



High Image, State-of-the-Art Industrial Building  
Outstanding Kearny Mesa Location  
Leed Silver Certification



BRAND NEW ±123,492 SF CLASS A INDUSTRIAL AVAILABLE FOR LEASE

## PREMIER WAREHOUSE DISTRIBUTION FACILITY

8888 Balboa Avenue, San Diego, CA 92123



**Rexford  
Industrial**

**Colliers**





## PROPERTY HIGHLIGHTS

- ±123,492 SF newly constructed freestanding logistics facility
- 36' Minimum warehouse ceiling clearance
- ESFR sprinkler system (K-25)
- 20 Dock-high loading doors (9' x 10')
- (1) Ground-level loading door (12' x 14')
- (56' x 60') Column spacing
- Concrete throughout loading area
- Fenced and secured yard or trailer parking (concrete fences)
- 8'H wrought iron secured fence at truck court entry
- Power capacity: 3,000 amps with 4,000 pull section
- Multiple points of ingress/egress options
- High-end Class A office finishes

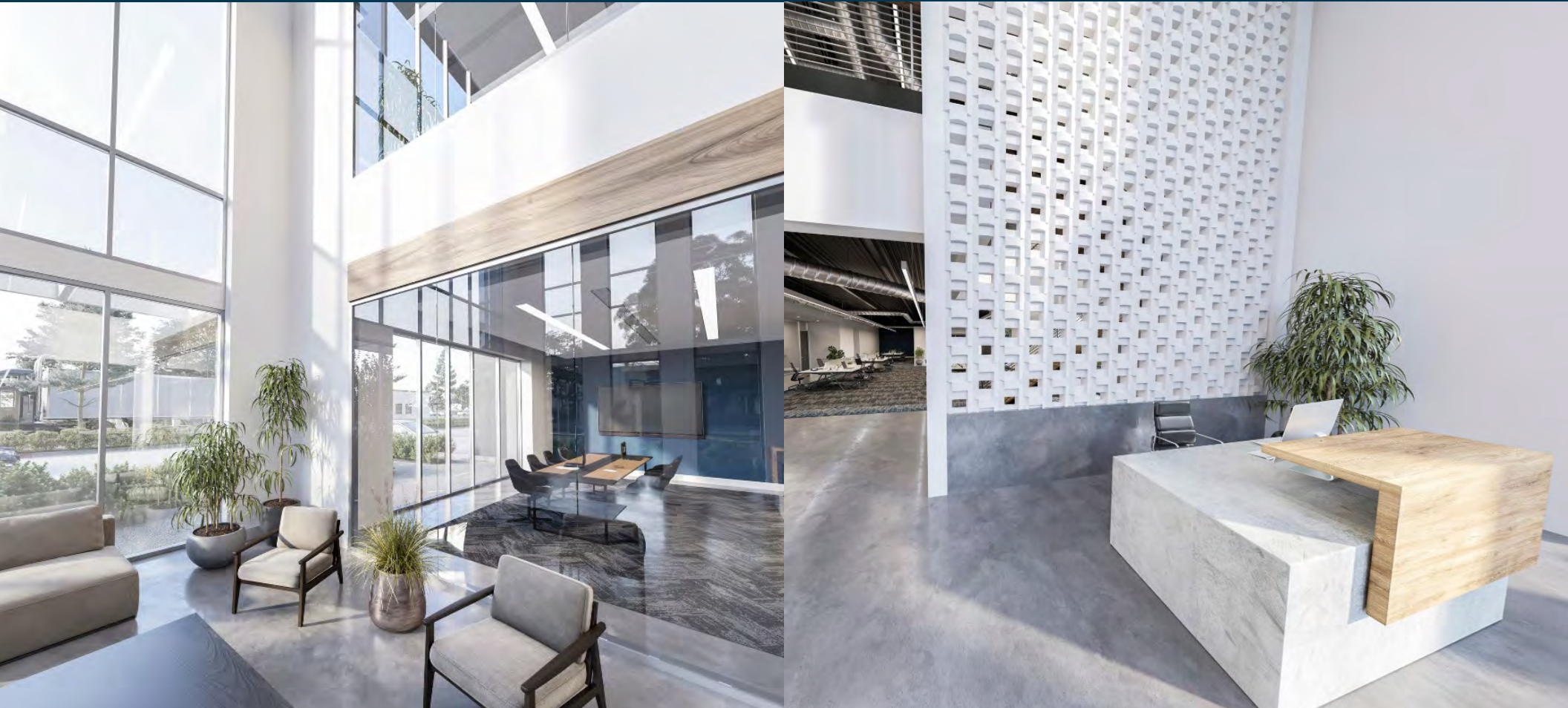
- HVLS fans at loading dock speed bay
- Electrical outlets at each dock position
- Clean air parking stalls ready
- Bullseye Central San Diego location (Kearny Mesa Submarket)
- Immediate access to I-15, SR-163, I-805, and SR-52

