

FOR SALE

8125
RONSON ROAD



6,140 SF CREATIVE INDUSTRIAL
OWNER USER | \$3,500,000

SAN DIEGO, CA 92111

PROPERTY HIGHLIGHTS



\$3,500,000



±6,140 SF



Deli on-site



Small lab area



2 grade-level doors
1 glass grade-level door



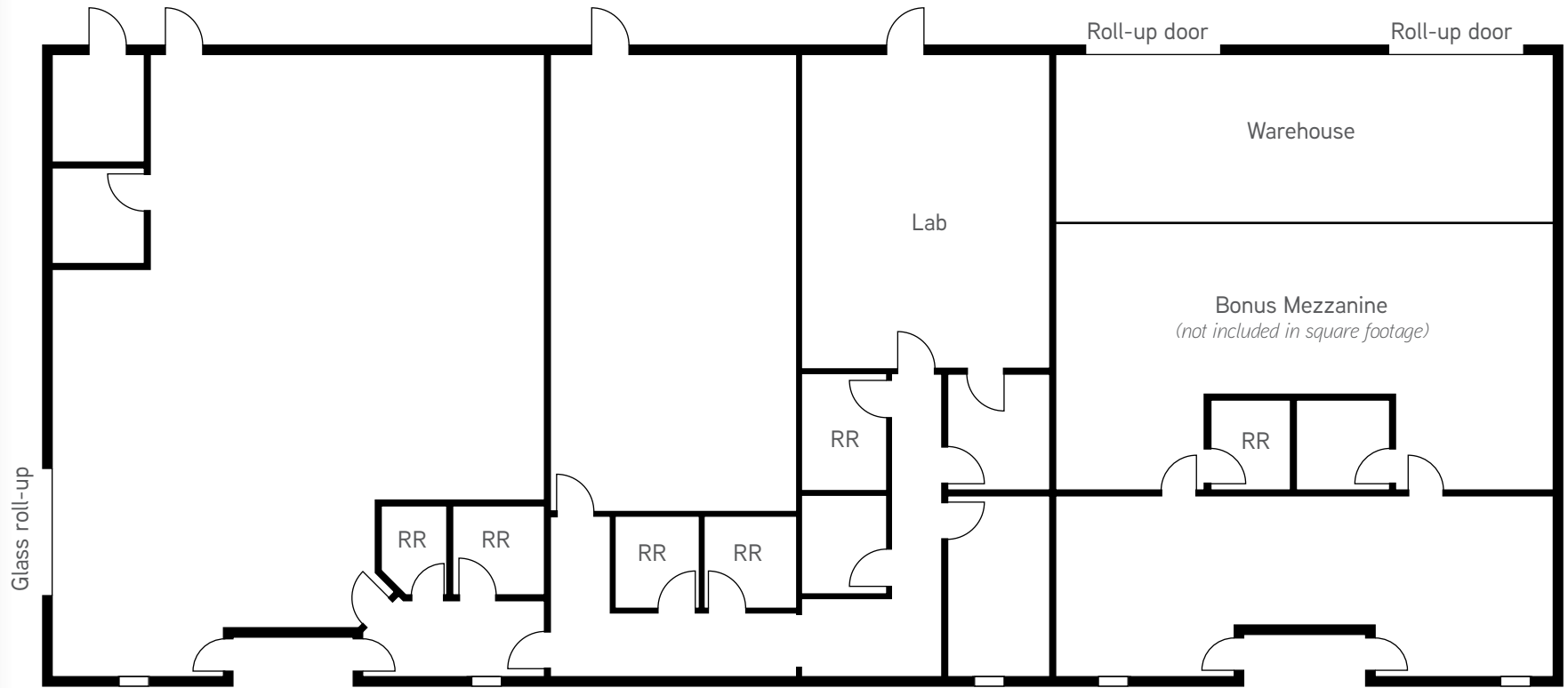
Open creative plan with
exposed ceilings



Ideal for Medical Device
or R&D user




FLOOR PLAN





DRIVE TIMES



45 MINUTES
ORANGE COUNTY

 **10 MINUTES**
I-5

 **4 MINUTES**
I-15

 **3 MINUTES**
I-805



12 MINUTES
DOWNTOWN SD



22 MINUTES
MEXICO BORDER



KEARNY MESA



904,752
JOBS



32%
BACHELOR'S DEGREE
HOLDERS



8,000
BUSINESSES



65%
JOBS ARE LOCATED
WITHIN A 10-MILE
RADIUS



Kearny Mesa is one of San Diego's premier submarkets, benefiting from its central location and proximity to the region's executive and workforce housing, as well as nearby business hubs in Mission Valley (3 miles), Downtown (6 miles), UTC (6.5 miles), and Sorrento Mesa/Valley (8 miles). The central location and accessibility of Kearny Mesa attracts industry and commerce and makes it a desirable location for investment. Much of the Kearny Mesa area is commercial and industrial with local businesses that include auto sales, restaurants, supermarkets, national chain stores, and small businesses.

CORPORATE NEIGHBORS

COX

**NORTHROP
GRUMMAN**

SHARP

Raytheon
Technologies

SDGE

**KAISER
PERMANENTE**

L3HARRIS
FAST. FORWARD.

ResMed

amazon

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