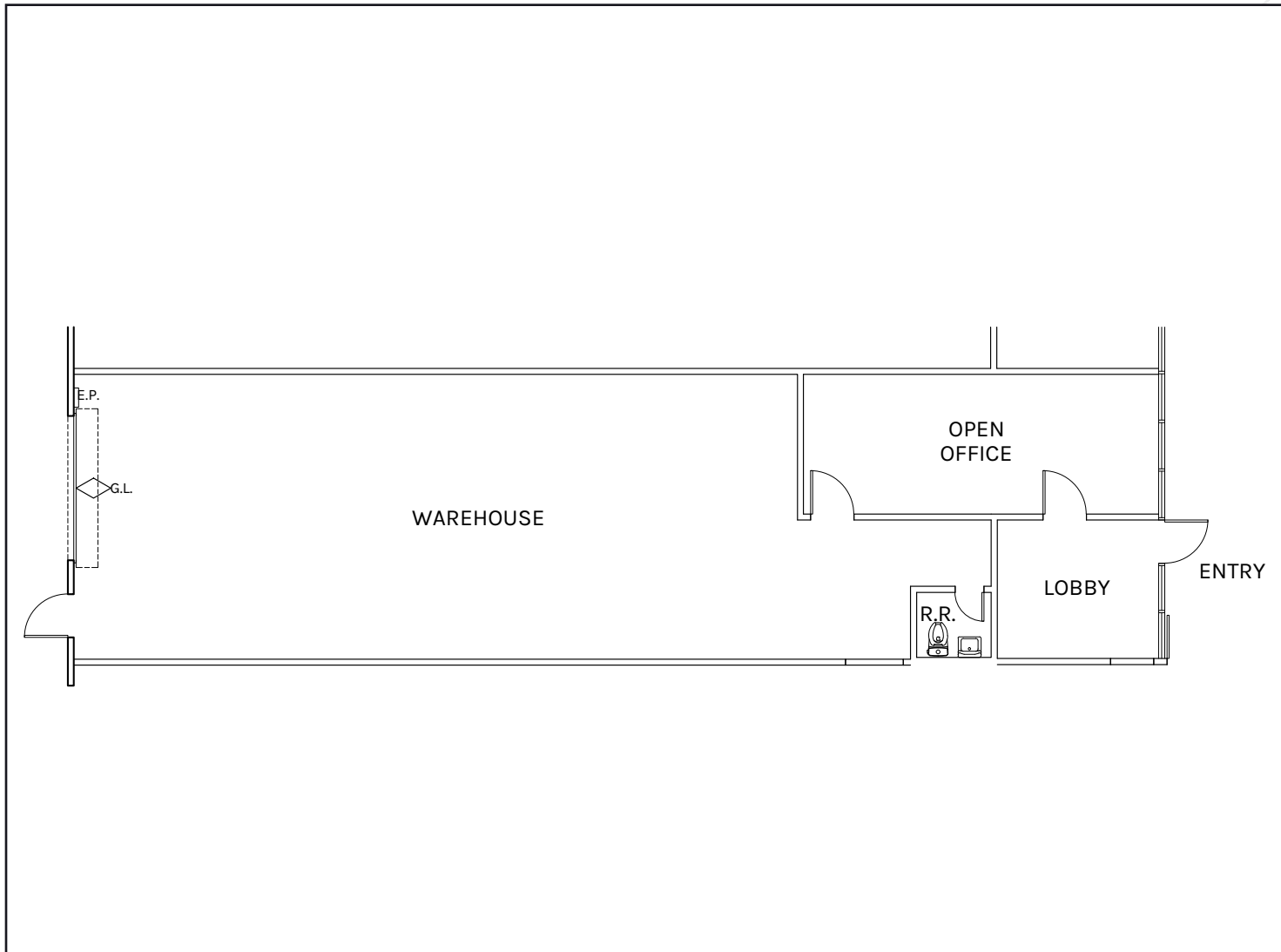
BUILDOUT
20%

AVAILABILITY
10/01/26



Floor Plan

6972 Convoy Court



SUITE SF
1,616 SF

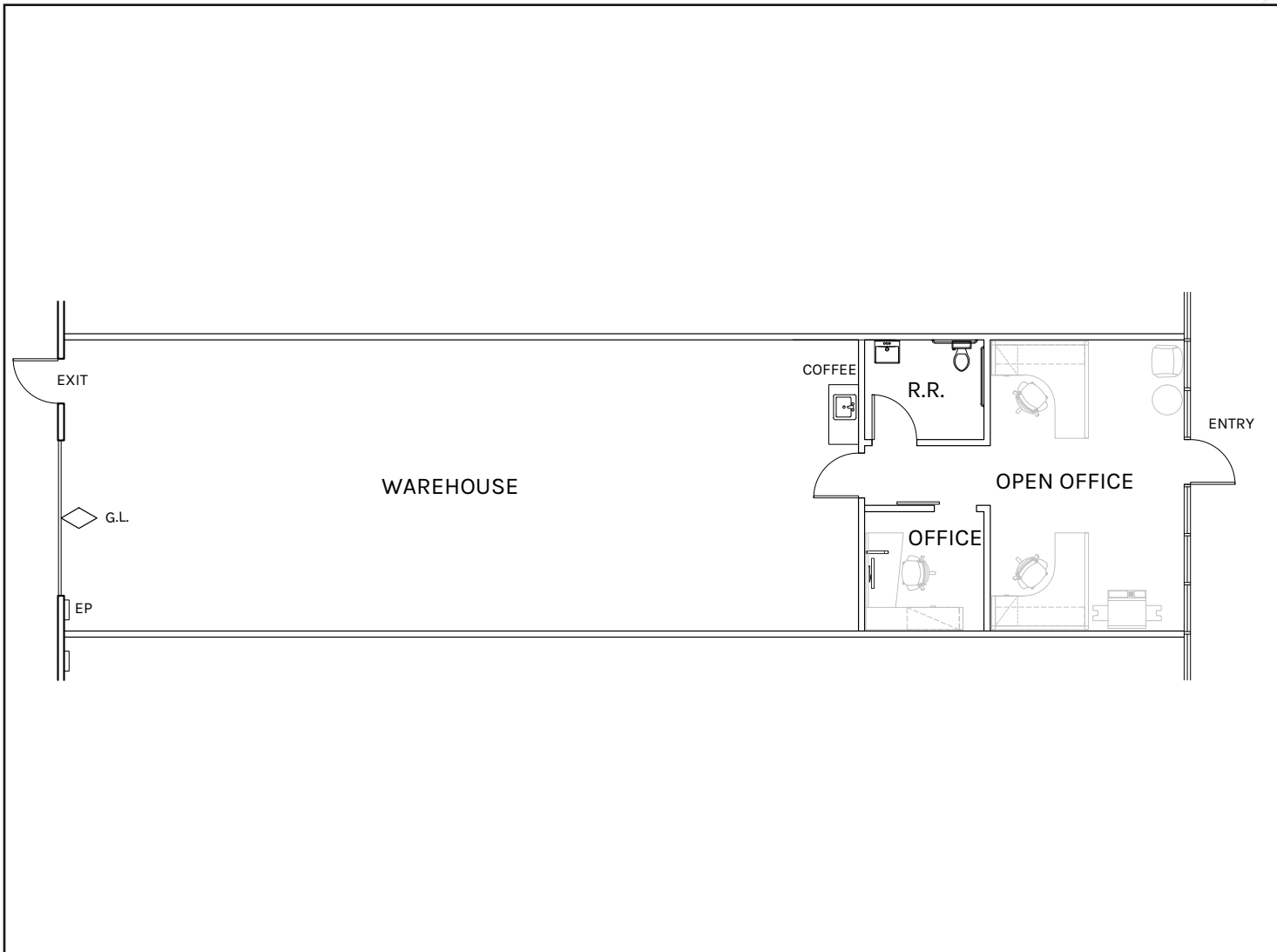