## SOLAR INFORMATION

### Pricing/Incentives

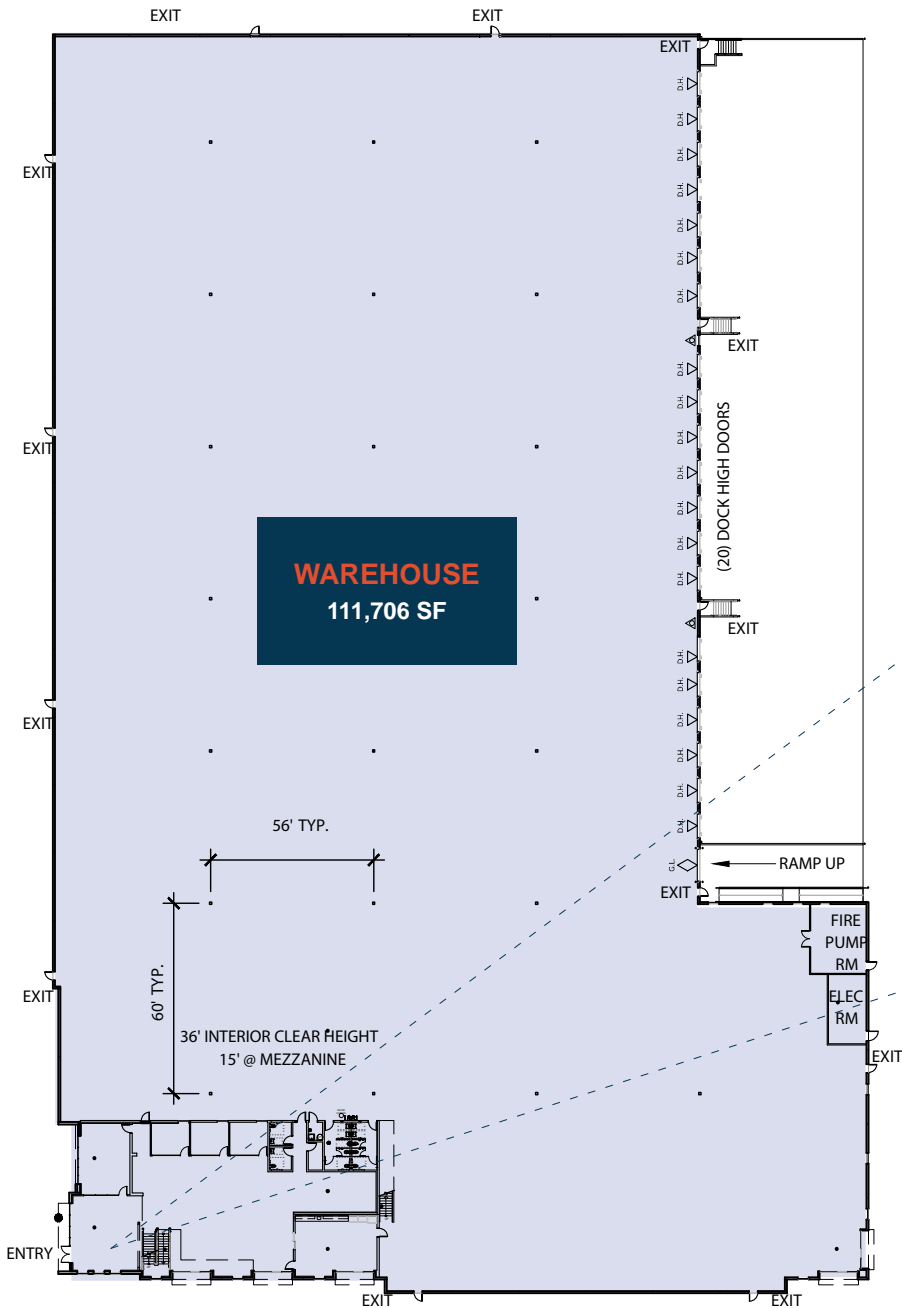
PV DC System Size	130.68	kW
PV AC System Size	116.81	kW
Estimated Annual System Production	202,554	kWh
Estimated Annual Energy Savings	5%	



