



CLICK FOR
VIRTUAL TOUR

4000

4000

RUFFIN ROAD

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



4000
RUFFIN ROAD



CLICK FOR
VIRTUAL TOUR

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



4000 Ruffin Road

Aero Dr

Montgomery Field

Ruffin Rd

Balboa Ave

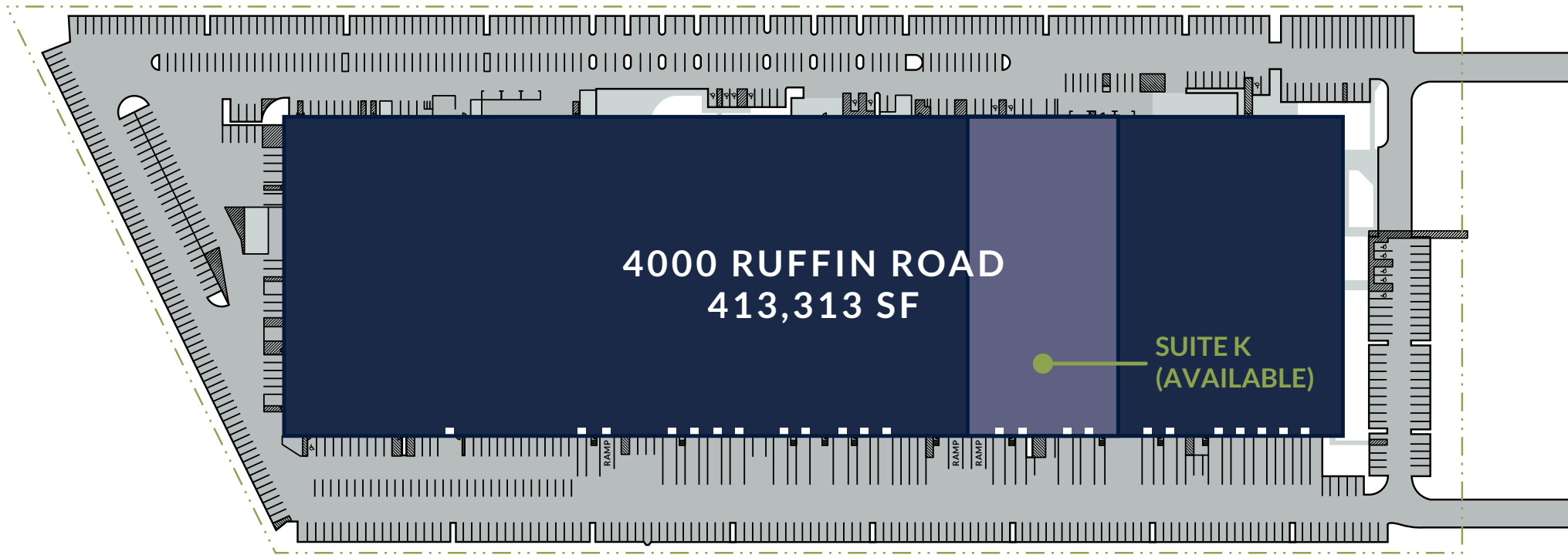
SR-52 (±2 miles)