BUILDOUT
23%

AVAILABILITY
10/01/26



Floor Plan

6982 Convoy Court



SUITE SF
1,564 SF

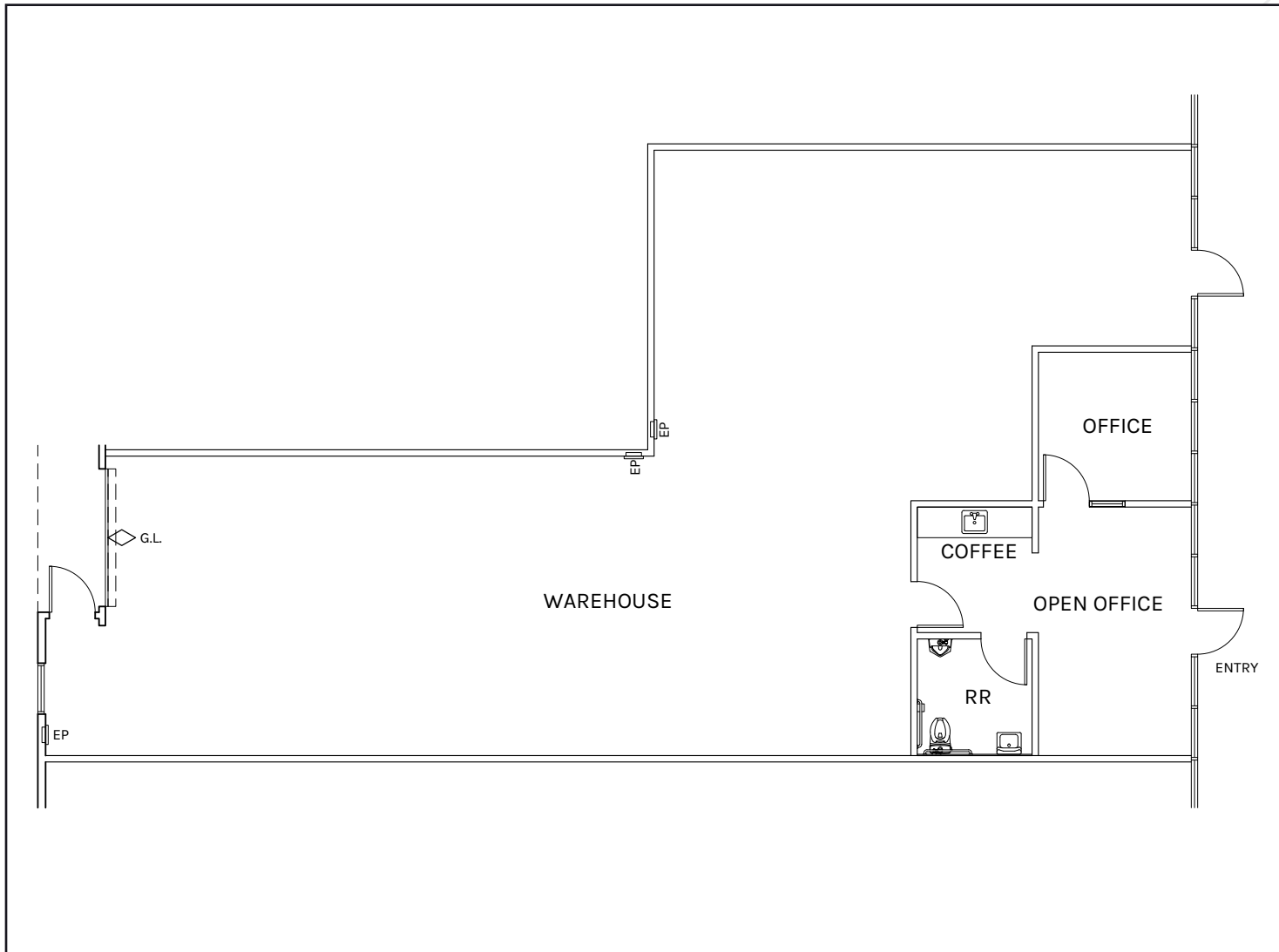
BUILDOUT
