



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
- 22'-8" – 26'-10" Clear Height

4000 RUFFIN ROAD

Downtown San Diego



Aero Dr

Montgomery Field

4000 Ruffin Road



Ruffin Rd



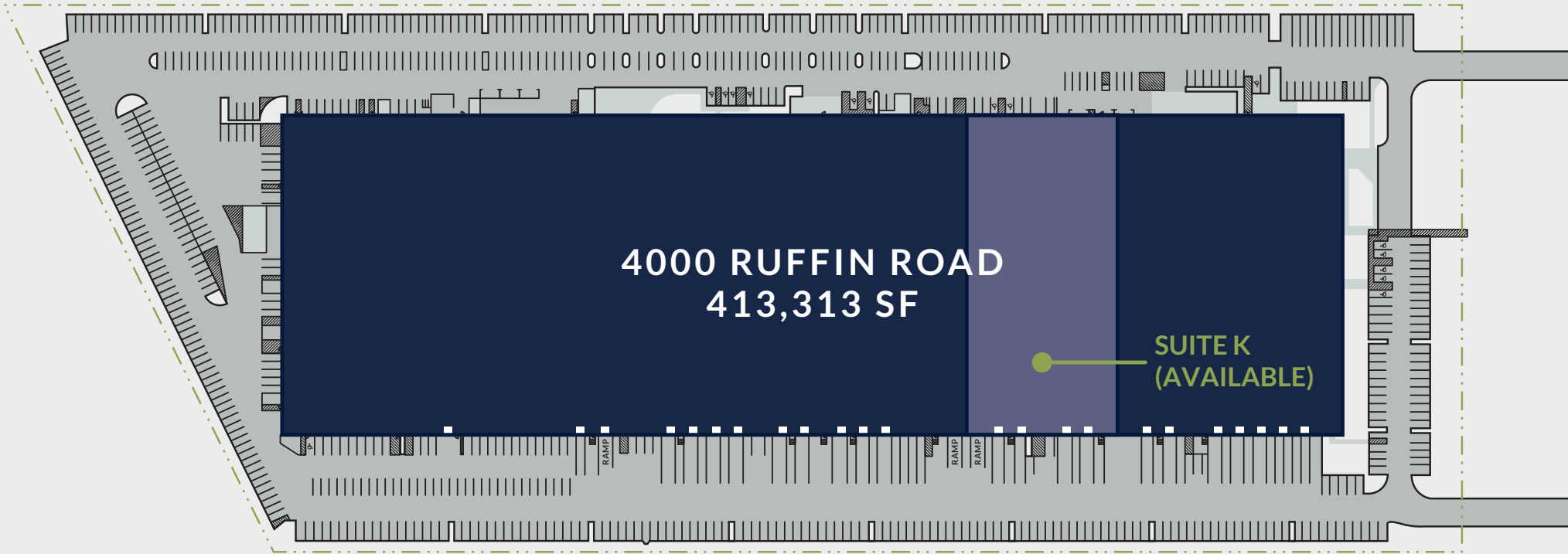
Balboa Ave

SR-52 (±2 miles)