CLICK FOR
VIRTUAL TOUR

4000 Ruffin Road



413,313 SF

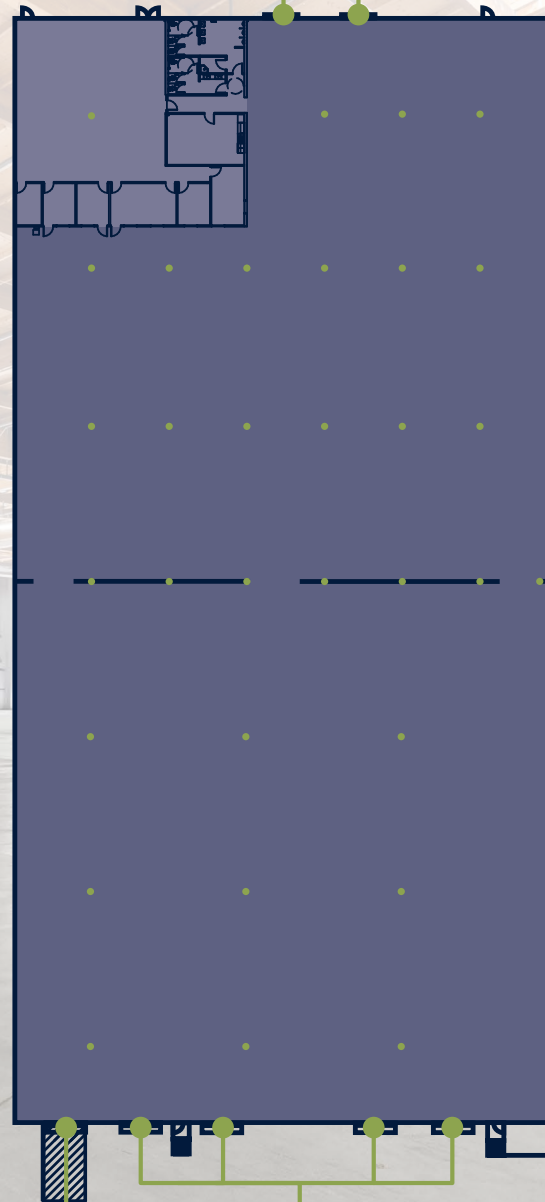
5 | FLOOR PLAN

Suite K

- 57,642 SF
- 4,500 SF Office
- 22'-8" – 26'-10" Clear Height
- (4) Dock High Loading Doors, with Pit Levelers
- (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