28%

AVAILABILITY
Now



Floor Plan

7038 Convoy Court



SUITE SF
2,417 SF

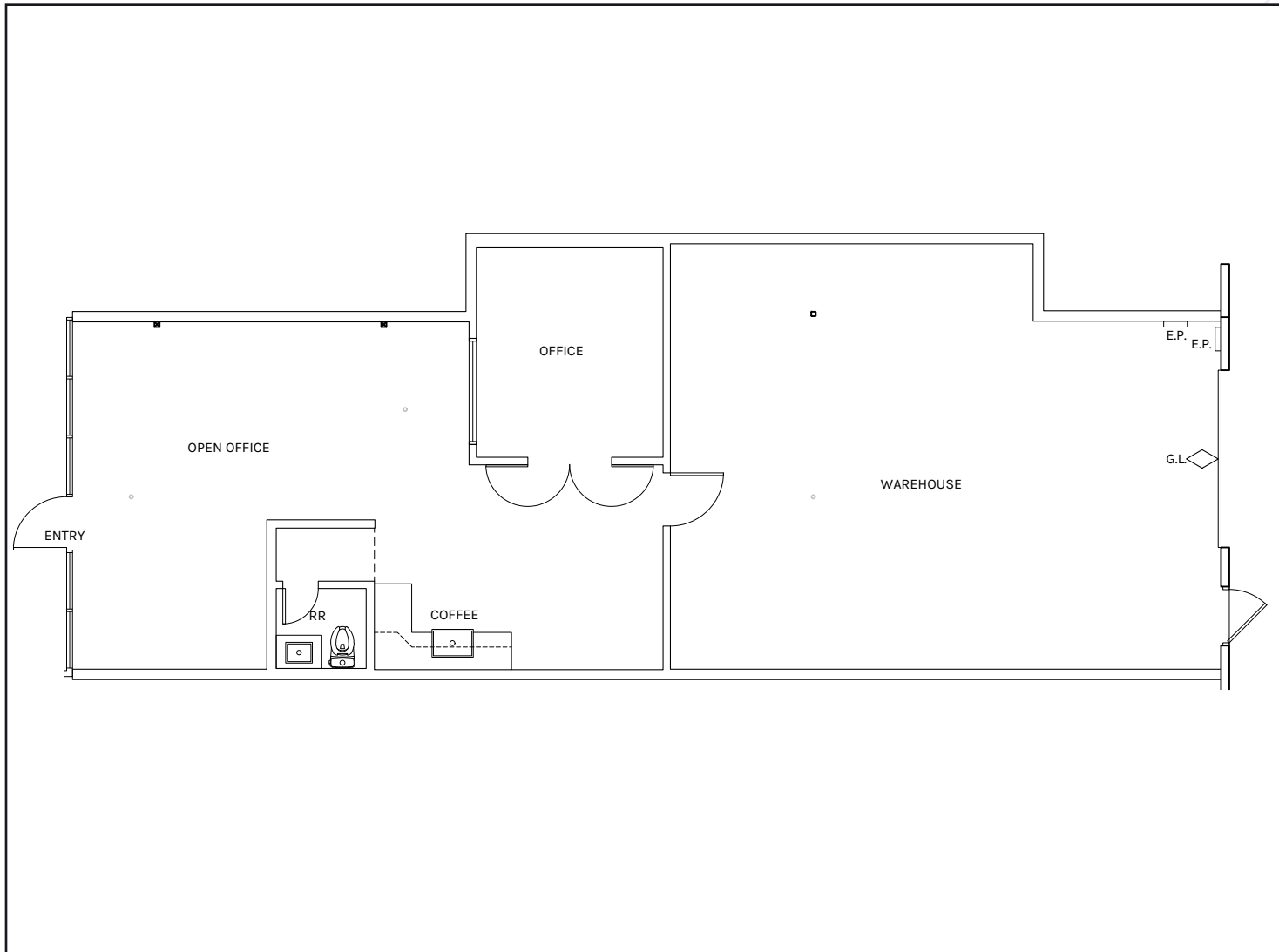
BUILDOUT
17%

AVAILABILITY
Now