4000 Ruffin Road

SUITE K
RENOVATIONS
UNDERWAY



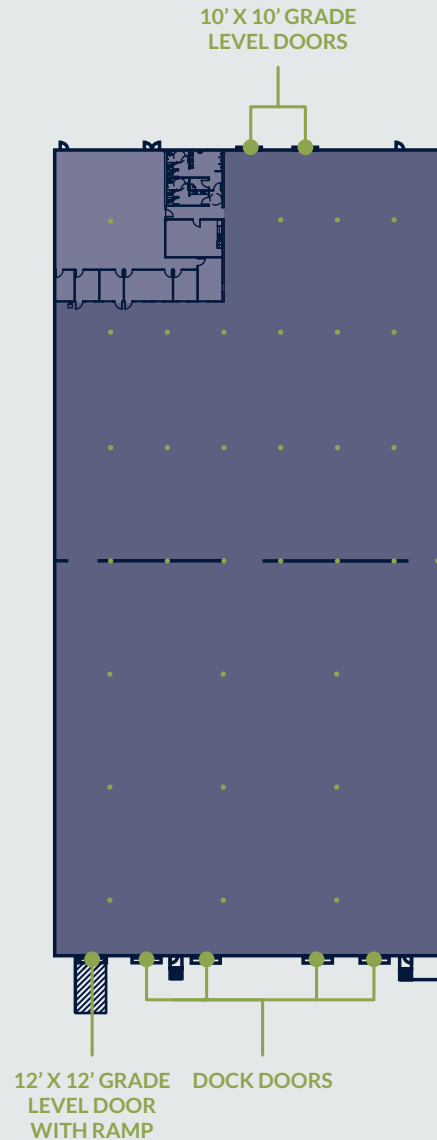
413,313 SF

Suite K

- 57,642 SF
- 4,500 SF Office
- 22'-8" – 26'-10" 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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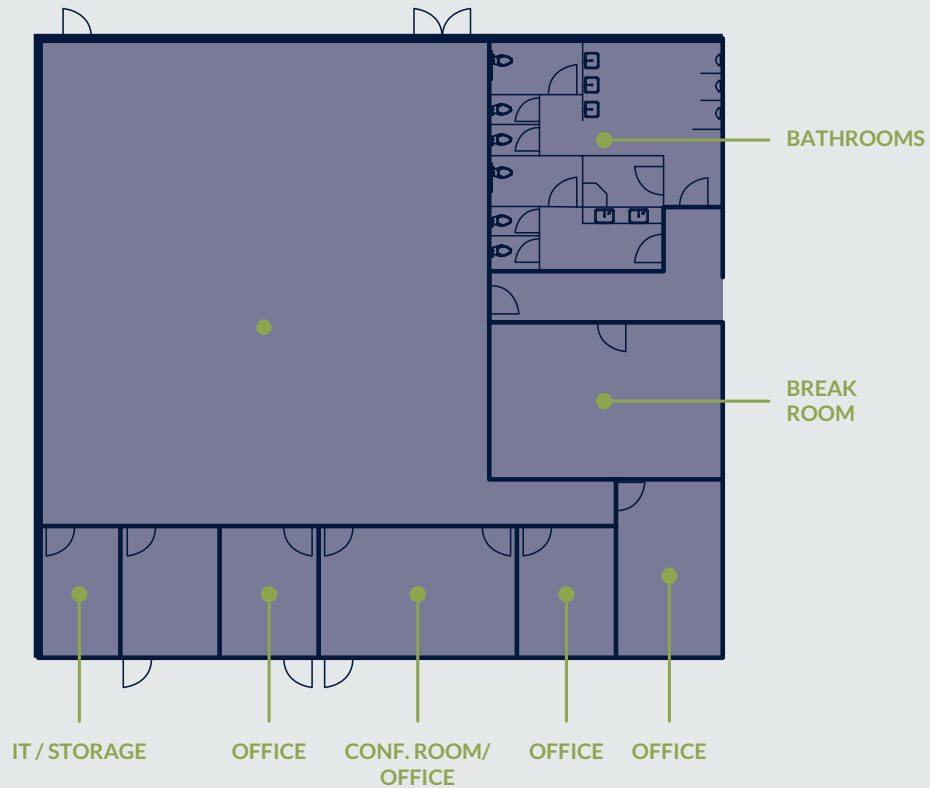


57,642 SF

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

4000
RUFFIN ROAD



4,500 SF

RACKING FEATURES

TOTAL PALLETS

- APPROXIMATELY 3,304 (60" PALLETS)
- APPROXIMATELY 2,436 (72" PALLETS)
- 868 (HALF PALLETS)

