

# 4000

## RUFFIN ROAD

413,313 SF | San Diego, CA





**4000**  
RUFFIN ROAD

413,313 SF

## San Diego, CA

- 413,313 SF warehouse/distribution building
- Institutionally owned and operated
- Dock high, grade level and truck well loading
- Potential yard/truck parking
- Centrally located with convenient access to I-8, I-15, I-805, SR-52 & SR-163
- Energy efficient lighting with motion sensors
- Directly adjacent to bus stop/public transportation
- Recently renovated to include new roof, concrete truck courts, illuminated monument signage, exterior lighting and drought tolerant landscaping
- 1.7/1,000 parking
- ±115' truck court depth
- IL-2-1 zoning
- 345' building depth
- 2% Skylights
- 24' – 28' clear height



# 4000 RUFFIN ROAD

Downtown San Diego



Aero Dr

Montgomery Field

4000 Ruffin Road



Ruffin Rd



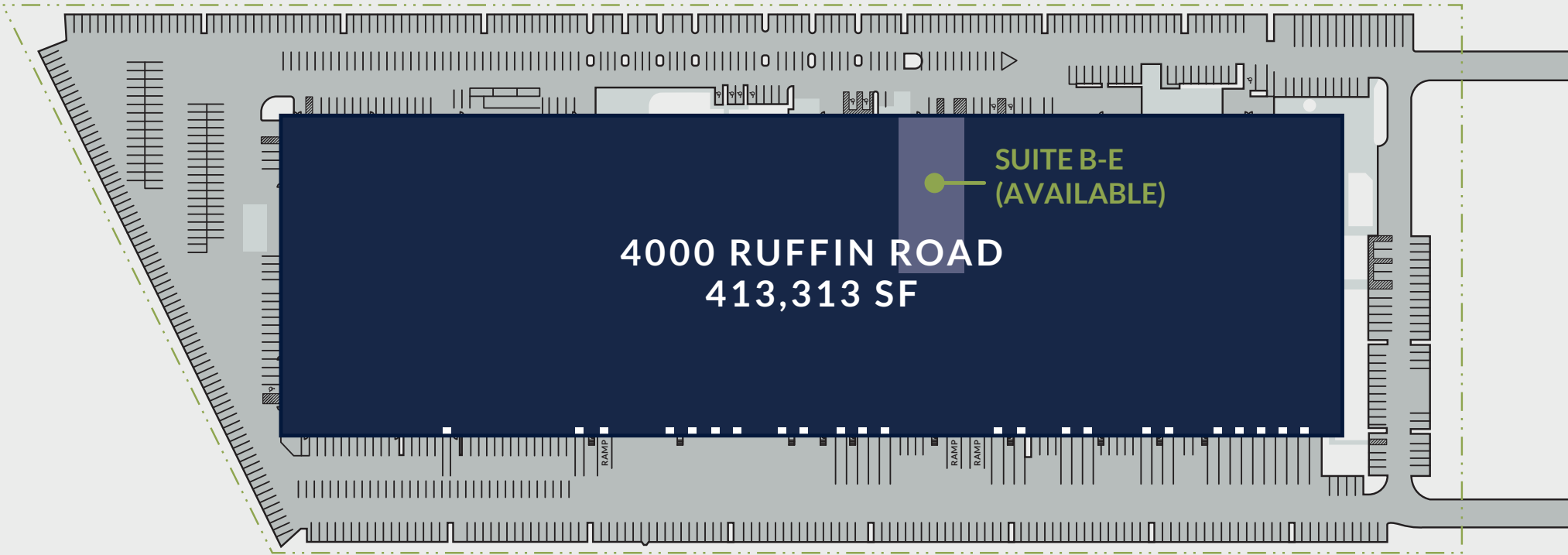
Balboa Ave

SR-52 (±2 miles)





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# 413,313 SF

## Suite B-E

- ±12,666
- 1 grade-level door
- 24' x 48' column spacing
- 24' – 28' clear height
- Short-term occupancy potential



12,666 SF



# 4000

RUFFIN ROAD



FOR LEASING INFORMATION CONTACT

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