Floor Plan

7154 Convoy Court



SUITE SF
1,516 SF

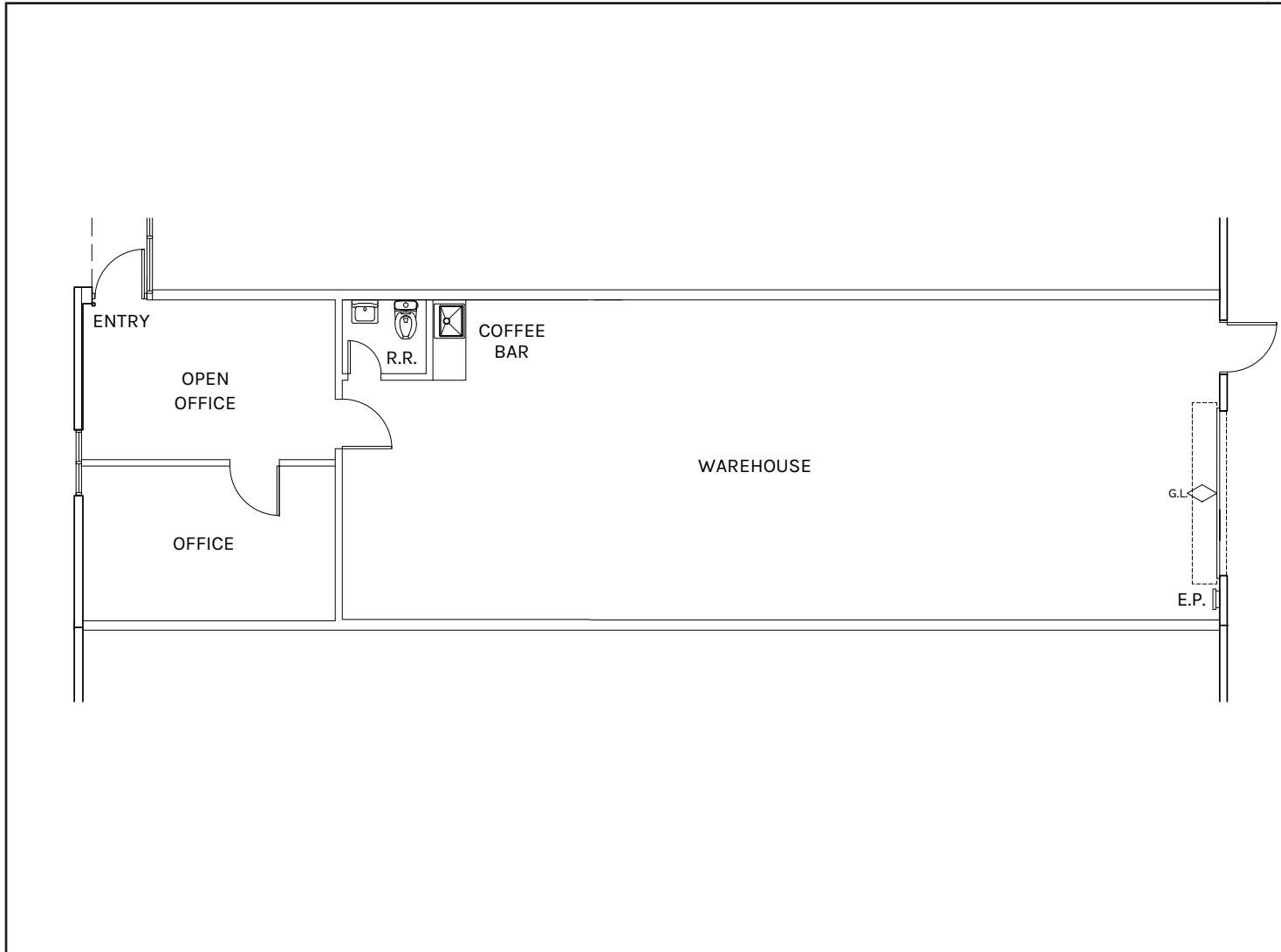
BUILDOUT
48%

AVAILABILITY
10/01/26



Floor Plan

7156 Convoy Court