10' X 10' GRADE
LEVEL DOORS

4000
RUFFIN ROAD



12' X 12' GRADE
LEVEL DOOR
WITH RAMP

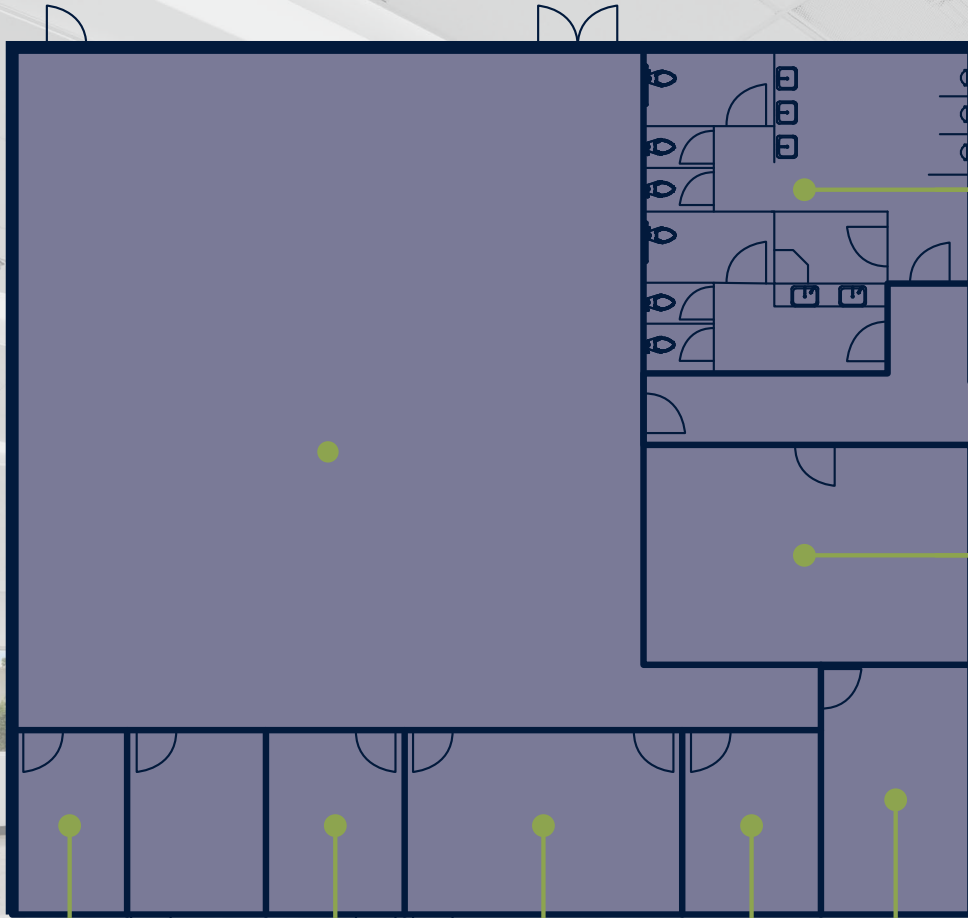
DOCK DOORS



CLICK FOR
VIRTUAL TOUR



57,642 SF



Suite K Office

4000
RUFFIN ROAD

BATHROOMS

BREAK ROOM

IT / STORAGE

OFFICE

CONF. ROOM/
OFFICE

OFFICE

OFFICE

- Brand New Office Space Improvements
- 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
- New Roll-Up Doors