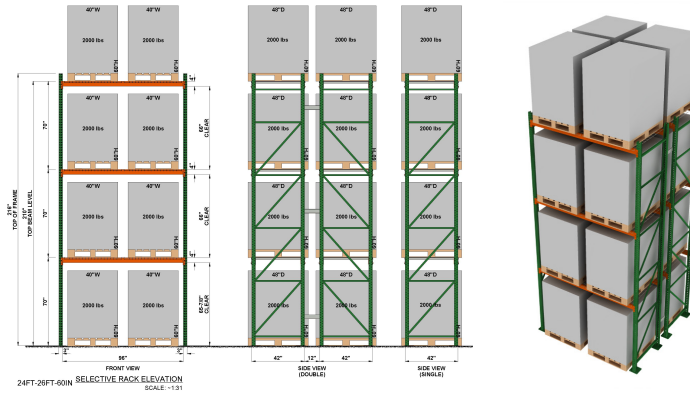
FEATURES

- 160"-181" AISLES
- 60" & 72" PALLETS
- 96" STORAGE BEAM
- 144" TUNNEL BEAM
- ACCESSORIES UPON REQUEST

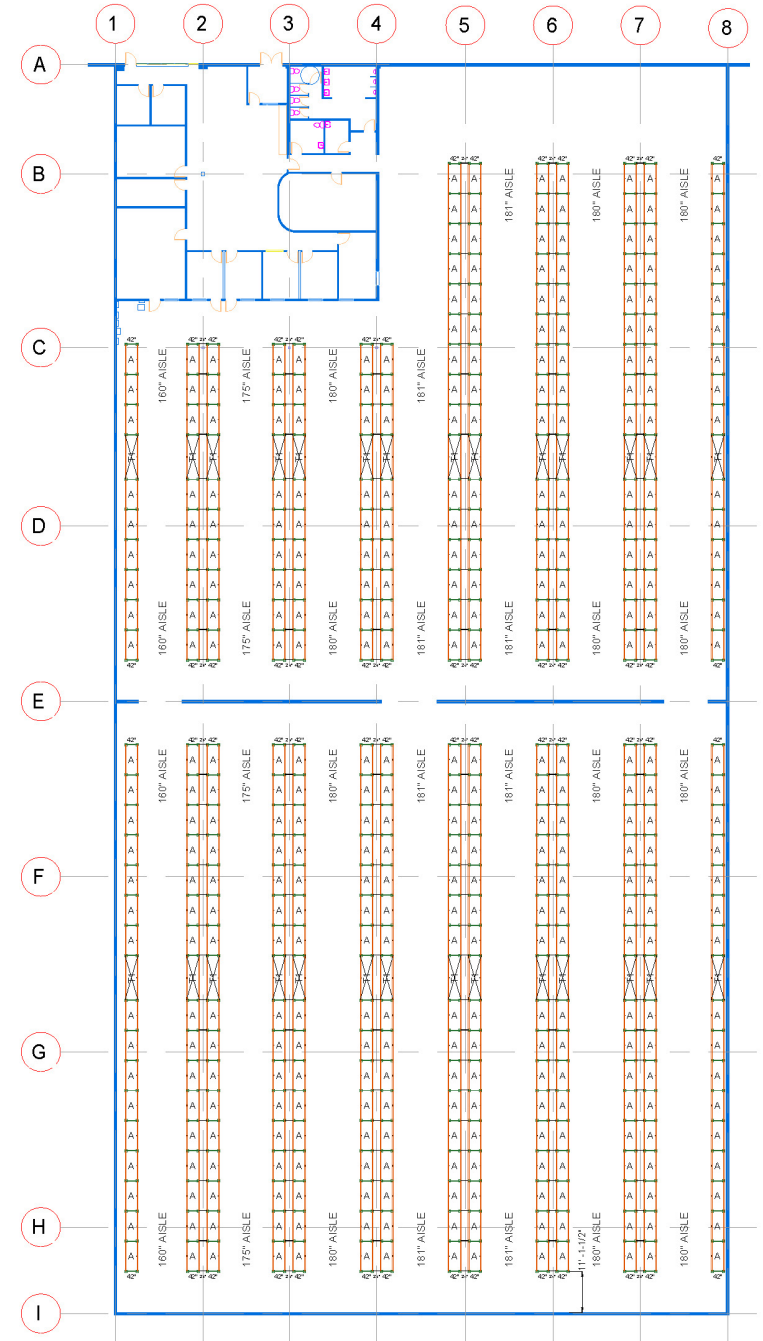
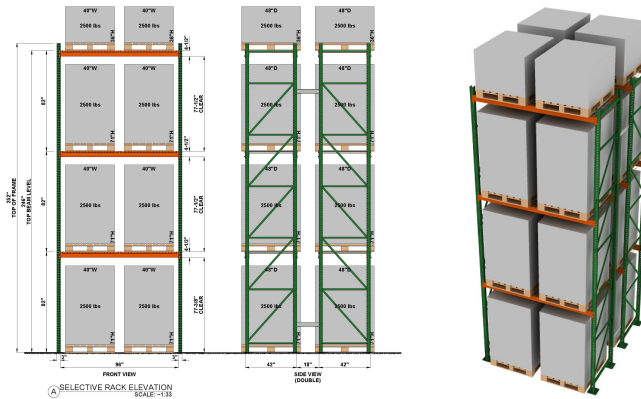
Conceptual Racking Layout

