

8870

LIQUID CT

San Diego, CA 92121

FOR LEASE

Rare **198,702 SF** Industrial Facility
in Premier San Diego Location



LBA Logistics

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



INTRODUCING **SAN DIEGO'S PREMIER
INFILL FACILITY**

Surrounded by buzzing commerce activity and global companies right in your neighborhood, 8870 Liquid Ct offers endless opportunity for distribution, logistics, R&D, eCommerce, 3PL or life sciences tenants to connect with San Diego, Orange County, and Greater Los Angeles' thriving populations and essential partners within a short mile radius. Putting size, access, and efficiency at the center of your experience, this is a rare, must-see opportunity.



198,702
Square Feet



Class A, Central
location (Miramar/
Sorrento Mesa)

Renovations

Planned Summer 2023

Flexible Building Design

Can accommodate Distribution,
Manufacturing, & R&D Uses

BUILDING FEATURES

Property address:
8870 Liquid Court, San Diego, CA 92121

Building size:
198,702 SF

Submarket:
Miramar

Asking lease rate:
Contact Brokers

Zoning:
IL-2-1

Clear height:
22' - 24'

Renovations:
Planned Summer '23

Lot size:
10.21 Acres

Existing Infrastructure

Fire sprinklers, natural gas, 2,000 Amps of 3-Phase power (to be verified), exterior backup generator (788-gallon capacity), refrigerated areas within building.

Features

Excellent Central San Diego location, prime Western Miramar location with easy access to 805 via Camino Santa Fe. Rare, 200,000 SF availability in class A submarket. Freestanding building, fully fenced and secure, concrete truck courts, and parking areas. 1st time on market in over 30 years.

Loading

27 trailer positions
(at platforms)

44 trailer stalls
on site

3 concrete
platforms

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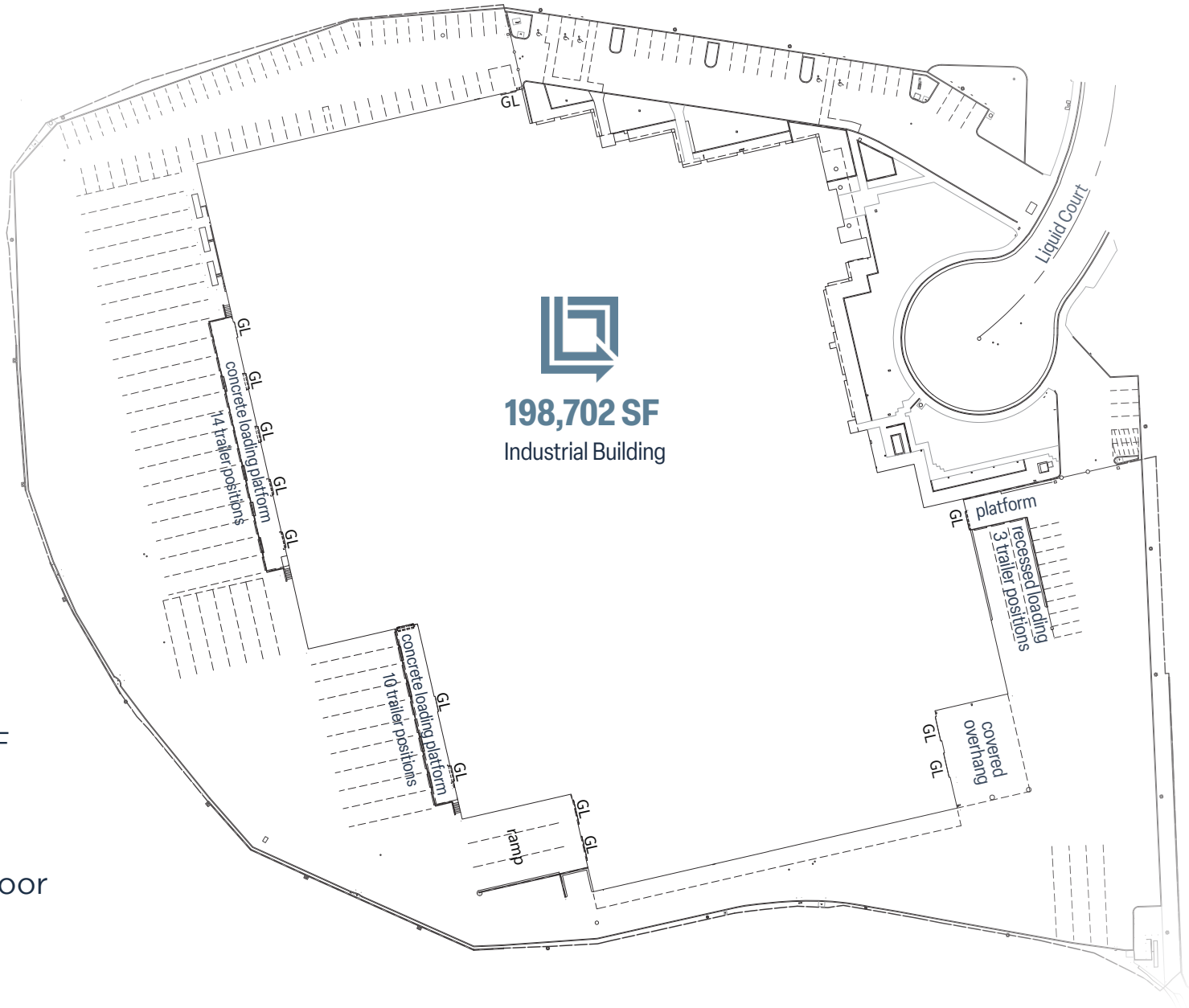
San Diego, CA 92121

