4000

RUFFIN ROAD

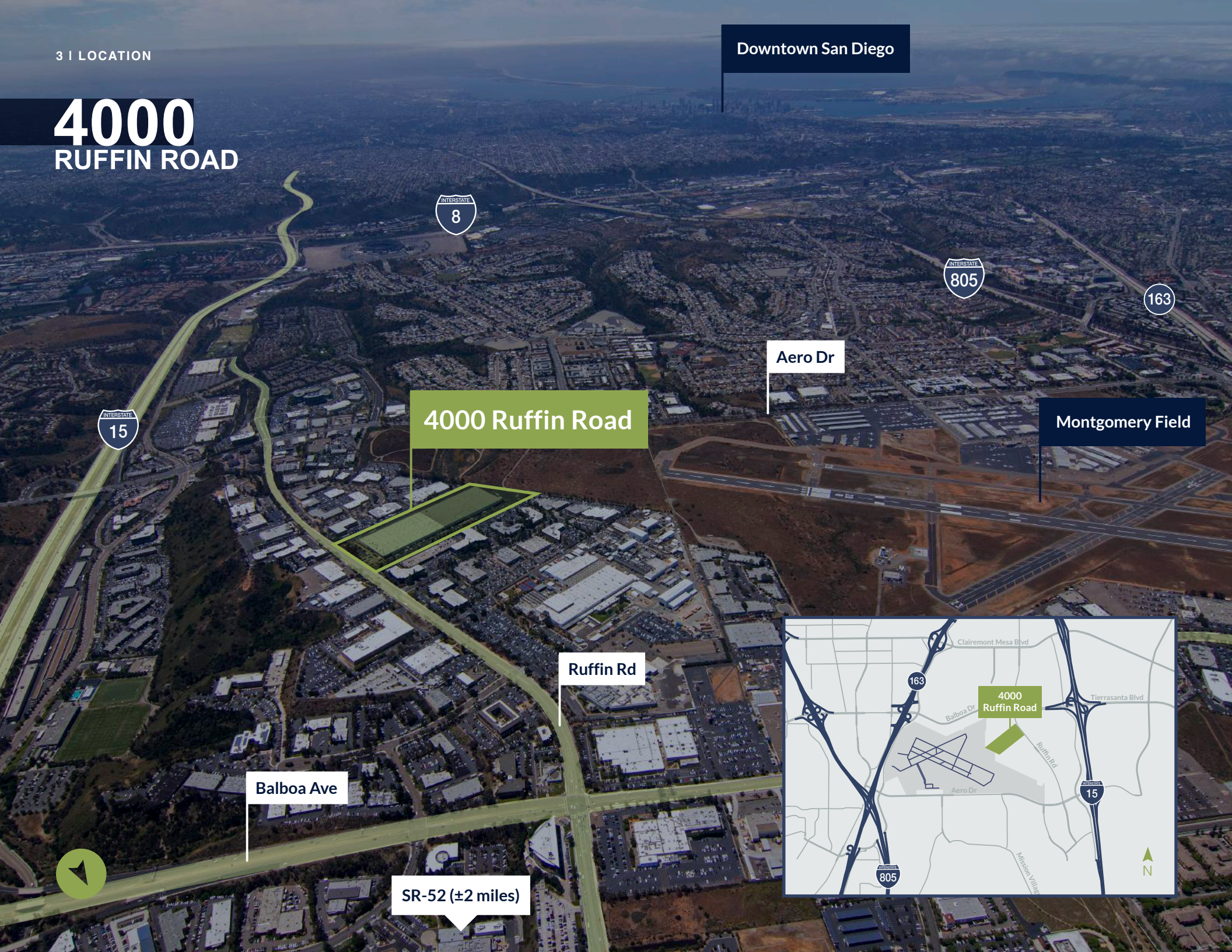
413,313 SF | San Diego, CA

4000 RUFFIN ROAD

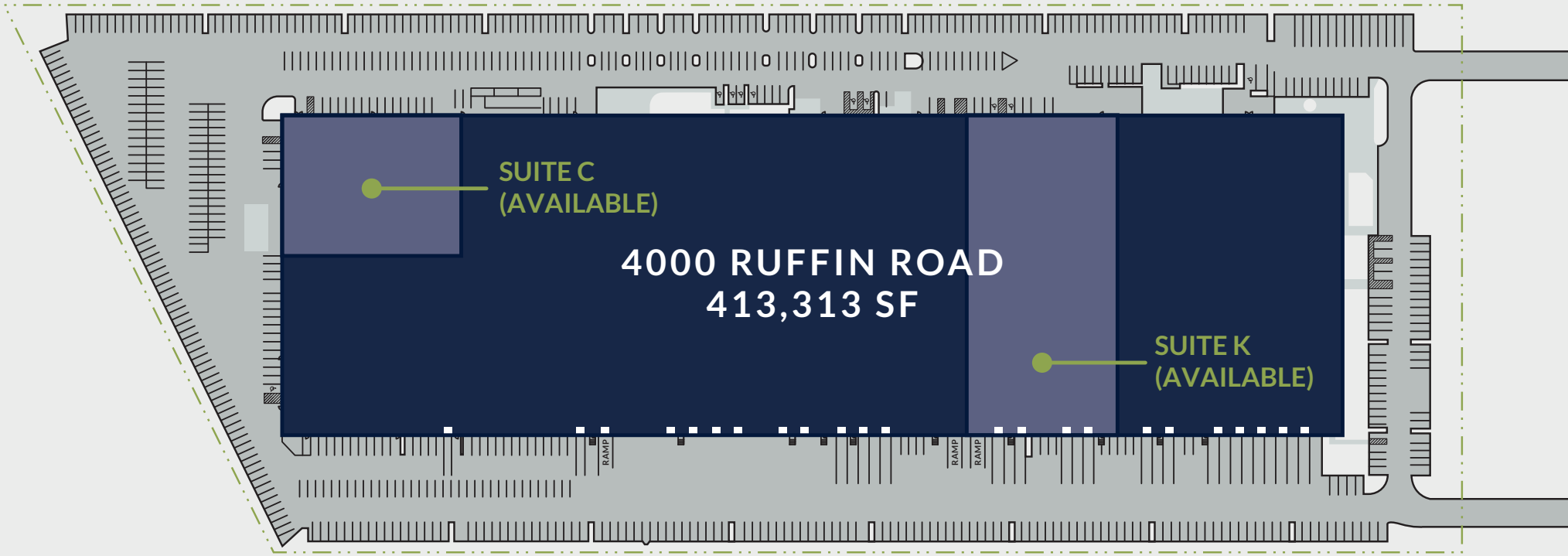
San Diego, CA

- 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



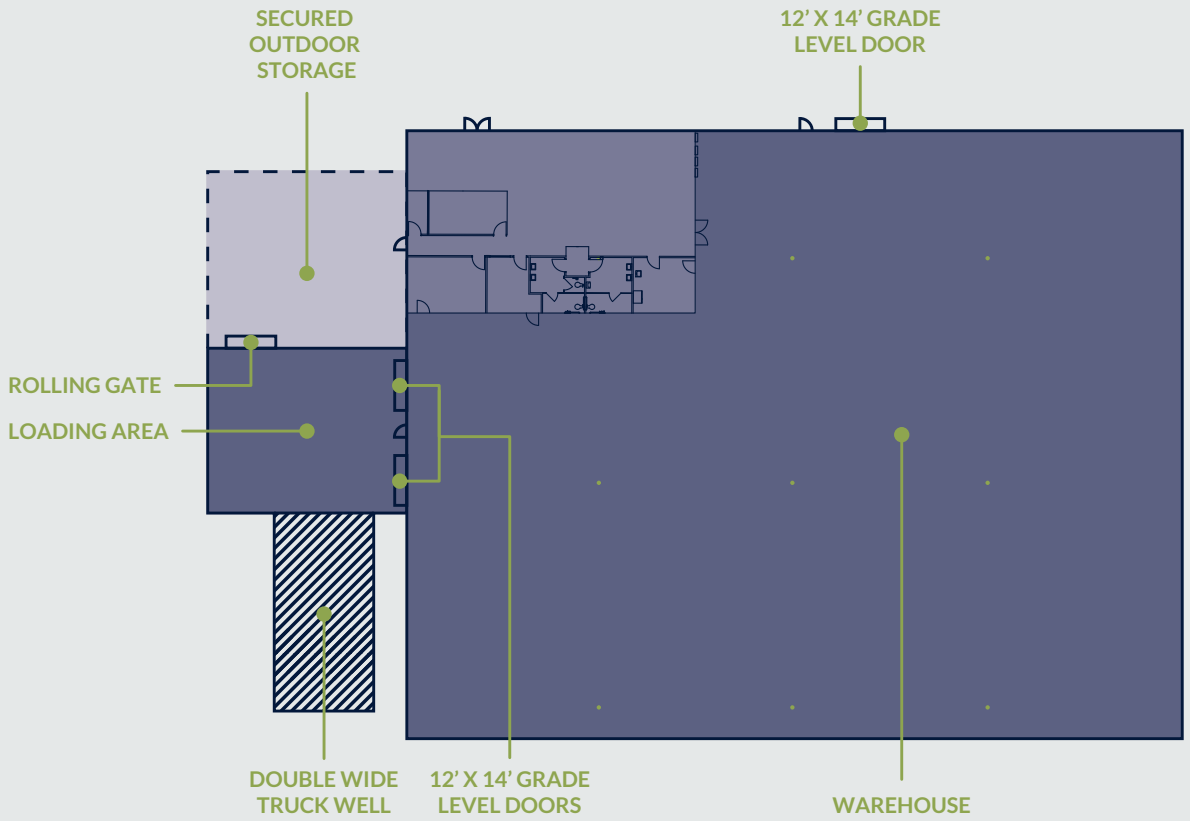
