



4000

RUFFIN ROAD

57,642 SF For Lease | Kearny Mesa
San Diego, CA 92123

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

4000 Ruffin Road

Montgomery Field



Ruffin Rd



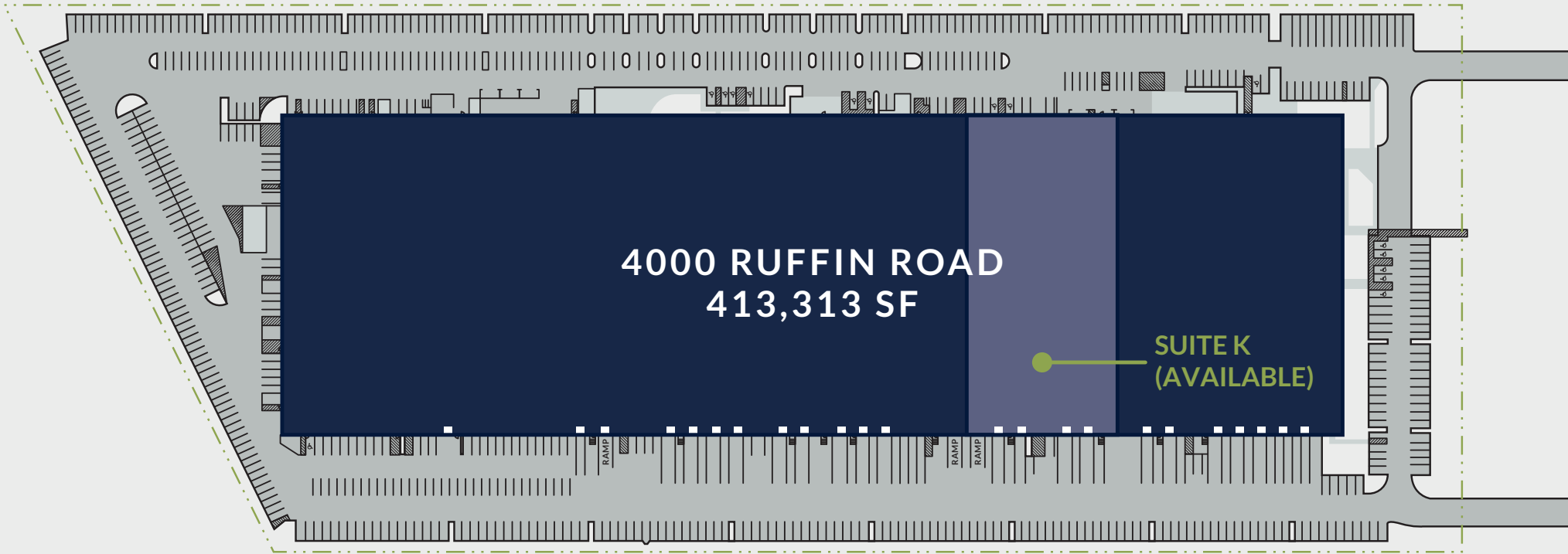
Balboa Ave

SR-52 (±2 miles)