SITE PLAN

Lot size:
10.21 Acres | 444,747 SF

OFFICE: 19%:
±38,088 SF
±18,436 SF ground floor
±19,652 SF 2nd story

WAREHOUSE: 81%:
±160,614 SF



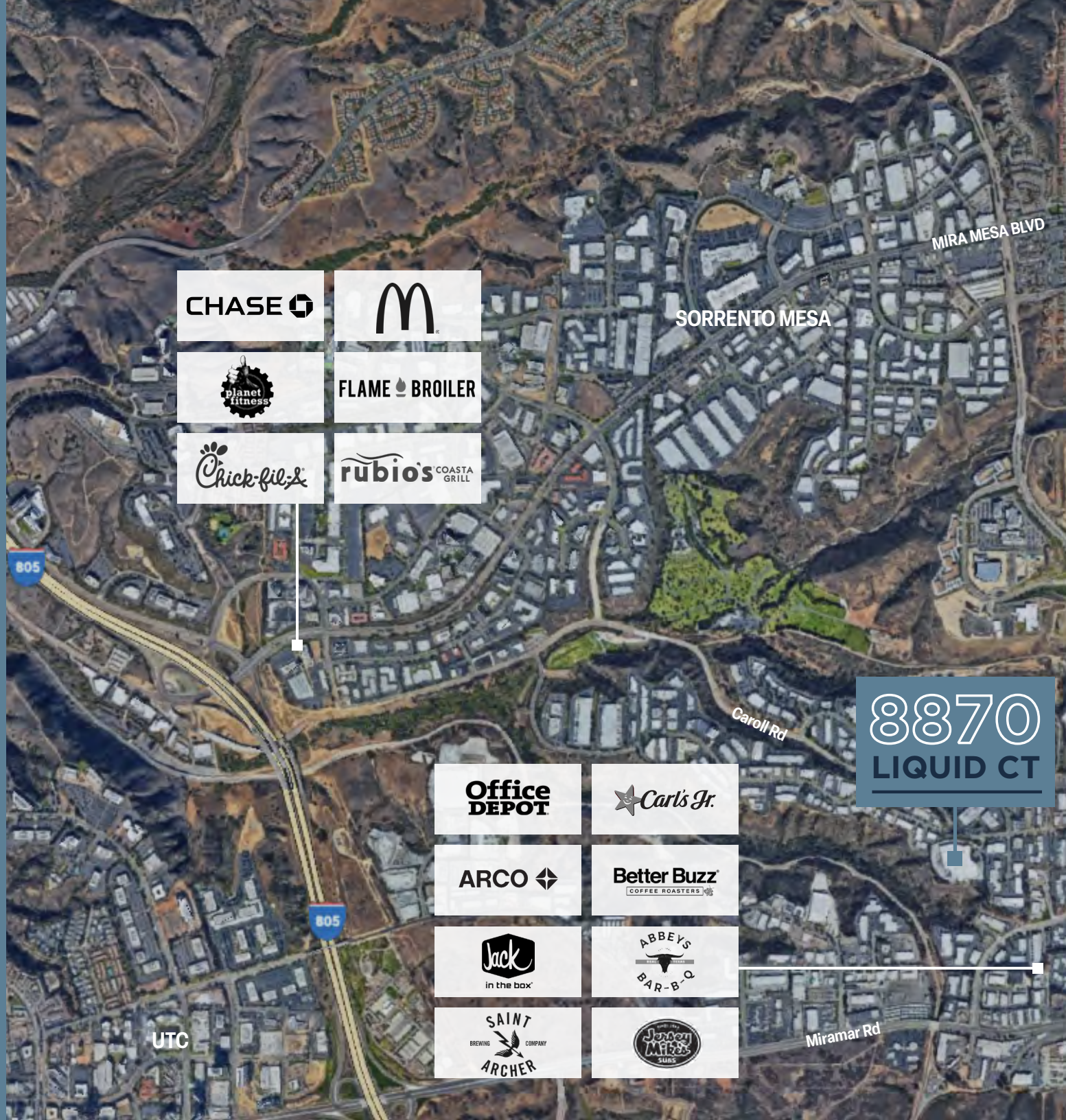


**MAKE YOUR MARK ON THIS
PREVIOUS BEER DISTRIBUTION
FACILITY, AVAILABLE FOR THE
FIRST TIME IN OVER 30 YEARS**



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NEARBY AMENITIES



CHASE

McDonald's

planet fitness

FLAME BROILER

Chick-fil-A

rubio's COASTA GRILL

SORRENTO MESA

MIRA MESA BLVD

805

Carol Rd

8870
LIQUID CT

Office DEPOT

Carl's Jr.

ARCO

Better Buzz COFFEE ROASTERS

Jack in the box

ABBEYS BAR-B-Q

UTC

SAINT ARCHER BREWING COMPANY

Jonny MESS SAURS

Miramar Rd

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



target



BevMo!