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

60" PALLETS 24' CLEAR



72" PALLETS 24' CLEAR



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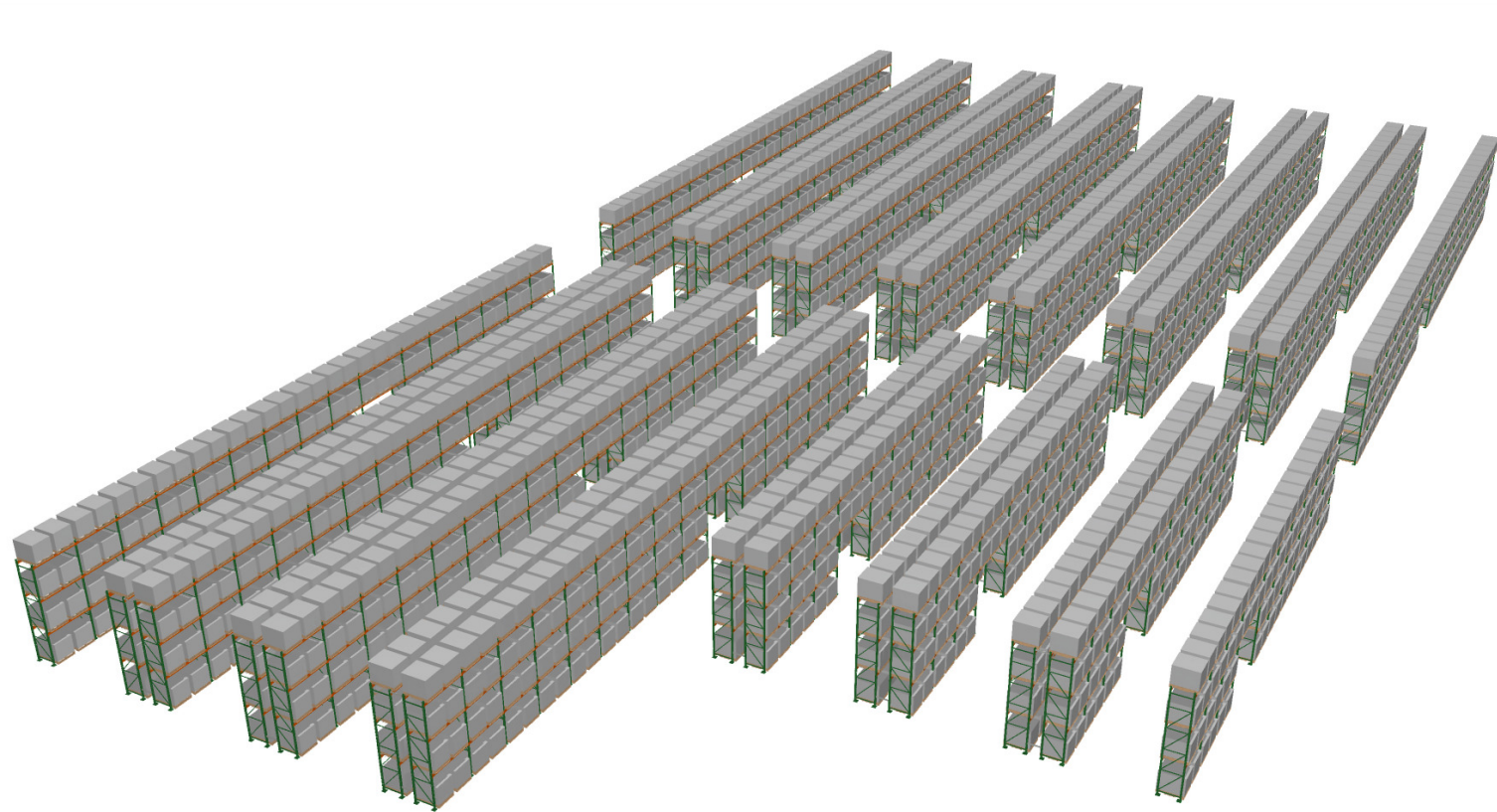
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7 | GALLERY

4000 RUFFIN ROAD

12

11

10



4000 RUFFIN ROAD



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