

Lease Availability Report

10140 Mesa Rim Rd - Bldg A

San Diego, CA 92121 - Sorrento Mesa Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Single
Year Built:	1987
RBA:	42,547 SF
Floors:	1
Typical Floor:	42,547 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	42,547 SF
Max Contig:	42,547 SF
Total Available:	42,547 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.88 (2021)
--------	----------------------

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	42,547	42,547	42,547	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 30, 2022 for \$15,050,000 (\$353.73/SF)

LOADING

Docks:	None	Drive Ins:	2 tot./10'w x 12'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power: 1,600a Heavy

FEATURES

Bio-Tech/ Lab Space, Fenced Lot, Signage

LAND

Land Area:	3.07 AC
Zoning:	M1B
Parcel	341-341-37

Lease Availability Report

10140 Mesa Rim Rd - Bldg A

San Diego, CA 92121 - Sorrento Mesa Submarket



TRANSPORTATION

Parking:	136 Surface Spaces are available; Ratio of 3.20/1,000 SF
Commuter Rail:	8 minute drive to Sorrento Valley Commuter Rail (Coaster)
Airport:	27 minute drive to San Diego International Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (30)

KEY TENANTS

Merative	42,384 SF
----------	-----------

PROPERTY FLOOR PLAN

AS BUILT FLOOR PLAN | 42,547 RSF

