



RANCHO BERNARDO DISTRIBUTION CENTER

11035-11055
TECHNOLOGY PLACE
SAN DIEGO, CA 92127

FOR LEASE
6,716 SF - 92,144 SF



LBA Logistics 

CBRE



BERNARDO CENTER DRIVE

WEST BERNARDO DRIVE

TECHNOLOGY PLACE

TECHNOLOGY PLACE



PROJECT FEATURES



Approximately 217,645 SF, three-building, warehouse/
distribution/manufacturing project



±22' - ±24' clear height



Dock high and oversized grade level loading doors



Typical door sizes: (±9'x11') dock high loading doors,
(±12'x15') grade level loading doors



Abundant skylights



Excellent truck access with full drive around capability



Parking ratio: 1.14/1,000 SF



Proximate to Interstate 15 and State Route 56



Fiber optic connectivity provided by AT&T & Cox (to be
confirmed by tenant)

11035 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
200	6,983 SF	\$2.00/SF NNN (NNN's = \$.62/SF)	Contact broker
500	6,716 SF	\$2.00/SF NNN (NNN's = \$.62/SF)	Contact broker

11045 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
100 - 300	78,445 SF <i>Divisible to 54,210 SF & 24,235 SF</i>	\$2.00/SF NNN (NNN's = \$.62/SF)	Contact broker

11055 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
-	-	-	100% Leased

Total Available SF

92,144 SF





11035 TECHNOLOGY PLACE
50,689 SF






11045 TECHNOLOGY PLACE
108,381 SF



11055 TECHNOLOGY PLACE
58,575 SF



-  Dock High Loading Door
-  Grade Level Loading Door
-  Knock Out Panel



Cassida

7HAF488

2H4S702

2H4S702

2H4S702

2H4S702

2H4S702

2H4S702

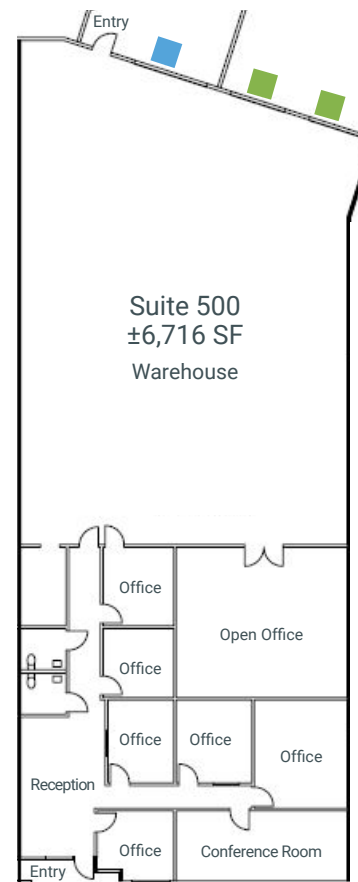
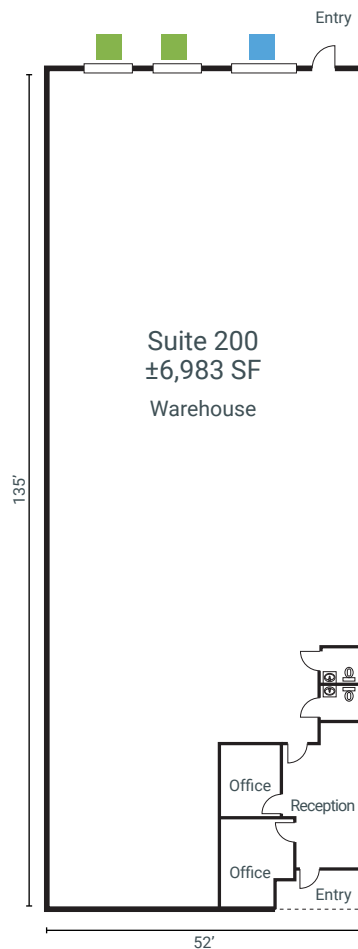


11035 TECHNOLOGY PLACE

SUITES 200 & 500

- » Suite 200 | ±6,983 SF
- » ±9% office / 89% warehouse
- » 22' clear height
- » (2) dock high loading doors
- » (1) oversized grade level loading doors
- » 1.14/1,000 SF parking ratio

- » Suite 500 | ±6,716 SF
- » ±29% office / 71% warehouse
- » 22' clear height
- » (2) dock high loading doors
- » (1) oversized grade level loading doors
- » 1.14/1,000 SF parking ratio