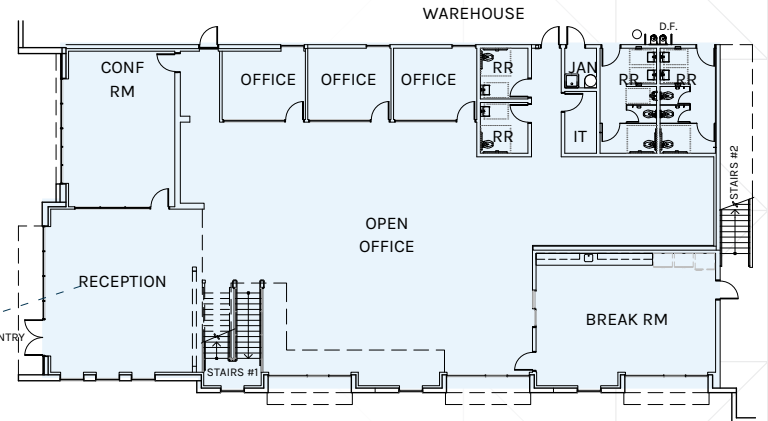
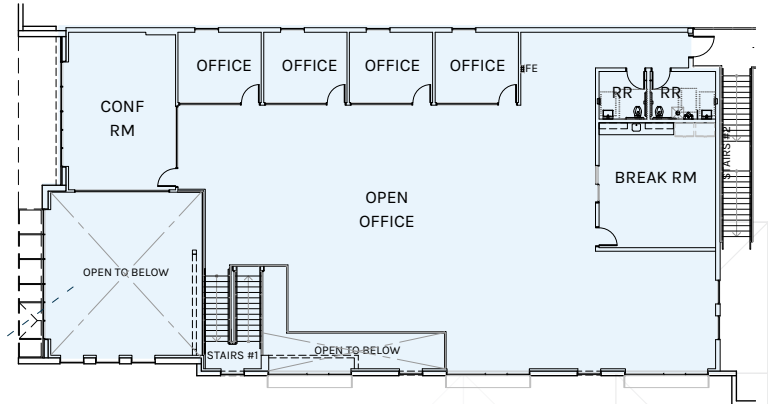


## ESG/LEED GOLD CERTIFICATION FEATURES

- Approximately 11,786 SF, two-story - Class A office
  - Touchless plumbing & water efficient fixtures
  - Water bottle filling station
  - Motion sensor LED lighting throughout
  - Outdoor patio for employee breaks & lunches
  - Economizers added to the conference rooms
  - New storefront system with low solar heat gain
  - All office finishes use low VOC materials
- New HVAC rooftop units with indoor air quality measures to include: MERV 13 filters Ion generators, UV lights, and CO2 monitors are indicated on units