the Habit
BURGER GRILL

VONS



petco



RED LOBSTER
FRESH FISH - LIVE LOBSTER



Walgreens

3 ROOTS
SORRENTO MESA

TRADER JOE'S



REGAL



BARNES & NOBLE
BOOKSELLERS



Applebee's



Jerome's
Furniture



Walgreens

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BREWSKIS
BAR & ARCADE



BALLAST
POINT



pure
project



Mikkeller



Dunn Edwards
PAINTS

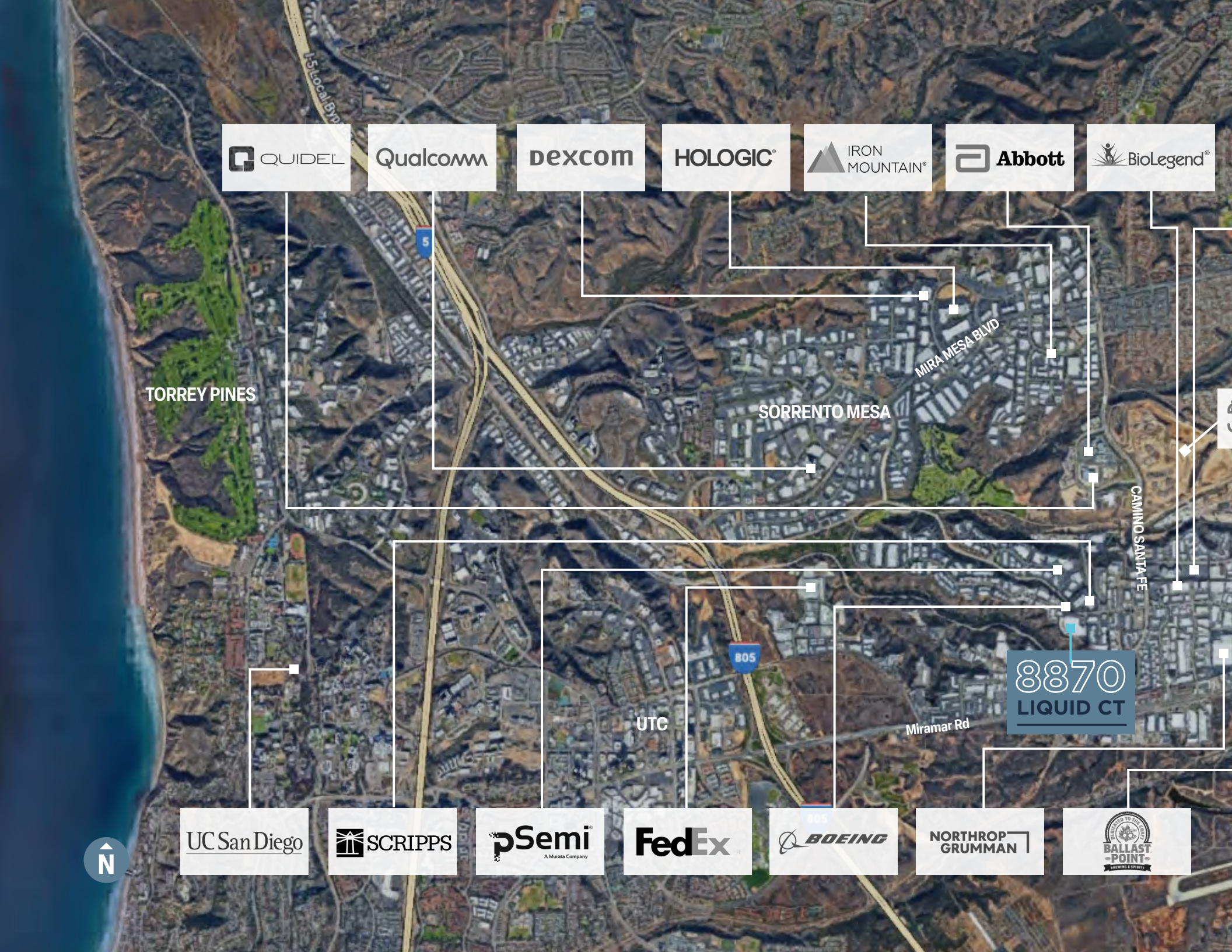


ALESMITH
BREWING COMPANY
HAND-POURED ALES



ATHLETIC BREWING CO.
100% LOCAL BEER





 **QUIDEL**

Qualcomm

dexcom

HOLOGIC®

 **IRON MOUNTAIN®**

 **Abbott**

 **BioLegend®**

TORREY PINES