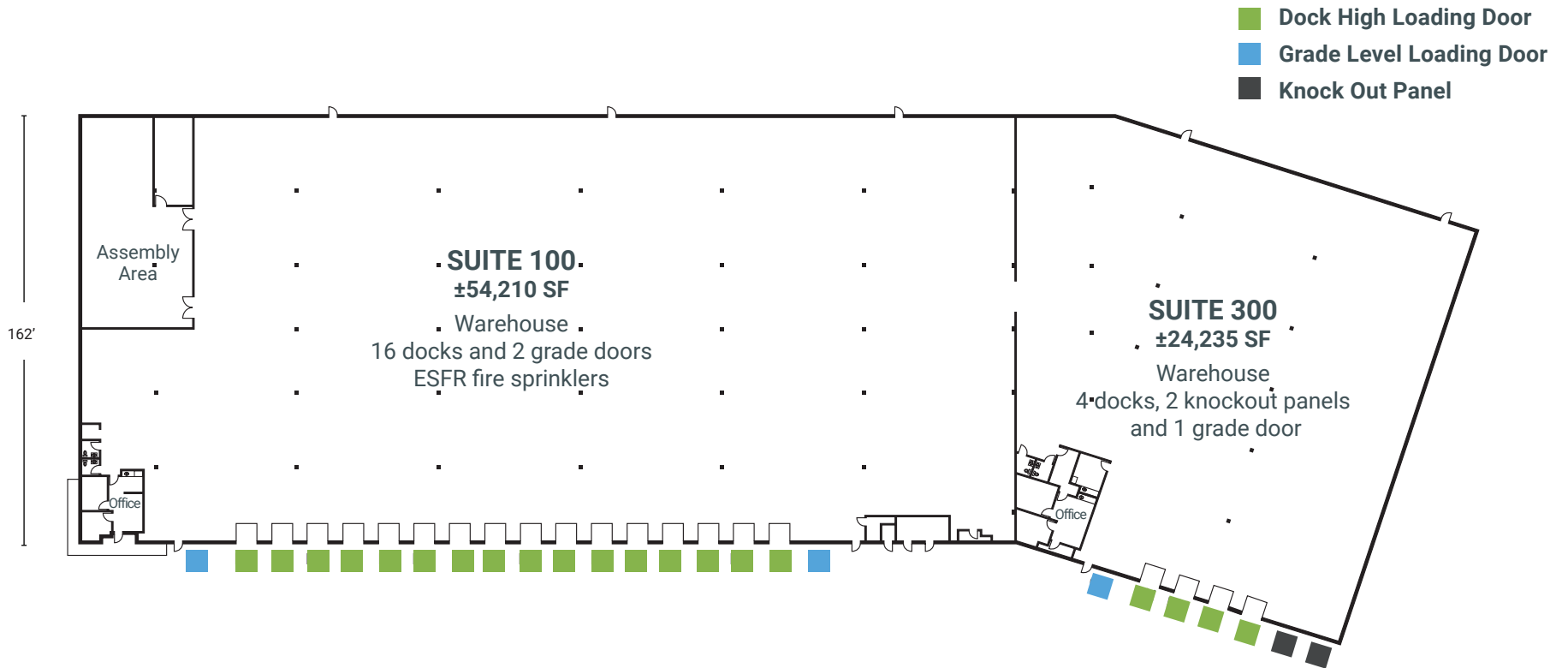
- Dock High Loading Door
- Grade Level Loading Door



11045 TECHNOLOGY PLACE

SUITES 100 - 300

- » ±78,445 SF (divisible to 54,210 SF & 24,235 SF)
- » ±2% office/ 98% warehouse
- » 24' clear height
- » (20) dock high loading doors + (2) knock out panels
- » (3) oversized grade level loading doors
- » ESFR fire sprinklers in Suite 100
- » 1.14/1,000 SF parking ratio





11045

1

2

3

4

5

LOADING

6YEE369





AREA AMENITIES

1

4S RANCH COMMONS

- » Ace Hardware
- » Bank of America
- » Baskin Robbins
- » Bed Bath & Beyond
- » Chipotle
- » Corepower Yoga
- » Cost Plus World Market
- » CVS Pharmacy
- » Great Clips
- » Jamba Juice
- » Jimbo's
- » Karl Strauss Brewing Company
- » Miguel's
- » Panera Bread
- » Ralph's
- » Unleashed by Petco
- » UPS Store
- » Wells Fargo
- » Wendy's

2

4S RANCH VILLAGE

- » Carl's Junior
- » Home Consignment Center
- » Kumon
- » Shell
- » SportsClips
- » Starbucks
- » Subway
- » Sushi on the Rock
- » Yoga Six

3

HIGH COUNTRY PLAZA

- » 7-Eleven
- » Domino's Pizza
- » Jersey Mike's Subs
- » Kelly's Pub
- » NY Pizza
- » Taco Patron
- » Victor's Greek Kafe

4

THE NEW MERCADO SHOPPING CENTER

- » Barons Market
- » Curry & More
- » FedEx
- » Golden Spoon
- » Mission Federal Credit Union
- » Navy Federal Credit Union
- » Olleh Korean BBQ
- » Pho Ca Dao & Grill
- » Pizza Hut
- » Submarina

5

VONS

- » Chuze Fitness
- » Kahoots
- » Peets Coffee
- » Postal Annex
- » San Diego County Credit Union
- » SportsClips
- » Subway
- » The Kebab Shop
- » Vons

6

THE PLAZA SHOPPING

- » Big 5
- » CVS
- » GolfTEC
- » IHOP
- » Massage Envy
- » Round Table Pizza
- » Starbucks
- » The Dailey Method
- » The UPS Store
- » URGE American Gastropub

7

BERNARDO CENTER

- » Ameritrade
- » Kumon
- » Little Artists
- » Pho Hoang Express
- » RB Sushi
- » Sher Punjab Indian Restaurant
- » Pailin Thai Cafe
- » Wells Fargo Bank

RANCHO BERNARDO DISTRIBUTION CENTER



CORPORATE NEIGHBORS





RANCHO BERNARDO DISTRIBUTION CENTER

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