4000 Ruffin Road

SUITE K
RENOVATIONS
UNDERWAY



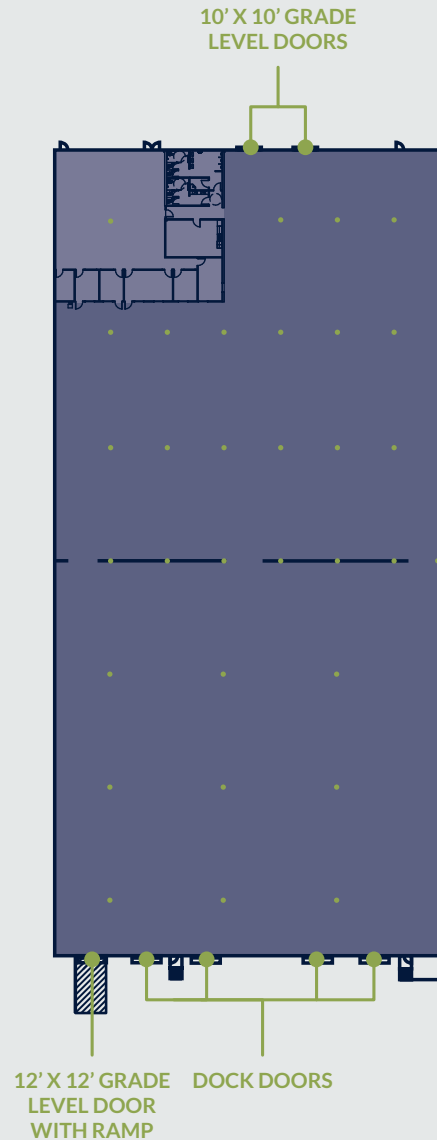
413,313 SF

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
- Up to 1,000 Amps Available
- New LED Warehouse Lighting
- Flow-Through Access
- High Image, Class A Warehouse
- Available Now
- Contact Broker for Pricing



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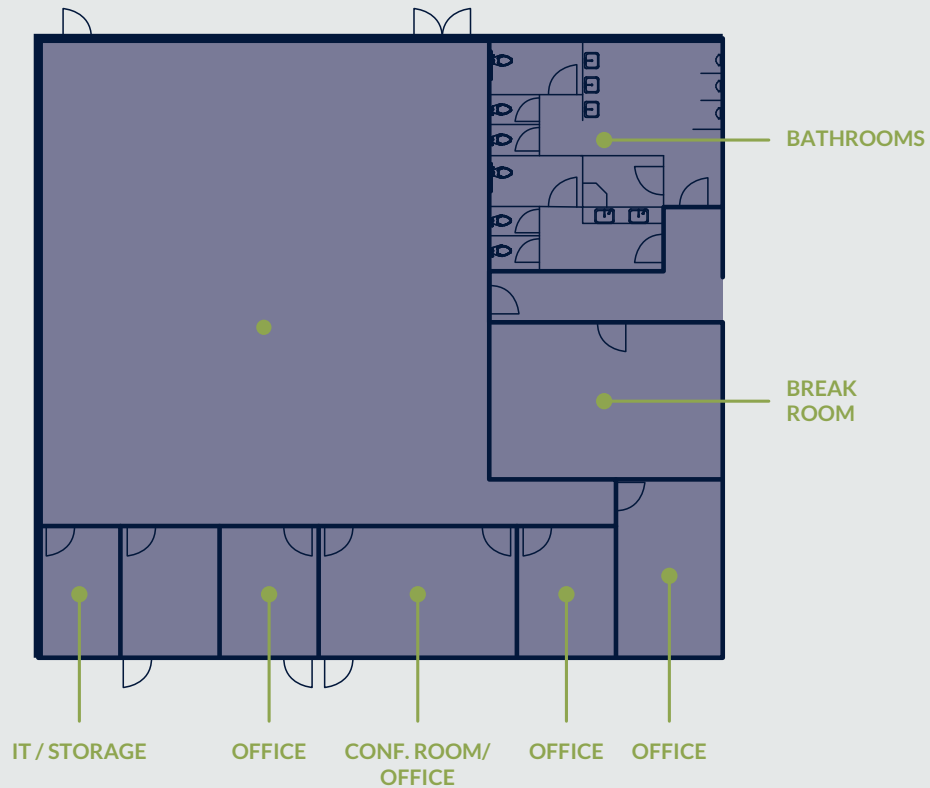


57,642 SF

Suite K Office

- New Office Space Improvements Underway
- Polished Concrete Floors with Carpet Tile in Private Offices
- New Dune Second Look Ceiling System
- New LED Lighting
- New Break Room Cabinetry with Solid Surface Counters

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4,500 SF

7 | GALLERY

4000 RUFFIN ROAD

12

11

10



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FOR LEASING INFORMATION CONTACT

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