**GROUND FLOOR OFFICE AREA**  
6,098 SF

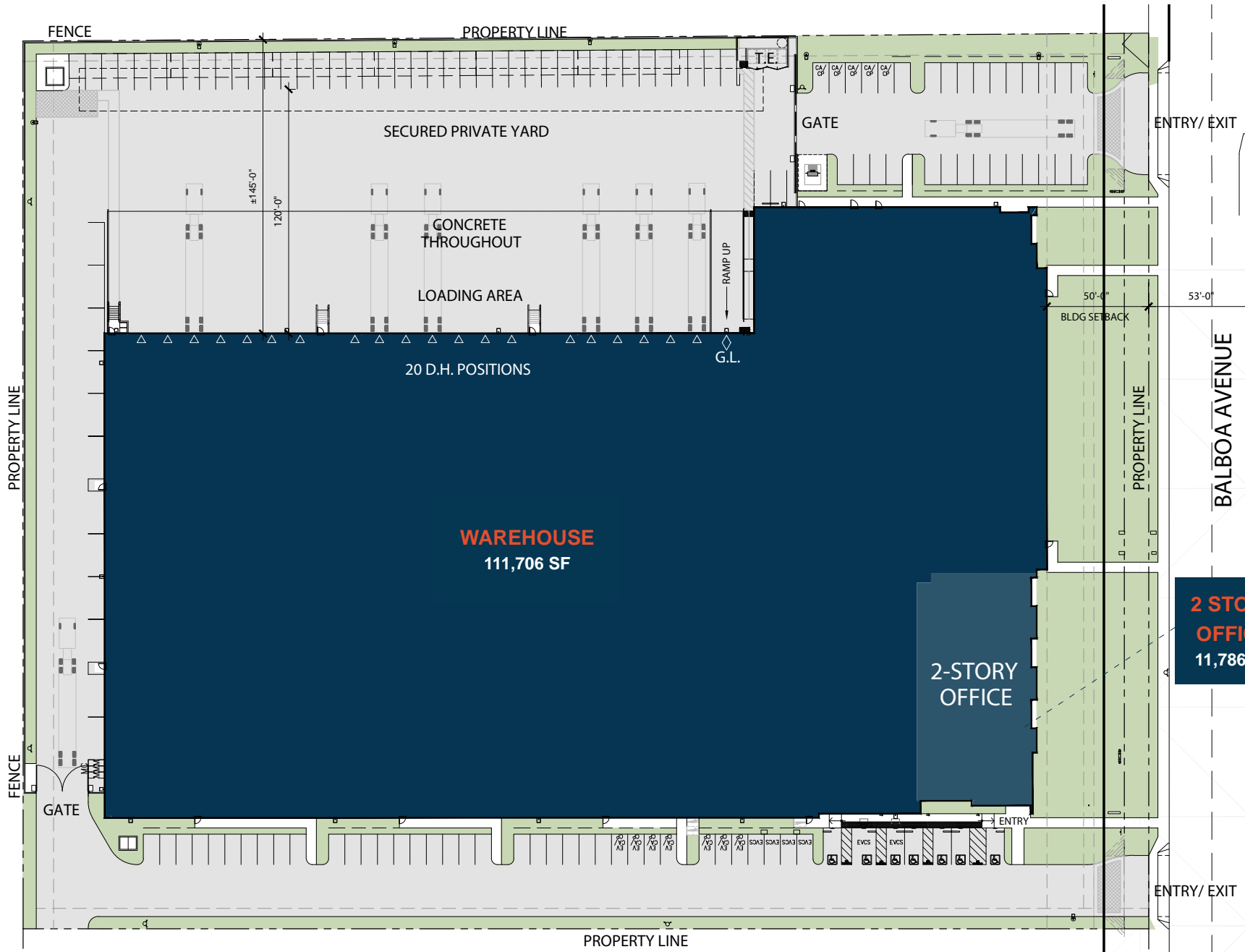


**SECOND FLOOR OFFICE AREA**  
5,688 SF

FOR A VIRTUAL TOUR,  
SCAN HERE



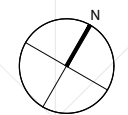
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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**2 STORY OFFICE**  
11,786 SF