CLICK FOR
VIRTUAL TOUR

4,500 SF



RACKING FEATURES

TOTAL PALLETS

- APPROXIMATELY 2,436 (60" PALLETS)
- APPROXIMATELY 868 (48" PALLETS)
- APPROXIMATELY 2,436 (72" PALLETS)

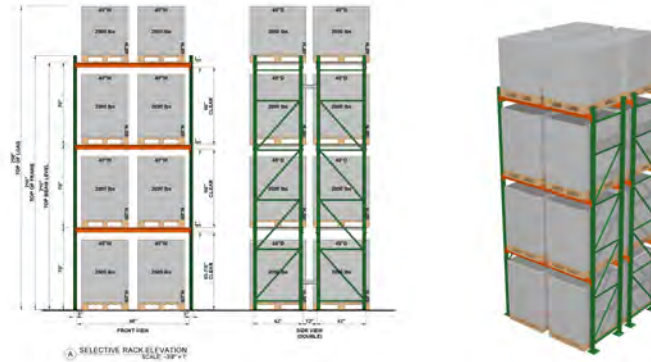
FEATURES

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

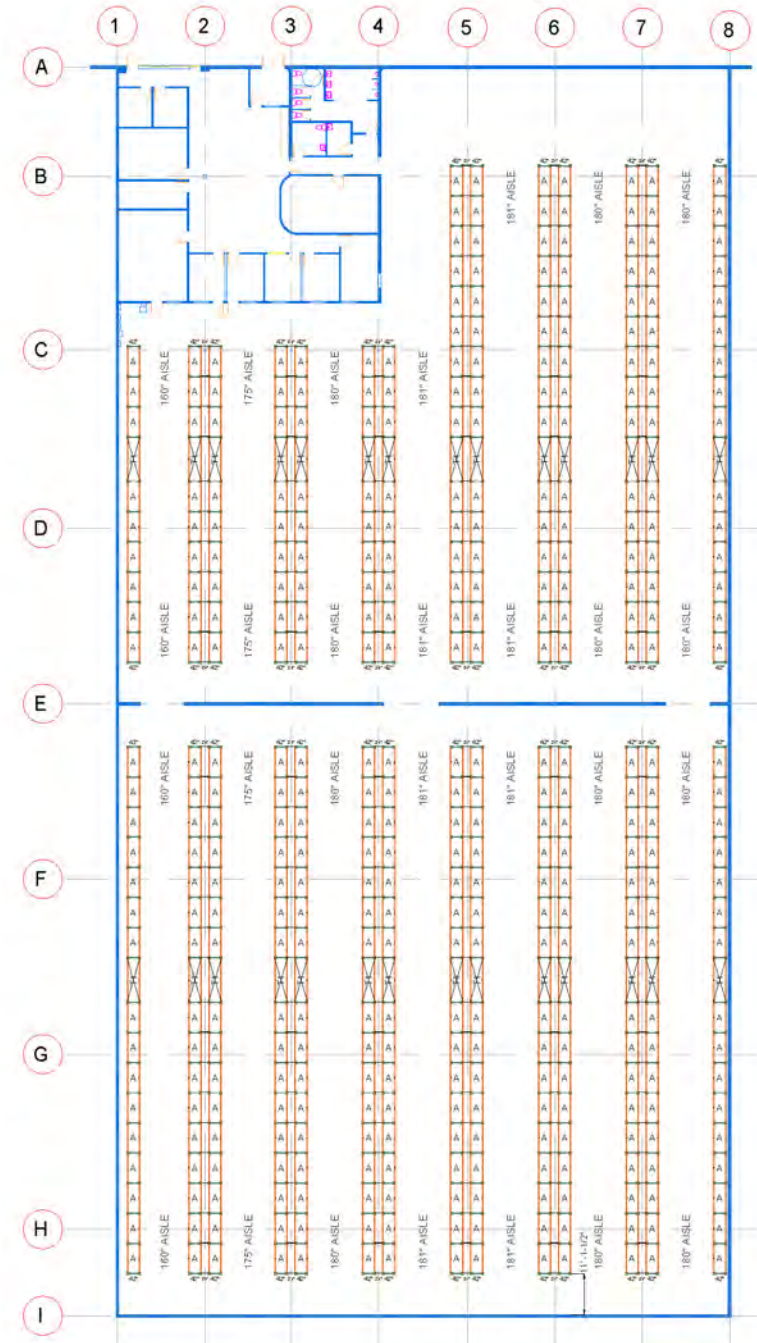
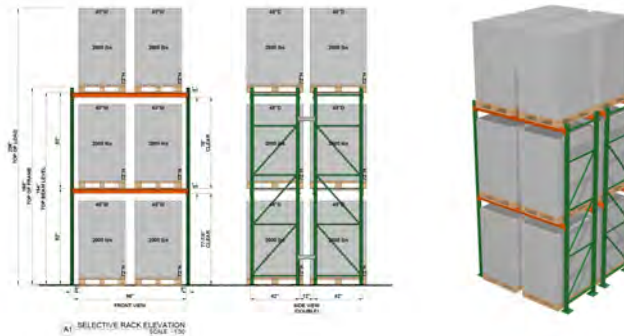
Conceptual Racking Layout

