

4400

RUFFIN ROAD

# NEW INDUSTRIAL DEVELOPMENT ±95,800 SF AVAILABLE + YARD

KEARNY MESA'S PREMIER WAREHOUSE/DISTRIBUTION CENTER



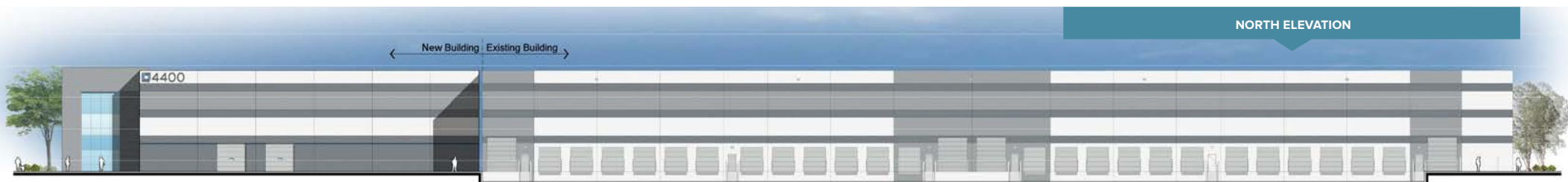
LBA Logistics 

CBRE

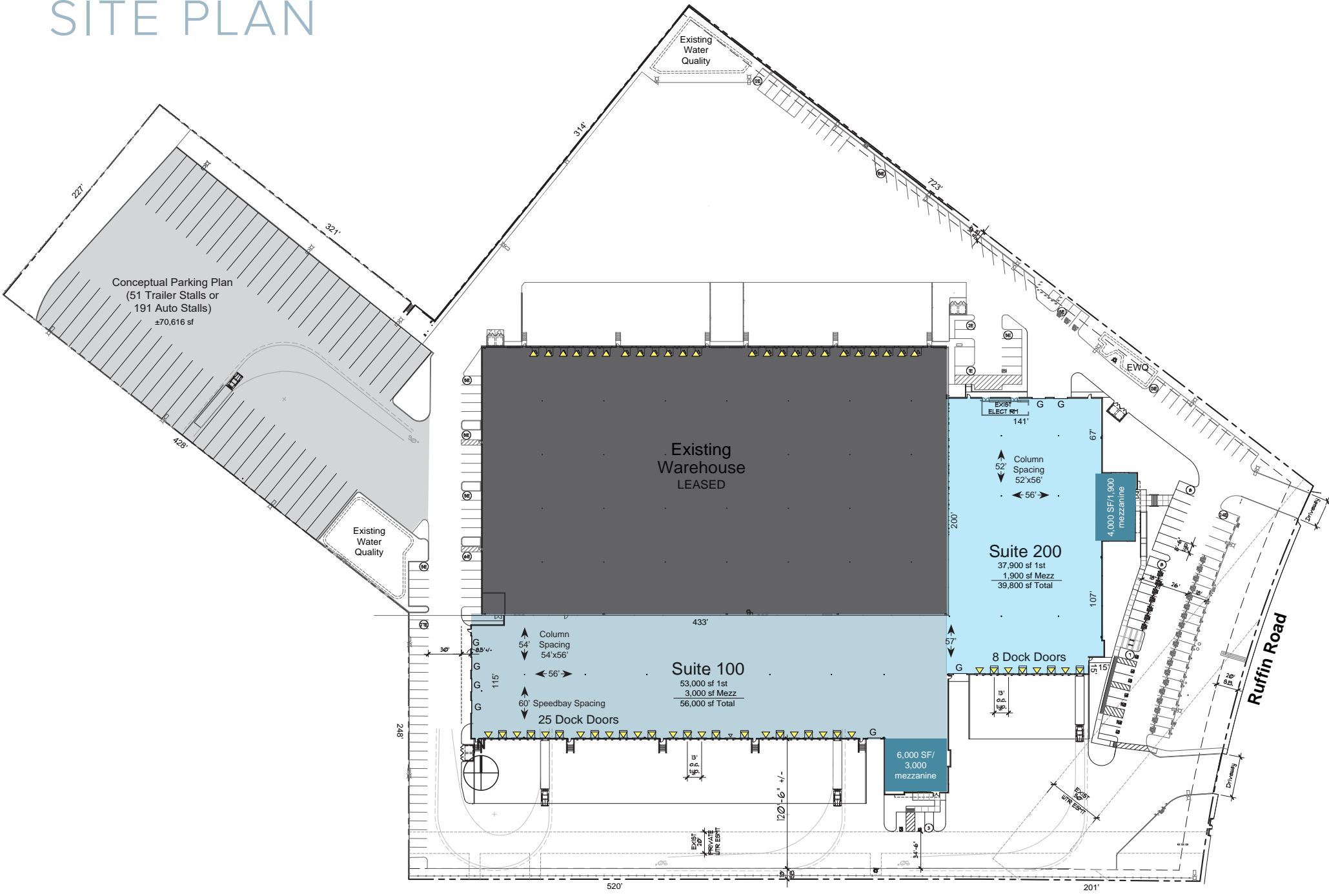
# PROJECT FEATURES



- » **95,800 SF AVAILABLE** (202,251 SF campus) - Newly constructed industrial building efficiently designed to accommodate a variety of users and provide maximum function, flexibility and prominent corporate identity
- » **33 DOCK HIGH** loading doors (9'x10') and **8 GRADE LEVEL** loading doors (12'x14')
- » **32' CLEAR HEIGHT**
- » **±71,000 SF EXCESS SECURED YARD** - Truck/car parking
- » **ESFR SPRINKLERS**
- » **SUPERIOR LOCATION** - Kearny Mesa, with immediate access to Interstate 15, Highway 163, Interstate 805, and Highway 52, and central to all San Diego locations and business services – hotels, restaurants, airports, and retail
- » **CONCRETE TRUCK APRON**
- » **ACCESS** - Multiple ingress and egress options. Best distribution location in San Diego
- » **AMPLE POWER** - 400 Amps @ 277/480 Volt (expandable)
- » **STANDARD PARKING RATIO** - 1/1,000 RSF, plus additional ± 70,616 SF yard/flag lot (51 trailer stalls or 191 auto stalls)
- » **AVAILABILITY** - 3rd Quarter 2023
- » **LEASE RATE** - TBD / Call broker



# SITE PLAN



▽ = Dock High Loading Doors    G = Grade Level Loading Doors



# SPECIFICATIONS

	SUITE 100	SUITE 200
BUILDING SIZE	±56,000 RSF	±39,900 RSF
Total Office	6,000 SF	4,000 SF
Minimum Clear Height	32'	32'
Typical Column Spacing	54' x 56'	52' x 56'
Building Dimensions	433' x 115'	257.5' x 141'
Minimum Truck Yard Depth	120'	232'