TOTAL PARKING: 131



NOT TO SCALE



# Rendering Street View

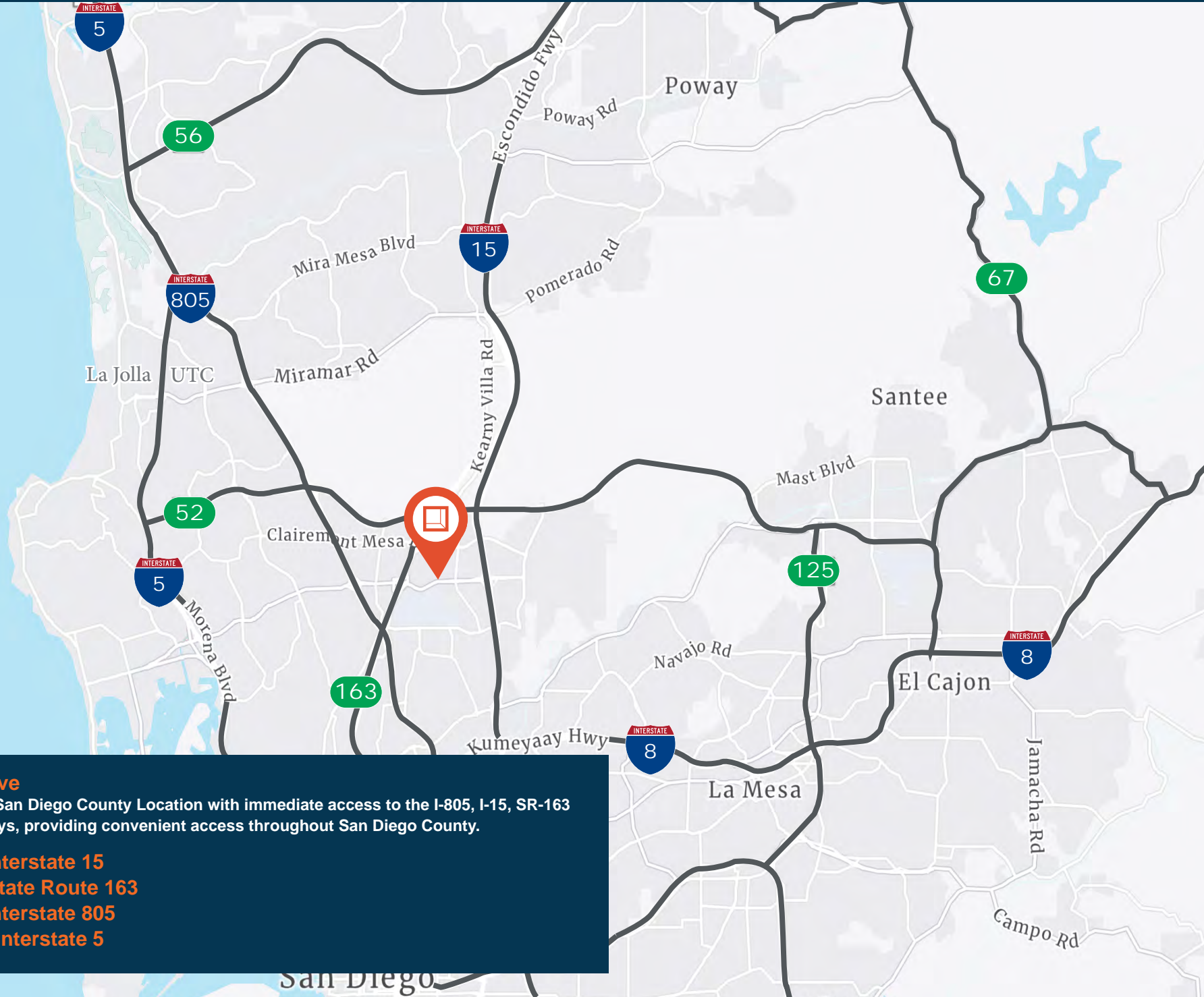
8888 BALBOA AVENUE





# Property Location

8888 BALBOA AVENUE



## 8888 Balboa Ave

Excellent Central San Diego County Location with immediate access to the I-805, I-15, SR-163 and SR-52 Freeways, providing convenient access throughout San Diego County.

- 2 Minutes to Interstate 15
- 3 minutes to State Route 163
- 5 Minutes to Interstate 805
- 10 Minutes to Interstate 5



# Building Location

8888 BALBOA AVENUE



**299,507**  
5-Mile Radius of  
Population Served

**15 Miles**  
to San Diego  
International Airport

**29.1 Miles**  
to Otay Mesa  
Port of Entry

**34.4 Miles**  
to Camp Pendleton  
South

**2.1 Miles**  
to Nearest FedEx  
DC

**1.4 Miles**  
to Nearest UPS  
DC

**9.7 Miles**  
to Nearest DHL  
DC

**108 Miles**  
to Port of LA/  
Long Beach





**Rexford  
Industrial**

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