SUITE SF
1,458 SF

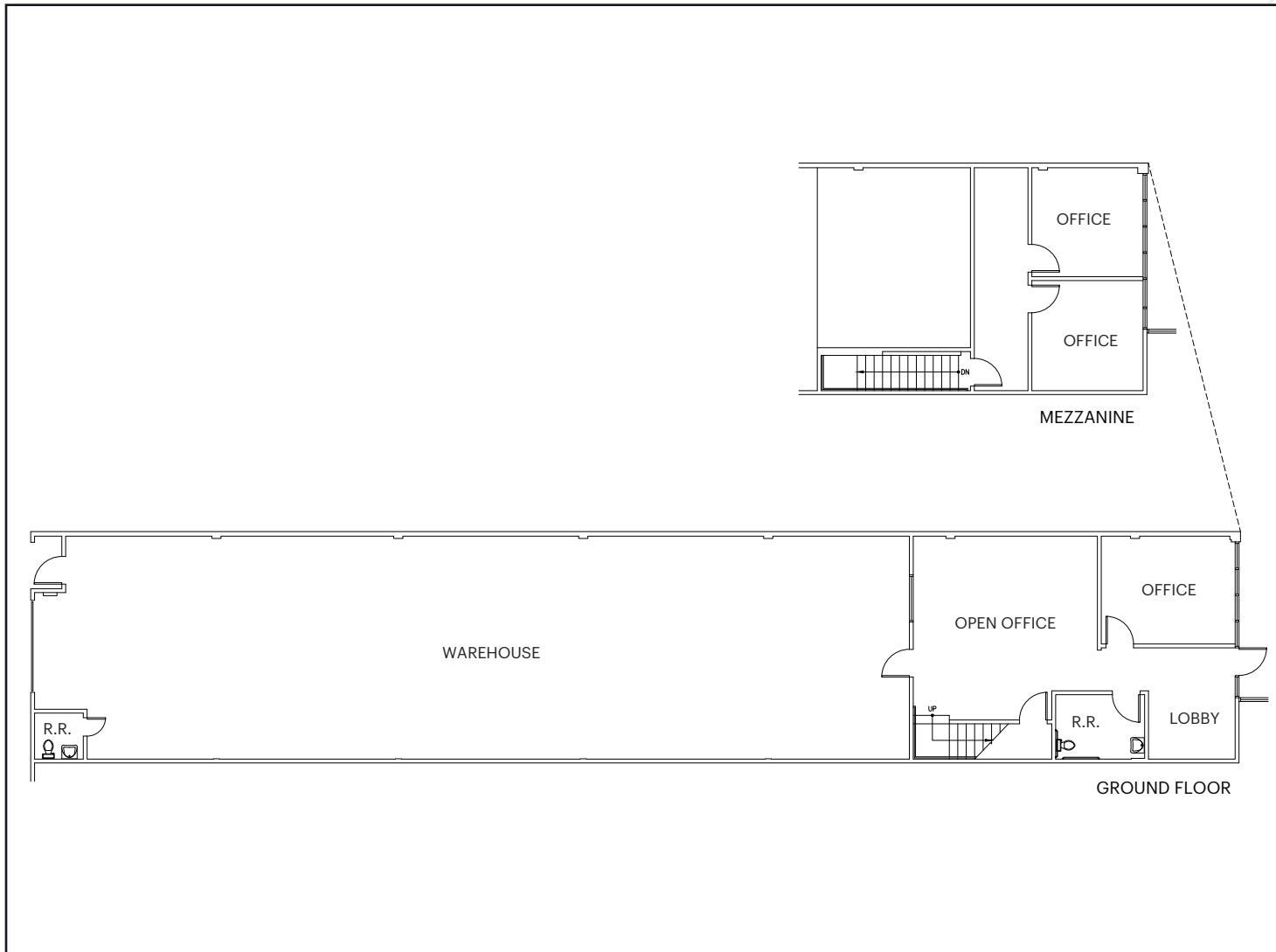
BUILDOUT
22%

AVAILABILITY
Now



Floor Plan

7374 Convoy Court



SUITE SF
4,075 SF

BUILDOUT
25%

AVAILABILITY
09/01/26





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CBRE



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