Dock High Loading Doors (9'x10')	25	8
Grade Loading Doors (12'x14')	5	3
Standard Parking (Expandable)	56	40



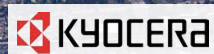
# CORPORATE NEIGHBORS



MISSION BAY

LA JOLLA

DOWNTOWN  
SAN DIEGO



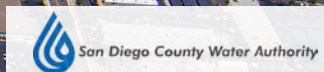
MONTGOMERY-GIBBS  
EXECUTIVE AIRPORT



SPECTRUM CENTER BLVD



AERO DRIVE



RUFFIN ROAD



# AREA AMENITIES

## RESTAURANTS

- A** The Jolly Joker Tavern, Sonic Burgers, The Butcher Shop Steakhouse, Anny's Fine Burger
- B** Filippi's Pizza, Subway
- C** Denny's
- D** Greek Palace
- E** McDonald's
- F** Lit'l Pepper Gourmet
- G** Panera Bread
- H** Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café, Firehouse Subs
- I** Starbucks, Panda Express, Jack in the Box, Tigris Mediterranean Grille, Robeks, Burros & Fries

- J** The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q
- K** Bud's Louisiana Café

## MULTI-FAMILY

- A** Existing Condominiums (500+ Units)
- B** Vive on the Park
- C** Avion at Spectrum Apartments
- D** Domain San Diego Apartments

## SERVICES

- A** Marriott Hotel
- B** Courthouse
- C** Bank of America, US Bank
- D** Wells Fargo
- E** California Coast Credit Union
- F** Bus Transportation

## ACTIVE LIFESTYLE

- A** Art of Light Fitness & Training
- B** ACE Fitness
- C** YMCA (Toby Wells)



**FEATURES:**

- ▶ Wellness Center
- ▶ Indoor Pool
- ▶ Fitness Center
- ▶ Childcare/Kids Club
- ▶ Gymnastics Center
- ▶ Preschool
- ▶ Kid's Playground
- ▶ Outdoor Grass Area
- ▶ Soccer Arena




**KAISER PERMANENTE®**



**4400**  
RUFFIN ROAD

CONTACTS

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CENTRAL  
CONVENIENCE

DRIVE TIMES:

< 5 MIN



Hwy 52 & I-15,  
Hwy 163 & I-805

< 15 MIN



Hwy 8, UTC, Downtown San Diego,  
Mission Valley, La Mesa

< 25 MIN

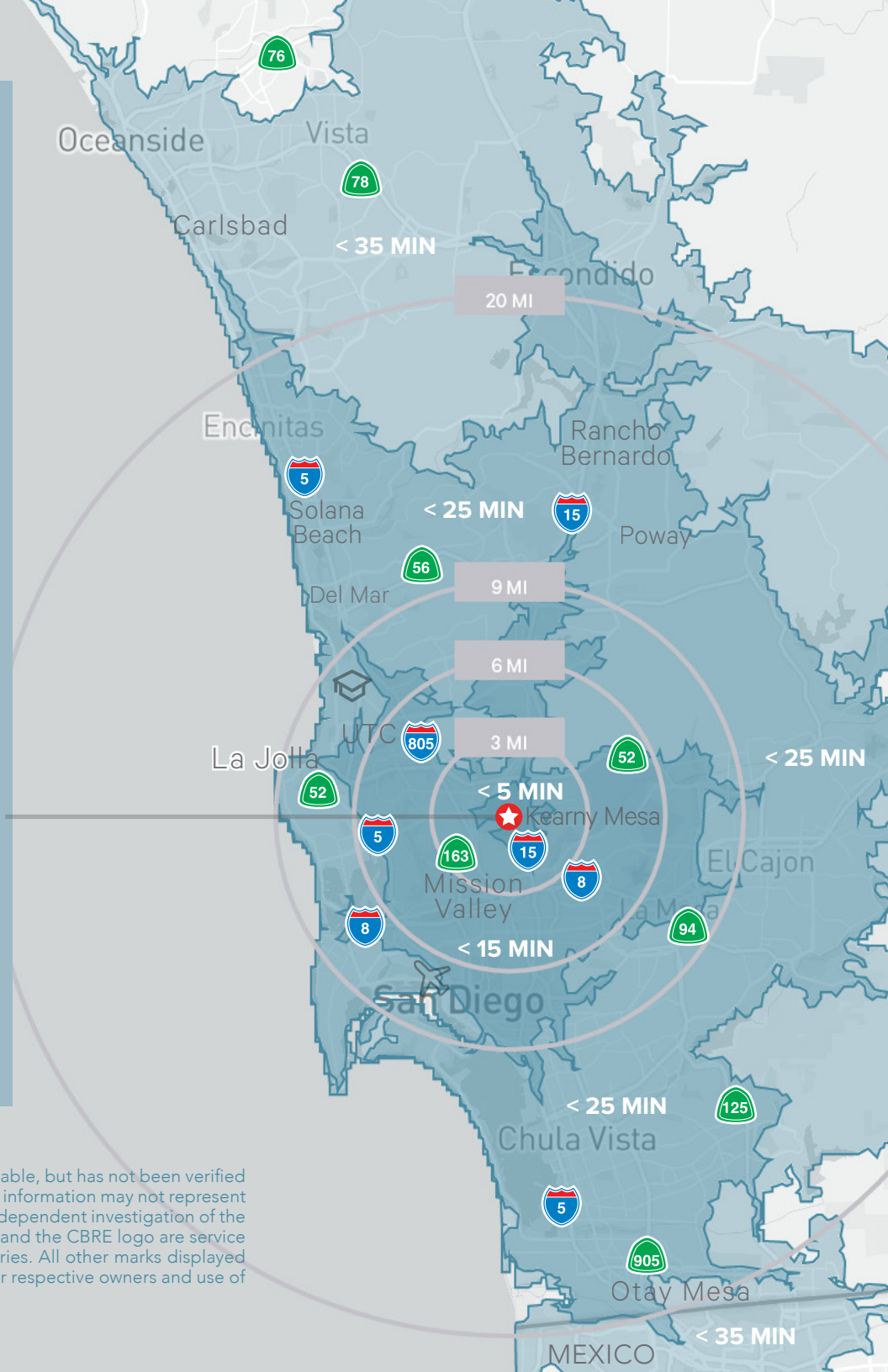


San Diego Int'l Airport, La Jolla, UCSD, Del  
Mar, Hwy 56, Rancho Bernardo, Escondido

< 35 MIN



Hwy 78, Carlsbad, Oceanside,  
Hwy 125, Hwy 905, Otay Mesa,  
Border to Mexico



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