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"/48" PALLETS 22' CLEAR



72" PALLETS 22' CLEAR



RACKING FEATURES

TOTAL PALLETS

- APPROXIMATELY
2,436 (60" PALLETS)
868 (48" PALLETS)
- APPROXIMATELY
2,436 (72" PALLETS)

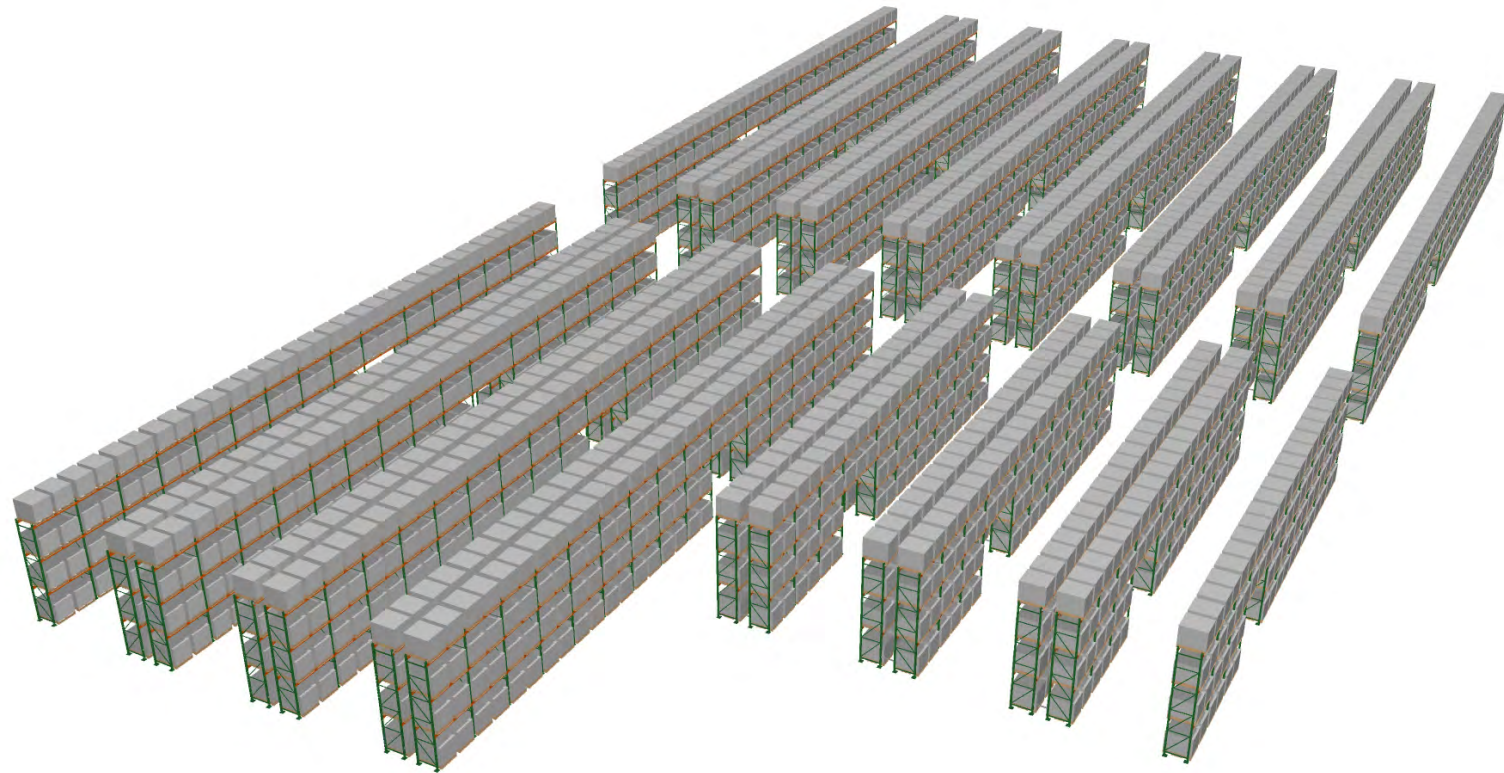
FEATURES

- 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.

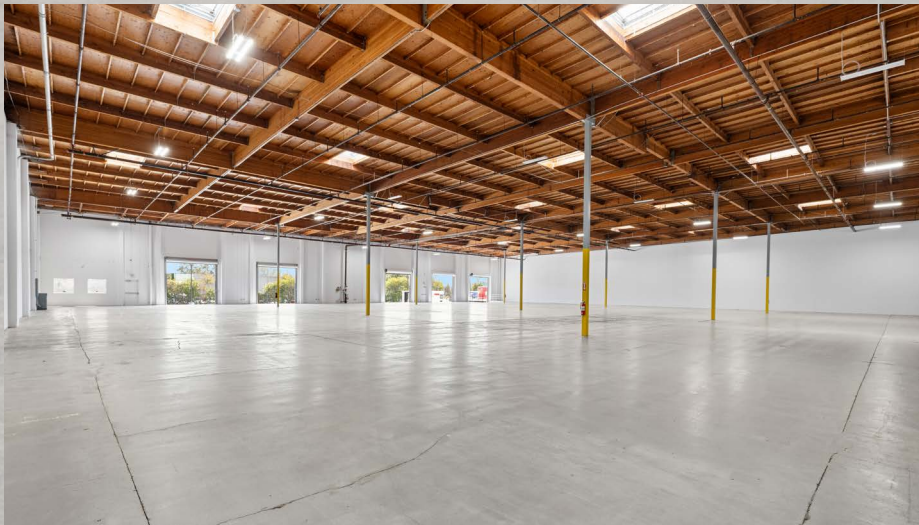


7 | GALLERY

4000 RUFFIN ROAD



CLICK FOR
VIRTUAL TOUR



8 | GALLERY

12

11

10

4000 RUFFIN ROAD



CLICK FOR
VIRTUAL TOUR



4000 RUFFIN ROAD



CLICK FOR
VIRTUAL TOUR



FOR LEASING INFORMATION CONTACT

Colliers

Evan McDonald

CA Lic. #01813359

858.677.5339

evan.mcdonald@colliers.com

Kurtis Blanchard

CA Lic. #02114080

858.677.5357

kurtis.blanchard@colliers.com

PROFESSIONALLY MARKETED & MANAGED BY



Eric Mitchell

DRE Lic. # 01849099

619.515.0104

emitchell@idsrealestate.com

Matt Traino

DRE Lic. # 01459725

619.515.0102

mtraino@idsrealestate.com