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

UTC

Miramar Rd

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LIQUID CT




UC San Diego

 **SCRIPPS**

 **pSemi®**
A Murata Company

FedEx

 **BOEING**

NORTHROP GRUMMAN

 **BALLAST POINT**
WATER & LIGHT



UC San Diego

SHARP



ThermoFisher
SCIENTIFIC

MIRA MESA

SCRIPPS RANCH



TESLA



RIVIAN



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CORPORATE NEIGHBORS

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**FLOOR
PLANS**

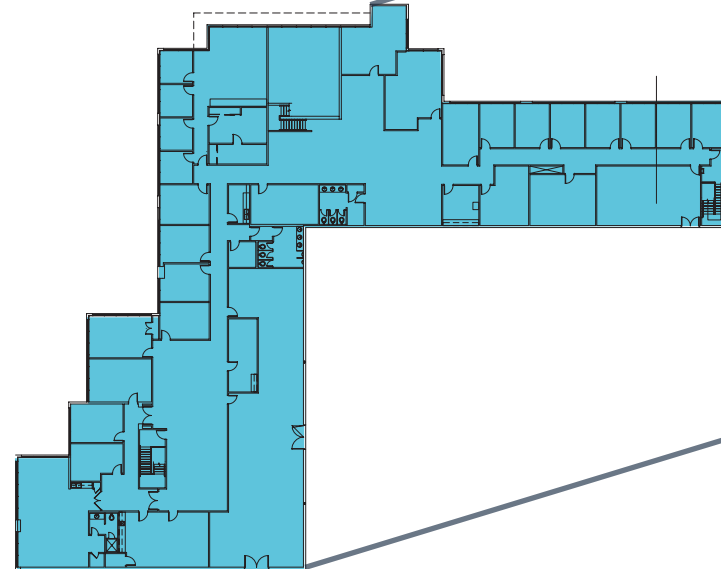
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2ND FLOOR