4000 Ruffin Road



413,313 SF

Suite C

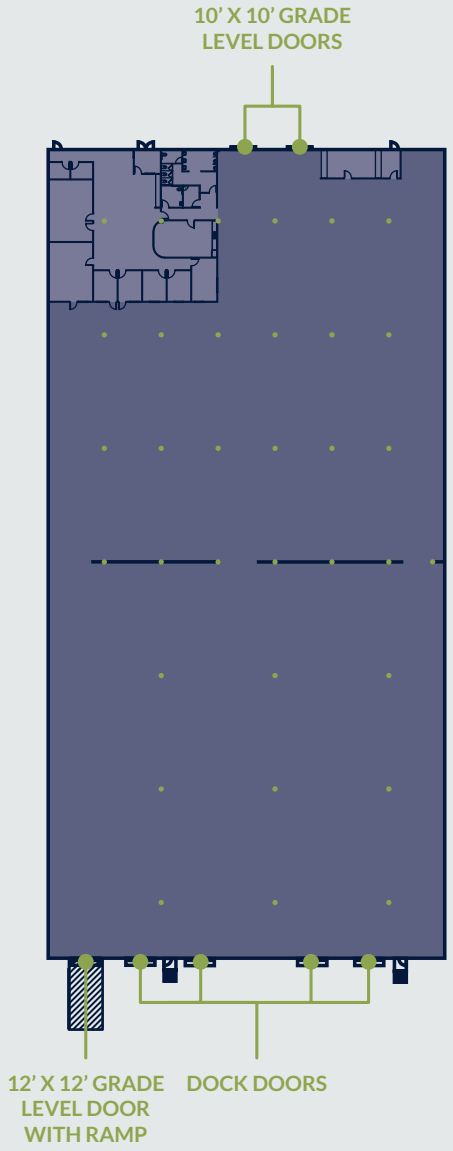
- 29,017 SF
- 3,100 SF Office
- ~2,230 SF Secured Outdoor Storage
- 25-28’ Clear Height
- (3) 12’ x 14’ Grade Level Doors
- Double Wide Truck Well



29,017 SF

Suite K

- 57,642 SF
- 4,500 SF Office
- 24-26’ Clear Height
- (4) Dock High Loading Doors
- (2) 10’ x 10’ Grade Level Loading Doors
- 12’ x 12’ Grade Level Door with Ramp



4000 RUFFIN ROAD

57,642 SF

4000
RUFFIN ROAD

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