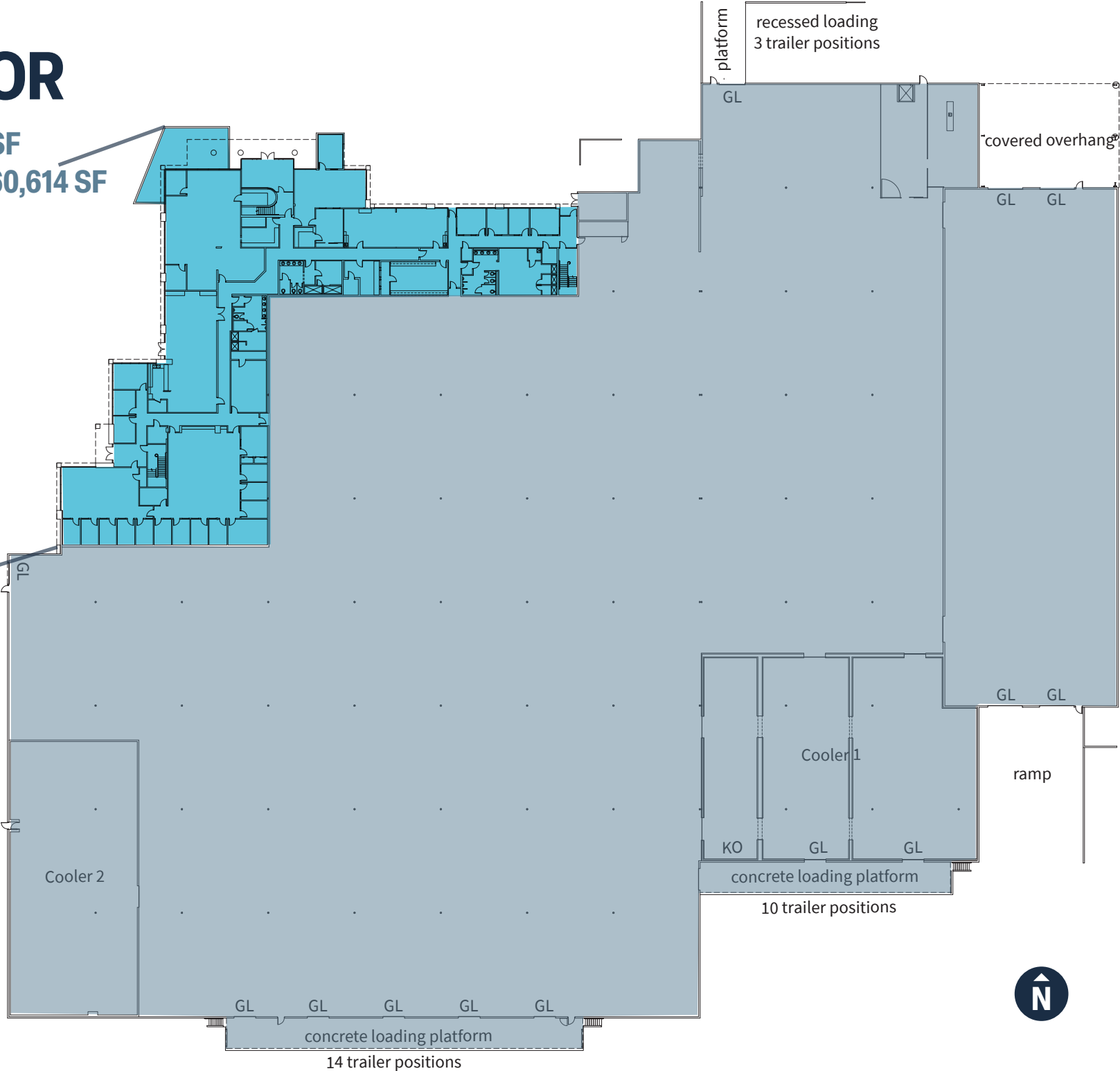
OFFICE: 19,652 SF



1ST FLOOR

OFFICE: 18,436 SF

WAREHOUSE: 160,614 SF



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